

Surface Transportation CIP

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Street Projects

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CIP Fund Overview 2026

Project Name	Project Year	Project Cost
2026 Resurfacing	2026	2,448,765
Bellevue Avenue, Jayro Court, and Riverview Street	2026	1,597,000
Hiniker Park Parking Lot	2026	400,000
Hiniker Parkway	2026	1,295,455
Long Street and Emerson Lane	2026	2,541,577
Mn Rivertrail Northstar to Main street	2026	843,554
Petition, Expansion and Major Streets	2026	150,000
Plum Street	2026	863,836
Riverfront and Main Signal Replacement	2026	425,000
Sidewalk Improvements	2026	100,000
Third Ave - Riverfront to Summit	2026	3,105,000
Veteran's Bridge Redecking	2026	9,723,000
Total		23,493,187

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Fair St - McConnell to Belmont	2027	2,794,000
Germania Park Phase 6	2027	2,323,000
Petition, Expansion and Major Streets	2027	150,000
Resurfacing Projects	2027	670,000
Rita Road	2027	2,329,000
Sidewalk Improvements	2027	100,000
TH 169 - North River Ln - Local share	2027	142,500
TH 169 - Utilities	2027	2,343,800
Total		10,852,300

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
2nd and Hickory Signal Replacement	2028	225,000
Anderson Dr and McConnell St	2028	1,552,000
N River Dr Resurface	2028	785,000
Petition, Expansion and Major Streets	2028	150,000
Pfau St and Shamrock- Goodyear to Adams	2028	1,187,000
Resurfacing Projects	2028	0
Sidewalk Improvements	2028	100,000
Woodland Ave - Gwyn to Skyline	2028	1,065,000
Woodshire Phase 3	2028	2,214,000
Total		7,278,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Germania Park Phase 7	2029	4,293,000
Madison Avenue Resurface	2029	1,257,000
Petition, Expansion and Major Streets	2029	150,000
Resurfacing Projects	2029	0
Riverfront Dr - Stoltzman to Warren	2029	2,107,000
Riverfront Dr - Warren to Main	2029	2,129,000
Sidewalk Improvements	2029	100,000
Total		10,036,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Gwyn Area	2030	3,450,000
Marion Ln - Emerson to Main	2030	714,000
Meadow Lane & Welcome Ave - Monks to Rita	2030	1,920,000
Petition, Expansion and Major Streets	2030	150,000
Plainview Avenue - Fair to Marwood	2030	1,681,000
Resurfacing Projects	2030	750,000
Riverfront Dr - Chestnut to Ruth	2030	1,106,000
Sidewalk Improvements	2030	100,000
Total		9,871,000

2026 Resurfacing

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

The existing asphalt pavement on Main Street from Hannah Street to Victory Drive is in poor condition with fatigue cracking and pot holes present throughout. The utilities beneath the roadway were installed around the year 2000 and are constructed of modern materials. A resurfacing project will extend the useful life of the roadway and create a safe driving surface for the public. The scope of work is proposed as a full depth reclamation, ADA sidewalk improvements, spot curb & gutter replacement, and possible isolated storm drainage improvements. The project also includes reconstructing the access road to the City's Dolph Reservoir, located on the Minnesota State University Mankato campus at 710 Maywood Avenue.

Engagement Strategy

An informational meeting will be held with the community prior to the improvement hearing.

Project Uses

	2026	2027	2028	2029	2030	Total
Administration	126,660	0	0	0	0	126,660
Contingency	191,910	0	0	0	0	191,910
Engineering	211,100	0	0	0	0	211,100
Storm	104,300	0	0	0	0	104,300
Street	1,716,670	0	0	0	0	1,716,670
SWPPP	89,125	0	0	0	0	89,125
Watermain	9,000	0	0	0	0	9,000
Total	2,448,765	0	0	0	0	2,448,765

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	962,194	0	0	0	0	962,194
Special Assessments	598,710	0	0	0	0	598,710
State Funding	600,000	0	0	0	0	600,000
Stormwater Revenue	105,017	0	0	0	0	105,017
Water Revenue	182,844	0	0	0	0	182,844
Total	2,448,765	0	0	0	0	2,448,765

Project Timeline

- ◆ October 2025 - Community Engagement
- ◆ November 2025 - Improvement Hearing
- ◆ Spring 2026 - Bid
- ◆ Summer 2026 - Start Construct i on
- ◆ Fall 2026 - Substant i d Co mp et i o

Bellevue Avenue, Jayro Court, and Riverview Street

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

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

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

Woodshire Drive Neighborhood Construction Plan

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

This neighborhood has mostly cast iron watermain constructed between the 1920s and 1950s. It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Admin/bonding	82,593	0	0	0	0	82,593
Contingency	125,346	0	0	0	0	125,346
Engineering	137,655	0	0	0	0	137,655
Sanitary	258,650	0	0	0	0	258,650
Storm	172,950	0	0	0	0	172,950
Street	479,295	0	0	0	0	479,295
SWPP	38,625	0	0	0	0	38,625
Watermain	301,886	0	0	0	0	301,886
Total	1,597,000	0	0	0	0	1,597,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	152,000	0	0	0	0	152,000
Sewer Revenue	304,000	0	0	0	0	304,000
Special Assessments	583,000	0	0	0	0	583,000
Stormwater Revenue	203,000	0	0	0	0	203,000
Water Revenue	355,000	0	0	0	0	355,000
Total	1,597,000	0	0	0	0	1,597,000

Project Timeline

- ◆ August-September 2025 - Community Engagement
- ◆ October 2025 - Improvement Hearing
- ◆ March 2026 - Bid
- ◆ May 2026 - Start construction
- ◆ October 2026 - Substantial completion

Hiniker Park Parking Lot

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

The Hiniker Park Parking Lot reconstruction is driven by desire of the Parks Capital Improvement Plan and hopeful to coincide with the construction of Hiniker Parkway. The scope of work would be evaluating the current and anticipated needs of the parking lot and reconstructing to meet those needs and bringing the lot to meet City Code.

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
Construction	400,000	0	0	0	0	400,000
Total	400,000	0	0	0	0	400,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	10,000	0	0	0	0	10,000
Loan/Bond Proceeds	390,000	0	0	0	0	390,000
Total	400,000	0	0	0	0	400,000

Project Timeline

- ◆ Summer 2025 - Project Development
- ◆ Fall/Winter 2025/2026 - Design and Council Approval
- ◆ March 2026 - Bid
- ◆ May 2026 - Begin Construction
- ◆ September 2026 - Substantial Completion

Hiniker Parkway

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

The construction of Hiniker Parkway is required as a prerequisite project to the 2027 US 169 project with planned local road reconfigurations. The scope of work includes a new roadway with necessary drainage infrastructure and access to adjacent parcels. The City of Mankato intends to contract the design of this project to a consultant.

Project Uses

	2026	2027	2028	2029	2030	Total
Hiniker Parkway	1,295,455	0	0	0	0	1,295,455
Total	1,295,455	0	0	0	0	1,295,455

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	280,806	0	0	0	0	280,806
Sewer Revenue	100,000	0	0	0	0	100,000
Special Assessments	714,649	0	0	0	0	714,649
Stormwater Revenue	100,000	0	0	0	0	100,000
Water Revenue	100,000	0	0	0	0	100,000
Total	1,295,455	0	0	0	0	1,295,455

Project Timeline

- ◆ September 2025 - Community Engagement
- ◆ November 2025 - Improvement Hearing
- ◆ March 2026 - Bid
- ◆ May 2026 - Begin Construction
- ◆ October 2026 - Substantial Completion

Long Street and Emerson Lane

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

This project will consist of replacing watermain, sanitary sewer and stormwater utilities. This neighborhood is experiencing a large amount of watermain breaks due to aging and failing infrastructure. The watermain in this area is from the 1950s and made of cast iron. Cast iron is susceptible to corrosion and fractures over time. The sanitary sewer in this area is from the 1950s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion, breaks, and ground water infiltration. There is sidewalk identified in this area under the City of Mankato Critical Link Sidewalk Plan. The neighborhood generally bound by Madison Avenue, Dickinson Street, Main Street, and Victory Drive is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to aging and failing utilities. The watermain network has experienced many watermain breaks since tracking began in the city's Cartegraph system. Cartegraph shows the cost of watermain breaks in this area broken down by year below: 2016: \$7109 2017: \$17,088 2018: \$31,535 2019: \$27,638 2020: \$24,497 2021: \$21,756. Roadway widths, traffic patterns, traffic calming, and intersection traffic control will be evaluated with the project.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Administration	131,461	0	0	0	0	131,461
Contingency	199,183	0	0	0	0	199,183
Engineering	219,101	0	0	0	0	219,101
Sanitary Sewer	313,900	0	0	0	0	313,900
Storm Drainage	485,775	0	0	0	0	485,775
Stormwater Pollution Prevention	40,400	0	0	0	0	40,400
Street	769,032	0	0	0	0	769,032
Watermain	382,725	0	0	0	0	382,725
Total	2,541,577	0	0	0	0	2,541,577

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	393,932	0	0	0	0	393,932
Sewer Revenue	369,146	0	0	0	0	369,146
Special Assessments	757,143	0	0	0	0	757,143
Stormwater Revenue	571,271	0	0	0	0	571,271
Water Revenue	450,085	0	0	0	0	450,085
Total	2,541,577	0	0	0	0	2,541,577

Project Timeline

- ◆ Hilltop Area Feasibility Study - September/October 2025
- ◆ Community Engagement - November 2025
- ◆ Improvement Hearing - December 2025
- ◆ Bidding - Spring 2026
- ◆ Start Construction - June 2026
- ◆ Substantial Completion - November 2026

Mn Rivertrail Northstar to Main street

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

Resurfacing of the Minnesota River Trail from Northstar to Main Street. The City has hired HR Green to lead the Project Memorandum, design, and permitting efforts to rebuild the trail.

Project Uses

	2026	2027	2028	2029	2030	Total
Mn Rivertrail Northstar to Main street	843,554	0	0	0	0	843,554
Total	843,554	0	0	0	0	843,554

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	168,711	0	0	0	0	168,711
Other Sources	674,843	0	0	0	0	674,843
Total	843,554	0	0	0	0	843,554

Project Timeline

- ◆ Fall 2025 - Project Memorandum approval by State
- ◆ Fall-Winter 2025-2026 - Design
- ◆ Spring 2026 - Bid
- ◆ May 2026 - Begin Construct i on
- ◆ September 2026 - Substant i d Co mp l et i o

Petition, Expansion and Major Streets

Department: STREET PROJECTS

Project Years: 2026 - 2030

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Petition Project	150,000	150,000	150,000	150,000	150,000	750,000
Total	150,000	150,000	150,000	150,000	150,000	750,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	150,000	150,000	150,000	150,000	150,000	750,000
Total	150,000	150,000	150,000	150,000	150,000	750,000

Project Timeline

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

Plum Street

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

The proposed improvements for Plum Street from Riverfront Drive to 2nd Street include replacement of storm sewer, aggregate base, concrete curb and gutter, roadway pavement, sidewalks, and driveway pavement. The existing concrete roadway pavement is in poor condition, resulting in high maintenance costs. The storm sewer system was installed in the 1980's. Additional research will be conducted during the design process to determine the need for reconstructing the storm sewer system. There is no existing watermain on Plum Street; however, a new watermain loop is proposed with this project to improve fire protection and provide redundancy for the watermain system. The roadway width is planned to be narrowed with the proposed improvements. Narrowing the roadway will allow for parallel parking along the north side of Plum Street, while maintaining an ADA accessible sidewalk along the project corridor.

Engagement Strategy

Discussions with the adjacent property owner's are on going.

Project Uses

	2026	2027	2028	2029	2030	Total
Admin/Bonding	44,681	0	0	0	0	44,681
Contingency	67,699	0	0	0	0	67,699
Engineering	74,469	0	0	0	0	74,469
Sanitary	800	0	0	0	0	800
Storm	92,750	0	0	0	0	92,750
Street	393,688	0	0	0	0	393,688
SWPPP	6,500	0	0	0	0	6,500
Watermain	183,250	0	0	0	0	183,250
Total	863,836	0	0	0	0	863,836

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	433,289	0	0	0	0	433,289
Sewer Revenue	941	0	0	0	0	941
Special Assessments	105,030	0	0	0	0	105,030
Stormwater Revenue	109,074	0	0	0	0	109,074
Water Revenue	215,502	0	0	0	0	215,502
Total	863,836	0	0	0	0	863,836

Project Timeline

- ◆ September 2025 - Community Engagement
- ◆ October-November 2025 - Improvement Hearing
- ◆ April 2026 - Bid
- ◆ June 2026 - Start construction
- ◆ November 2026 - Substantial completion

Riverfront and Main Signal Replacement

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

The existing signal at Riverfront Drive and Main Street is nearing the end of its useful life with Operations staff reporting possible structural issues. It is recommended by those staff that a replacement project is done to avoid emergency repairs.

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
Signal Replacement	425,000	0	0	0	0	425,000
Total	425,000	0	0	0	0	425,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
State Funding	425,000	0	0	0	0	425,000
Total	425,000	0	0	0	0	425,000

Project Timeline

- ◆ Fall 2025 - Feasibility
- ◆ Winter 2025-2026 - Design
- ◆ March 2026 - Bid
- ◆ May 2026 - Begin Construction
- ◆ September 2026 - Substantial Completion

Sidewalk Improvements

Department: STREET PROJECTS

Project Years: 2026 - 2030

Project Description

Panels prioritized by ADA compliance requirements and requests from citizens.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Sidewalk Improvements	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	90,000	90,000	90,000	90,000	90,000	450,000
Special Assessments	10,000	10,000	10,000	10,000	10,000	50,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Project Timeline

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

Third Ave - Riverfront to Summit

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

The reconstruction of 3rd Avenue (CSAH 5) is a Blue Earth County led project with the City of Mankato partnering on City facilities within the corridor. These facilities include watermain, sanitary sewer, lighting, and fiber. The City will need to go through the 429 process for special assessments for these facilities and Council approval(s).

Engagement Strategy

Led by Blue Earth County.

Project Uses

	2026	2027	2028	2029	2030	Total
Third Ave - Riverfront to Summit	3,105,000	0	0	0	0	3,105,000
Total	3,105,000	0	0	0	0	3,105,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sewer Revenue	1,382,000	0	0	0	0	1,382,000
Special Assessments	380,000	0	0	0	0	380,000
Water Revenue	1,343,000	0	0	0	0	1,343,000
Total	3,105,000	0	0	0	0	3,105,000

Project Timeline

- ◆ Plans/Design (By Bolton & Menk hired by Blue Earth County) - Anticipated completion in Summer 2025
- ◆ Community Engagement was headed by Blue Earth County
- ◆ September 2025 - Improvement Hearing
- ◆ Bidding to be done by Blue Earth County - Anticipated Spring 2026

Veteran's Bridge Redecking

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Veteran's Bridge	9,723,000	0	0	0	0	9,723,000
Total	9,723,000	0	0	0	0	9,723,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Federal Funding	6,938,000	0	0	0	0	6,938,000
State Funding	2,785,000	0	0	0	0	2,785,000
Total	9,723,000	0	0	0	0	9,723,000

Project Timeline

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

Fair St - McConnell to Belmont

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Administration	0	86,312	0	0	0	86,312
Contingency	0	130,776	0	0	0	130,776
Engineering	0	143,855	0	0	0	143,855
Sanitary Sewer	0	206,346	0	0	0	206,346
Storm Drainage	0	122,499	0	0	0	122,499
Stormwater Pollution Prevention	0	37,927	0	0	0	37,927
Street	0	1,823,395	0	0	0	1,823,395
Watermain	0	242,890	0	0	0	242,890
Total	0	2,794,000	0	0	0	2,794,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	549,000	0	0	0	549,000
Sewer Revenue	0	339,000	0	0	0	339,000
Special Assessments	0	851,000	0	0	0	851,000
Stormwater Revenue	0	533,000	0	0	0	533,000
Water Revenue	0	522,000	0	0	0	522,000
Total	0	2,794,000	0	0	0	2,794,000

Project Timeline

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

Germania Park Phase 6

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

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

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

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

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Admin/bonding	0	115,936	0	0	0	115,936
Contingency	0	175,660	0	0	0	175,660
Engineering	0	193,227	0	0	0	193,227
Sanitary Sewer	0	164,487	0	0	0	164,487

	2026	2027	2028	2029	2030	Total
Stormwater	0	64,272	0	0	0	64,272
Streets	0	1,404,034	0	0	0	1,404,034
SWPP	0	4,008	0	0	0	4,008
Watermain	0	201,376	0	0	0	201,376
Total	0	2,323,000	0	0	0	2,323,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	642,000	0	0	0	642,000
Sewer Revenue	0	239,000	0	0	0	239,000
Special Assessments	0	884,000	0	0	0	884,000
Stormwater Revenue	0	208,000	0	0	0	208,000
Water Revenue	0	350,000	0	0	0	350,000
Total	0	2,323,000	0	0	0	2,323,000

Project Timeline

- ◆ January - Feasibility Hearing
- ◆ February - Assessment Hearing
- ◆ March - Bid Award
- ◆ May - Construct i on
- ◆ October - Project complet i on

Resurfacing Projects

Department: STREET PROJECTS

Project Years: 2027 - 2030

Project Description

n/a

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
Resurfacing Projects	0	670,000	0	0	750,000	1,420,000
Total	0	670,000	0	0	750,000	1,420,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	325,000	0	0	400,000	725,000
Sewer Revenue	0	50,000	0	0	50,000	100,000
Special Assessments	0	220,000	0	0	225,000	445,000
Stormwater Revenue	0	25,000	0	0	25,000	50,000
Water Revenue	0	50,000	0	0	50,000	100,000
Total	0	670,000	0	0	750,000	1,420,000

Project Timeline

n/a

Rita Road

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

The reconstruction of Rita Road from Monks Avenue to End.

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

Rita Road Neighborhood Construction Plan

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

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

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

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

It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Admin/bonding	0	84,820	0	0	0	84,820
Contingency	0	128,515	0	0	0	128,515
Engineering	0	141,367	0	0	0	141,367
Sanitary Sewer	0	286,487	0	0	0	286,487
Storm Water	0	194,350	0	0	0	194,350
Streets	0	1,242,465	0	0	0	1,242,465
SWPPP	0	26,674	0	0	0	26,674
Watermain	0	224,322	0	0	0	224,322
Total	0	2,329,000	0	0	0	2,329,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	293,000	0	0	0	293,000
Sewer Revenue	0	392,000	0	0	0	392,000
Special Assessments	0	818,000	0	0	0	818,000
Stormwater Revenue	0	391,000	0	0	0	391,000
Water Revenue	0	435,000	0	0	0	435,000
Total	0	2,329,000	0	0	0	2,329,000

Project Timeline

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

TH 169 - North River Ln - Local share

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

Reconstruction of North River Lane in conjunction with the TH 169 project.

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
TH 169 - Local Share	0	142,500	0	0	0	142,500
Total	0	142,500	0	0	0	142,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	110,000	0	0	0	110,000
Special Assessments	0	32,500	0	0	0	32,500
Total	0	142,500	0	0	0	142,500

Project Timeline

To follow MnDOT's project schedule.

TH 169 - Utilities

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

Replacement or rehabilitation of water and sanitary sewer infrastructure in conjunction with the TH 169 project.

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
TH 169 Utilities	0	2,343,800	0	0	0	2,343,800
Total	0	2,343,800	0	0	0	2,343,800

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	310,000	0	0	0	310,000
Sewer Revenue	0	1,033,000	0	0	0	1,033,000
Water Revenue	0	1,000,800	0	0	0	1,000,800
Total	0	2,343,800	0	0	0	2,343,800

Project Timeline

To follow MnDOT's project timeline.

2nd and Hickory Signal Replacement

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

Replacement of the signal and 2nd and Hickory.

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
2nd and Hickory Signal Replacement	0	0	225,000	0	0	225,000
Total	0	0	225,000	0	0	225,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	225,000	0	0	225,000
Total	0	0	225,000	0	0	225,000

Project Timeline

- ◆ Feasibility - Summer 2027
- ◆ Design - Fall/Winter 2027-2028
- ◆ Bid - Spring 2028
- ◆ Construction- Summer 2028
- ◆ Substantial Completion- Fall 2028

Anderson Dr and McConnell St

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

Reconstruction of Anderson Drive from Dickinson to McConnell Street and reconstruction of McConnell Street from Emerson Lane to Marsh Street. Reconstruction to include utilities and surface improvements.

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
Anderson Dr and McConnell St	0	0	1,552,000	0	0	1,552,000
Total	0	0	1,552,000	0	0	1,552,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	648,000	0	0	648,000
Sewer Revenue	0	0	106,000	0	0	106,000
Special Assessments	0	0	450,000	0	0	450,000
Stormwater Revenue	0	0	182,000	0	0	182,000
Water Revenue	0	0	166,000	0	0	166,000
Total	0	0	1,552,000	0	0	1,552,000

Project Timeline

- ◆ Feasibility - Summer 2027
- ◆ Design - Fall/Winter - 2027-2028
- ◆ Bid - Spring 2028
- ◆ Construct i on- Summer 2028
- ◆ Substant i d Co mp et i on- Fall 2028

N River Dr Resurface

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

Resurfacing project for North River Drive after the TH 169 project in 2027 to improve the useful life of the roadway for approximately 20 years.

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
N River Dr Resurface	0	0	785,000	0	0	785,000
Total	0	0	785,000	0	0	785,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	475,000	0	0	475,000
Sewer Revenue	0	0	50,000	0	0	50,000
Special Assessments	0	0	200,000	0	0	200,000
Stormwater Revenue	0	0	10,000	0	0	10,000
Water Revenue	0	0	50,000	0	0	50,000
Total	0	0	785,000	0	0	785,000

Project Timeline

- ◆ Feasibility - Summer 2027
- ◆ Design - Fall/Winter 2027-2028
- ◆ Bid - Spring 2028
- ◆ Construction - Summer 2028
- ◆ Substantial Completion - Fall 2028

Pfau St and Shamrock- Goodyear to Adams

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

Full reconstruction of utilities and surface improvements for Pfau Street from Adams Street to Goodyear Avenue, and Shamrock Drive from Pfau Street to east terminus.

Engagement Strategy

Project Uses

	2026	2027	2028	2029	2030	Total
Pfau St and Shamrock- Goodyear to Adams	0	0	1,187,000	0	0	1,187,000
Total	0	0	1,187,000	0	0	1,187,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	272,000	0	0	272,000
Sewer Revenue	0	0	205,000	0	0	205,000
Special Assessments	0	0	285,000	0	0	285,000
Stormwater Revenue	0	0	263,000	0	0	263,000
Water Revenue	0	0	162,000	0	0	162,000
Total	0	0	1,187,000	0	0	1,187,000

Project Timeline

- ◆ Feasibility - Summer 2027
- ◆ Design - Fall/Winter 2027-2028
- ◆ Bid - Spring 2028
- ◆ Construction- Summer 2028
- ◆ Substantial Completion- Fall 2028

Woodland Ave - Gwyn to Skyline

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Administration	0	0	55,114	0	0	55,114
Contingency	0	0	83,507	0	0	83,507
Engineering	0	0	91,858	0	0	91,858
Sanitary Sewer	0	0	70,935	0	0	70,935
Storm Drainage	0	0	105,758	0	0	105,758
Stormwater Pollution Prevention	0	0	40,821	0	0	40,821
Street	0	0	392,513	0	0	392,513
Watermain	0	0	224,494	0	0	224,494
Total	0	0	1,065,000	0	0	1,065,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	187,000	0	0	187,000
Sewer Revenue	0	0	83,000	0	0	83,000
Special Assessments	0	0	407,000	0	0	407,000
Stormwater Revenue	0	0	124,000	0	0	124,000
Water Revenue	0	0	264,000	0	0	264,000
Total	0	0	1,065,000	0	0	1,065,000

Project Timeline

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

Woodshire Phase 3

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

The proposed improvements for Wilson Way, Bonnie Lane, Sylvan Way and Knollcrest Drive include replacement of sanitary sewer, watermain, storm sewer, end services, aggregate base, concrete curb and gutter, bituminous pavement, sidewalks, landscaping, and driveway pavement. Wilson Way, Bonnie Lane, Sylvan Way and Knollcrest Drive are the third phase of the Rita Road Neighborhood Construction Plan.

This neighborhood has inadequate sanitary sewer depth and drainage issues, resulting in high maintenance costs and roadway deterioration. The watermain in this area is installed in phases between the 1930s and 1970s and made of cast iron and ductile iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is installed in phases between the 1930s and 1970s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time.

Woodshire Drive Neighborhood Construction Plan.

The neighborhood generally consisting of Madison Avenue to Swiss Street and Madison Avenue to Adams Street is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to aging and inadequate utilities. The sanitary infrastructure in this area consists of vitrified clay pipe constructed between the 1930s and 1950s. This infrastructure is generally considered by staff to be failing due to inadequate depth of the sanitary system as it extends into the neighborhood, most specifically at the northern terminus of Jayro Court. It has been determined by staff that the sanitary mainline exiting the neighborhood through the northern terminus of Woodshire Drive can be abandoned and rerouted to travel south along Woodshire Drives southern terminus. This would increase accessibility to the line for any needed maintenance activities. This would also allow for increased sanitary mainline depth and will result in less needed maintenance in this neighborhood. This neighborhood has mostly cast iron watermain constructed between the 1920s and 1950s. It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Administration	0	0	61,182	0	0	61,182
Contingency	0	0	92,700	0	0	92,700
Engineering	0	0	101,968	0	0	101,968
Sanitary Sewer	0	0	175,741	0	0	175,741
Storm Drainage	0	0	142,745	0	0	142,745
Stormwater Pollution Prevention	0	0	23,622	0	0	23,622
Street	0	0	1,523,423	0	0	1,523,423
Watermain	0	0	92,619	0	0	92,619
Total	0	0	2,214,000	0	0	2,214,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	589,000	0	0	589,000
Sewer Revenue	0	0	346,000	0	0	346,000
Special Assessments	0	0	533,000	0	0	533,000
Stormwater Revenue	0	0	288,000	0	0	288,000
Water Revenue	0	0	458,000	0	0	458,000
Total	0	0	2,214,000	0	0	2,214,000

Project Timeline

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

Germania Park Phase 7

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

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

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

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

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Admin/Bonding	0	0	0	222,007	0	222,007
Contingency	0	0	0	336,375	0	336,375
Engineering	0	0	0	370,013	0	370,013

	2026	2027	2028	2029	2030	Total
Sanitary sewer	0	0	0	1,023,553	0	1,023,553
Stormwater	0	0	0	48,870	0	48,870
Streets	0	0	0	2,074,292	0	2,074,292
Watermain	0	0	0	217,890	0	217,890
Total	0	0	0	4,293,000	0	4,293,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	1,675,000	0	1,675,000
Sewer Revenue	0	0	0	1,204,000	0	1,204,000
Special Assessments	0	0	0	1,100,000	0	1,100,000
Stormwater Revenue	0	0	0	58,000	0	58,000
Water Revenue	0	0	0	256,000	0	256,000
Total	0	0	0	4,293,000	0	4,293,000

Project Timeline

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

Madison Avenue Resurface

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Adminstration	0	0	0	60,125	0	60,125
Contingency	0	0	0	91,097	0	91,097
Engineering	0	0	0	100,208	0	100,208
Sanitary Sewer	0	0	0	50,000	0	50,000
Storm Drainage	0	0	0	41,752	0	41,752
Stormwater Pollution Prevention	0	0	0	4,189	0	4,189
Street	0	0	0	859,629	0	859,629
Watermain	0	0	0	50,000	0	50,000
Total	0	0	0	1,257,000	0	1,257,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	250,000	0	250,000
Sewer Revenue	0	0	0	50,000	0	50,000
Special Assessments	0	0	0	156,000	0	156,000
State Funding	0	0	0	701,000	0	701,000
Stormwater Revenue	0	0	0	50,000	0	50,000
Water Revenue	0	0	0	50,000	0	50,000
Total	0	0	0	1,257,000	0	1,257,000

Project Timeline

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

Riverfront Dr - Stoltzman to Warren

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Administration	0	0	0	106,478	0	106,478
Contingency	0	0	0	161,331	0	161,331
Engineering	0	0	0	177,464	0	177,464
Sanitary Sewer	0	0	0	49,858	0	49,858
Storm Drainage	0	0	0	104,510	0	104,510
Storm Pollution Prevention	0	0	0	12,796	0	12,796
Street	0	0	0	1,443,217	0	1,443,217
Watermain	0	0	0	51,346	0	51,346
Total	0	0	0	2,107,000	0	2,107,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	590,000	0	590,000
Sewer Revenue	0	0	0	50,000	0	50,000
Special Assessments	0	0	0	484,000	0	484,000
State Funding	0	0	0	800,000	0	800,000
Stormwater Revenue	0	0	0	123,000	0	123,000
Water Revenue	0	0	0	60,000	0	60,000
Total	0	0	0	2,107,000	0	2,107,000

Project Timeline

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

Riverfront Dr - Warren to Main

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Administration	0	0	0	100,121	0	100,121
Contingency	0	0	0	151,698	0	151,698
Engineering	0	0	0	166,868	0	166,868
Sanitary Sewer	0	0	0	100,000	0	100,000
Storm Drainage	0	0	0	150,568	0	150,568
Stormwater Pollution Prevention	0	0	0	5,412	0	5,412
Street	0	0	0	1,354,906	0	1,354,906
Watermain	0	0	0	99,427	0	99,427
Total	0	0	0	2,129,000	0	2,129,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	200,000	0	200,000
Sewer Revenue	0	0	0	100,000	0	100,000
Special Assessments	0	0	0	242,000	0	242,000
State Funding	0	0	0	1,310,000	0	1,310,000
Stormwater Revenue	0	0	0	177,000	0	177,000
Water Revenue	0	0	0	100,000	0	100,000
Total	0	0	0	2,129,000	0	2,129,000

Project Timeline

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

Gwyn Area

Department: STREET PROJECTS

Project Years: 2030 - 2030

Project Description

Full reconstruction of utilities and surface improvements for:

- ◆ Gwyn Drive from Chapman Road to Woodland Avenue
- ◆ Gwyn Avenue from Woodland Avenue to Carney Avenue
- ◆ Chapman Road from western improved limits to Woodland Avenue (~550-ft)
- ◆ Caron Drive from Belwood Drive to Woodland Avenue
- ◆ Belwood Drive from Lillian Drive to Woodland Avenue
- ◆ Lillian Drive from south terminus to Woodland Avenue
- ◆ Southview Drive from Carney Avenue to eastern terminus

Project Uses

	2026	2027	2028	2029	2030	Total
Gwyn Area	0	0	0	0	3,450,000	3,450,000
Total	0	0	0	0	3,450,000	3,450,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	0	625,000	625,000
Sewer Revenue	0	0	0	0	500,000	500,000
Special Assessments	0	0	0	0	1,285,000	1,285,000
Stormwater Revenue	0	0	0	0	530,000	530,000
Water Revenue	0	0	0	0	510,000	510,000
Total	0	0	0	0	3,450,000	3,450,000

Project Timeline

- ◆ Feasibility - Summer 2029
- ◆ Design - Fall/Winter 2029-2030
- ◆ Bid - Spring 2030
- ◆ Construction - Summer 2030
- ◆ Substantial Completion - Fall 2030

Marion Ln - Emerson to Main

Department: STREET PROJECTS

Project Years: 2030 - 2030

Project Description

Reconstruction of utilities and surface improvements for Marion Lane from Main Street to Emerson Lane.

Project Uses

	2026	2027	2028	2029	2030	Total
Marion Lane	0	0	0	0	714,000	714,000
Total	0	0	0	0	714,000	714,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	0	129,000	129,000
Sewer Revenue	0	0	0	0	136,000	136,000
Special Assessments	0	0	0	0	257,000	257,000
Stormwater Revenue	0	0	0	0	59,000	59,000
Water Revenue	0	0	0	0	133,000	133,000
Total	0	0	0	0	714,000	714,000

Project Timeline

- ◆ Feasibility - Summer 2029
- ◆ Design - Fall/Winter 2029-2030
- ◆ Bid - Spring 2030
- ◆ Construction - Summer 2030
- ◆ Substantial Completion - Fall 2030

Meadow Lane & Welcome Ave - Monks to Rita

Department: STREET PROJECTS

Project Years: 2030 - 2030

Project Description

The proposed improvements for Meadow Lane from Monks Avenue to Rita Road include replacement of sanitary sewer, watermain, storm sewer, end services, aggregate base, concrete curb and gutter, bituminous pavement, landscaping, and driveway pavement.

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

Rita Road Neighborhood Construction Plan

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

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

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

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

It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Admin/bonding	0	0	0	0	49,921	49,921
Contingency	0	0	0	0	75,637	75,637
Engineering	0	0	0	0	83,201	83,201
Sanitary	0	0	0	0	159,563	159,563
Storm	0	0	0	0	75,695	75,695
Street	0	0	0	0	1,334,668	1,334,668
SWPP	0	0	0	0	4,814	4,814
Watermain	0	0	0	0	136,501	136,501
Total	0	0	0	0	1,920,000	1,920,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	0	437,000	437,000
Sewer Revenue	0	0	0	0	376,000	376,000
Special Assessments	0	0	0	0	603,000	603,000
Stormwater Revenue	0	0	0	0	182,000	182,000
Water Revenue	0	0	0	0	322,000	322,000
Total	0	0	0	0	1,920,000	1,920,000

Project Timeline

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

Plainview Avenue - Fair to Marwood

Department: STREET PROJECTS

Project Years: 2030 - 2030

Project Description

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

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Admin/bonding	0	0	0	0	86,939	86,939
Contingency	0	0	0	0	131,725	131,725
Engineering	0	0	0	0	144,898	144,898
Sanitary	0	0	0	0	344,398	344,398
Storm	0	0	0	0	140,828	140,828
Street	0	0	0	0	587,457	587,457
SWPP	0	0	0	0	9,696	9,696
Watermain	0	0	0	0	235,059	235,059
Total	0	0	0	0	1,681,000	1,681,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	0	363,000	363,000
Sewer Revenue	0	0	0	0	405,000	405,000
Special Assessments	0	0	0	0	471,000	471,000
Stormwater Revenue	0	0	0	0	166,000	166,000
Water Revenue	0	0	0	0	276,000	276,000
Total	0	0	0	0	1,681,000	1,681,000

Project Timeline

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

Riverfront Dr - Chestnut to Ruth

Department: STREET PROJECTS

Project Years: 2030 - 2030

Project Description

The sanitary line running generally from the WRRF eastward on the north side of the train tracks and south through Mabel St, Riverfront Dr and Ruth St before crossing southeast along grassland to Thompson Ravine Road is considered to have inadequate capacity and is in inadequate condition.

In assessing this mainline it has been determined that one adequate alternative is to install a new sanitary line that follows a different footprint that has fewer geographical constraints. One option that has been considered is running a concurrent line from Thompson Ravine Road through Ruth Street to Riverfront Drive. At Riverfront Drive, flow will be directed southwest until Chestnut Drive. The mainline will travel west on Chestnut Drive until 1st Avenue. On 1st Avenue the mainline will travel north to Mills Street. On Mills Street the mainline will continue west to 3rd Avenue. The concurrent line would then follow the existing footprint to the WRRF. This proposed path of travel can be seen in the image below.

This option would incorporate multiple reconstruction projects to complete. It is proposed that construction of the new sanitary line coincide with reconstruction of 3rd Avenue, reconstruction of Mills Street, 1st Avenue, and Chestnut Street, reconstruction of Riverfront Drive and reconstruction of Ruth Street. There would also be needed reconstruction at Mabel Street to redirect sanitary flows to the southwest. The planned reconstruct of Germania Park Phase 7 includes the entirety of 1st Avenue.

This project is proposed to be expanded to include Mills Street and Chestnut Street. Reconstruction of Riverfront Drive from Chestnut Street to Mabel Street is proposed to reroute sanitary flows southward from Mabel Street. Reconstruction of Ruth Street from Riverfront Drive past its eastern extents to Thompson Ravine Road is proposed to install the concurrent sanitary line. Reconstruction of Mabel Street is proposed to allow for the sanitary line crossing the railroad tracks northward to be abandoned.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Administration	0	0	0	0	57,244	57,244
Contingency	0	0	0	0	86,734	86,734
Engineering	0	0	0	0	95,407	95,407
Sanitary Sewer	0	0	0	0	187,804	187,804
Storm Drainage	0	0	0	0	57,995	57,995
Stormwater Pollution Prevention	0	0	0	0	5,142	5,142
Street	0	0	0	0	566,250	566,250
Watermain	0	0	0	0	49,424	49,424
Total	0	0	0	0	1,106,000	1,106,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	0	0	0	575,000	575,000
Sewer Revenue	0	0	0	0	221,000	221,000
Special Assessments	0	0	0	0	184,000	184,000
Stormwater Revenue	0	0	0	0	68,000	68,000
Water Revenue	0	0	0	0	58,000	58,000
Total	0	0	0	0	1,106,000	1,106,000

Project Timeline

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

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Capital Replacement

Mankato EDA Capital

Cash Flow

EDA Capital									
	2026	2027	2028	2029	2030	Total	Illustrative		
Projected fund balance	\$ 105,000	\$ 330,000	\$ 375,000	\$ 525,000	\$ 625,000		\$ -	\$ (2,710,120)	
Rent Proceeds	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000		\$ (80,000)		
Available Funds	\$ 330,000	\$ 555,000	\$ 600,000	\$ 750,000	\$ 850,000		\$ (75,000)		
Project Name	2026	2027	2028	2029	2030	Total	Illustrative		
GMBDC - Roof Replacement						\$ -	\$ (2,710,120)		
GMBDC - Landscaping Replacement		\$ (80,000)				\$ (80,000)			
GMBDC - Facility Wall Concrete Joint Sealant Replacement			\$ (75,000)			\$ (75,000)			
GMBDC - HVAC Unit Replacement				\$ (125,000)	\$ (125,000)	\$ (250,000)			
GMBDC - Ceiling Tile Replacement						\$ -	\$ (200,000)		
GMBDC - Conference Room Relocation						\$ -	\$ (85,000)		
GMBDC - Conference Room Furniture						\$ -	\$ (100,000)		
GMBDC - Fire Alarm System Upgrade		\$ (100,000)				\$ (100,000)			
Total	\$ -	\$ (180,000)	\$ (75,000)	\$ (125,000)	\$ (125,000)	\$ (505,000)	\$ (3,095,120)		
Fund Balance	\$ 330,000	\$ 375,000	\$ 525,000	\$ 625,000	\$ 725,000				
Fund Balance Target	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000				
Project count	0	2	1	1	1				

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
GMBDC - Fire Alarm System Upgrade	2027	100,000
GMBDC - Landscaping Replacement	2027	80,000
Total		180,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
GMBDC - Facility Wall Concrete Joint Sealant Replacement	2028	75,000
Total		75,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
GMBDC - HVAC Unit Replacement	2029	125,000
Total		125,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
GMBDC - HVAC Unit Replacement	2030	125,000
Total		125,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
GMBDC - Ceiling Tile Replacement	2033	200,000
GMBDC - Conference Room Furniture Replacement	2033	100,000
GMBDC - Conference Room Relocation	2033	85,000
GMBDC - Roof Replacement	2033	2,710,120
Total		3,095,120

GMBDC - Fire Alarm System Upgrade

Department: MANKATO EDA CAPITAL

Project Years: 2027 - 2027

Project Description

The existing alarm panel is at the end of its useful life and needs to be upgraded. The new system will include a cell dialer for monitoring which eliminates the need for a dedicated phone line.

Project Uses

	2026	2027	2028	2029	2030	Total
Fire alarm system upgrade	0	100,000	0	0	0	100,000
Total	0	100,000	0	0	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	100,000	0	0	0	100,000
Total	0	100,000	0	0	0	100,000

Project Timeline

- ◆ January - Obtain quotes
- ◆ March - Install new system and test i ng

GMBDC - Landscaping Replacement

Department: MANKATO EDA CAPITAL

Project Years: 2027 - 2027

Project Description

The landscaping in the parking lot islands, perimeter of the lot, and around the building will be refreshed with new plantings that are salt tolerant for our snow removal operations. We have had good luck with them in the downtown environment and those will be mirrored at this facility.

Project Uses

	2026	2027	2028	2029	2030	Total
Landscape replacement	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Project Timeline

- ◆ February - Request for quotes released
- ◆ March - Finalize quote
- ◆ May - Begin work

GMBDC - Facility Wall Concrete Joint Sealant Replacement

Department: MANKATO EDA CAPITAL

Project Years: 2028 - 2028

Project Description

The concrete tip up panel seams will be cleaned and recaulked as part of this project.

Project Uses

	2026	2027	2028	2029	2030	Total
Wall Joint Sealant	0	0	75,000	0	0	75,000
Total	0	0	75,000	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	75,000	0	0	75,000
Total	0	0	75,000	0	0	75,000

Project Timeline

- ◆ April - Request for quotations released
- ◆ June - Construction

GMBDC - HVAC Unit Replacement

Department: MANKATO EDA CAPITAL

Project Years: 2029 - 2030

Project Description

The replacement units will be prioritized based on the age and condition of each unit. Staff anticipates being able to replace 3-6 units per year depending on the size of the unit. Depending on the ability to support the weight and added footprint, heat pump units will be considered as an alternative.

Project Uses

	2026	2027	2028	2029	2030	Total
HVAC Replacements	0	0	0	125,000	125,000	250,000
Total	0	0	0	125,000	125,000	250,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	125,000	125,000	250,000
Total	0	0	0	125,000	125,000	250,000

Project Timeline

- ◆ January - Request quotes
- ◆ March - Order units
- ◆ September - Installation

Mankato EDA - Housing

Cash Flow

Housing - Mankato									
	2026	2027	2028	2029	2030				
Projected fund balance	\$ -	\$ 1,507,655	\$ 1,098,655	\$ 708,655	\$ 736,655				
Prior CFP Grants - Federal Aid	\$ 1,535,965								
Transfer-In	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000				
Available Funds	\$ 2,035,965	\$ 2,007,655	\$ 1,598,655	\$ 1,208,655	\$ 1,236,655				
Project Name	2026	2027	2028	2029	2030	Total	Illustrative		
Mankato Unit Renovations	\$ (400,000)	\$ (400,000)	\$ (400,000)	\$ (400,000)	\$ (400,000)	\$ (2,000,000)			
Mankato RAD Conversion Critical Repairs	\$ (24,310)					\$ (24,310)			
Orness Plaza Boiler Replacement						\$ -			\$ (100,000)
Orness Plaza HVAC Replacement Phase 1		\$ (400,000)				\$ (400,000)			
Orness Plaza HVAC Replacement Phase 2			\$ (375,000)			\$ (375,000)			
Appliance, Furnace, & Water Heater Replacement	\$ (31,000)	\$ (34,000)	\$ (37,000)	\$ (41,000)	\$ (45,000)	\$ (188,000)			
Driveway & Misc. Site Improvements	\$ (23,000)	\$ (25,000)	\$ (28,000)	\$ (31,000)	\$ (35,000)	\$ (142,000)			
Orness Plaza EIFS Repairs						\$ -			\$ (100,000)
Unit Electrical Code Upgrades	\$ (50,000)	\$ (50,000)	\$ (50,000)			\$ (150,000)			
Parking Lot Repairs & Sealcoating						\$ -			\$ (80,000)
Total	\$ (528,310)	\$ (909,000)	\$ (890,000)	\$ (472,000)	\$ (480,000)	\$ (3,279,310)			
Fund Balance	\$ 1,507,655	\$ 1,098,655	\$ 708,655	\$ 736,655	\$ 756,655				
Fund Balance Target	\$ 500,000	\$ 515,000	\$ 530,000	\$ 545,000	\$ 560,000				
Project count	5	5	5	3	3				

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Mankato Housing - Appliance, Furnace, & Water Heater Replacement	2026	31,000
Mankato Housing - Driveway & Misc. Site Improvements	2026	23,000
Mankato Housing - RAD Conversion Critical Repairs	2026	24,310
Mankato Housing - Unit Electrical Code Upgrades	2026	50,000
Mankato Housing - Unit Renovations	2026	400,000
Total		528,310

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Mankato Housing - Appliance, Furnace, & Water Heater Replacement	2027	34,000
Mankato Housing - Driveway & Misc. Site Improvements	2027	25,000
Mankato Housing - Orness Plaza HVAC Replacement Phase 1	2027	400,000
Mankato Housing - Unit Electrical Code Upgrades	2027	50,000
Mankato Housing - Unit Renovations	2027	400,000
Total		909,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Mankato Housing - Orness Plaza HVAC Replacement Phase 2	2028	375,000
Mankato Housing - Appliance, Furnace, & Water Heater Replacement	2028	37,000
Mankato Housing - Driveway & Misc. Site Improvements	2028	28,000
Mankato Housing - Unit Electrical Code Upgrades	2028	50,000
Mankato Housing - Unit Renovations	2028	400,000
Total		890,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Mankato Housing - Appliance, Furnace, & Water Heater Replacement	2029	41,000
Mankato Housing - Driveway & Misc. Site Improvements	2029	31,000
Mankato Housing - Unit Renovations	2029	400,000
Total		472,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Mankato Housing - Appliance, Furnace, & Water Heater Replacement	2030	45,000
Mankato Housing - Driveway & Misc. Site Improvements	2030	35,000
Mankato Housing - Unit Renovations	2030	400,000
Total		480,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Mankato Housing - Orness Plaza Boiler Replacement	2030	100,000
Mankato Housing - Orness Plaza EIFS Repairs	2030	100,000
Mankato Housing - Parking Lot Repairs & Sealcoating	2030	80,000
Total		280,000

Mankato Housing - Appliance, Furnace, & Water Heater Replacement

Department: MANKATO EDA - HOUSING

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Housing (City) Appliance, furnace, & water heater replacement	31,000	34,000	37,000	41,000	45,000	188,000
Total	31,000	34,000	37,000	41,000	45,000	188,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	31,000	34,000	37,000	41,000	45,000	188,000
Total	31,000	34,000	37,000	41,000	45,000	188,000

Project Timeline

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

Mankato Housing - Driveway & Misc. Site Improvements

Department: MANKATO EDA - HOUSING

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Housing (City) Driveway, misc site improvements	23,000	25,000	28,000	31,000	35,000	142,000
Total	23,000	25,000	28,000	31,000	35,000	142,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	23,000	25,000	28,000	31,000	35,000	142,000
Total	23,000	25,000	28,000	31,000	35,000	142,000

Project Timeline

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

Mankato Housing - RAD Conversion Critical Repairs

Department: MANKATO EDA - HOUSING

Project Years: 2026 - 2026

Project Description

The project will include items identified through the RAD conversion process. They include scald abrasion protection for under ADA sinks, accessible parking stall installations at various sites, the addition of audio visual alarms in various accessible units, railing along a retaining wall, and lighting fixture upgrades.

Project Uses

	2026	2027	2028	2029	2030	Total
Mankato RAD Conversion Critical Repairs	24,310	0	0	0	0	24,310
Total	24,310	0	0	0	0	24,310

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	24,310	0	0	0	0	24,310
Total	24,310	0	0	0	0	24,310

Project Timeline

The items that can be completed by Housing staff will be done in January of 2026. The items requiring contractor work will be bid out in Spring of 2026 with completion in June of 2026.

Mankato Housing - Unit Electrical Code Upgrades

Department: MANKATO EDA - HOUSING

Project Years: 2026 - 2028

Project Description

With the start of the new Inspire inspections, electrical code upgrades were a key feature in the new rating structure. Housing authorities have a limited window of time to bring all units up to compliance and we have developed a plan to bring all of our units up to current code within 3 years. Old electrical systems will be replaced and upgraded to modern wiring and breaker boxes and ground fault outlets will be added in the appropriate locations. Finally, lighting and exhaust systems will be upgraded for energy efficiency where feasible.

Project Uses

	2026	2027	2028	2029	2030	Total
Unit Electrical Code Upgrades	50,000	50,000	50,000	0	0	150,000
Total	50,000	50,000	50,000	0	0	150,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	50,000	50,000	50,000	0	0	150,000
Total	50,000	50,000	50,000	0	0	150,000

Project Timeline

This is a multi year project that will be undertaken with open units being done first followed by occupied units to reduce the impact on our tenants.

Mankato Housing - Unit Renovations

Department: MANKATO EDA - HOUSING

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Housing (City) Housing unit turnover renovations	400,000	400,000	400,000	400,000	400,000	2,000,000
Total	400,000	400,000	400,000	400,000	400,000	2,000,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	400,000	400,000	400,000	400,000	400,000	2,000,000
Total	400,000	400,000	400,000	400,000	400,000	2,000,000

Project Timeline

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

Mankato Housing - Orness Plaza HVAC Replacement Phase 1

Department: MANKATO EDA - HOUSING

Project Years: 2027 - 2027

Project Description

The first phase of improvements will include installation of 4 heats pumps on the first floor of the atrium. Currently, the space is serviced only by a large air handler on the roof of the 7 story building without sufficient power to supply the space below. The project will also include improvements to the heating in the vestibules, stairways, and the addition of air curtains at the main entrances to reduce the infiltration of cold air in the winter months.

Project Uses

	2026	2027	2028	2029	2030	Total
Orness Plaza HVAC Replacement Phase 1	0	400,000	0	0	0	400,000
Total	0	400,000	0	0	0	400,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	400,000	0	0	0	400,000
Total	0	400,000	0	0	0	400,000

Project Timeline

- ◆ January - Feasibility Hearing
- ◆ March - Award bids
- ◆ May - September - Construction

Mankato Housing - Orness Plaza HVAC Replacement Phase 2

Department: MANKATO EDA - HOUSING

Project Years: 2028 - 2028

Project Description

The project includes the replacement of both RTUs with new units. This will require a controls upgrade to the building automation system and some rework of the duct work servicing these areas. Given the location of the units in the center of the roof structure, a large crane will be needed for demolition and installation of the new equipment.

Project Uses

	2026	2027	2028	2029	2030	Total
Orness Plaza HVAC Replacement Phase 2	0	0	375,000	0	0	375,000
Total	0	0	375,000	0	0	375,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	375,000	0	0	375,000
Total	0	0	375,000	0	0	375,000

Project Timeline

- ◆ January - Feasibility Hearing
- ◆ March - Bid Award
- ◆ September - October - Construction

Blue Earth County

EDA - Housing

Cash Flow

Housing - Blue Earth County							
	2026	2027	2028	2029	2030		
Projected fund balance	\$ -	\$ 753,900	\$ 604,900	\$ 574,900	\$ 577,900		
Prior CFP Grants - Federal Aid	\$ 829,010						
Transfer In	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000		
Available Funds	\$ 1,079,010	\$ 1,003,900	\$ 854,900	\$ 824,900	\$ 827,900		
Project Name	2026	2027	2028	2029	2030	Total	
Housing Unit Turnover Renovations	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (175,000)	\$ (875,000)	
Blue Earth County RAD Conversion Critical Repairs	\$ (36,110)					\$ (36,110)	
Appliance, Furnace, & Water Heater Replacement	\$ (31,000)	\$ (34,000)	\$ (37,000)	\$ (41,000)	\$ (44,000)	\$ (187,000)	
Parking Lot Patching & Sealcoating						\$ -	
						\$ 75,000	
Driveway, Sidewalk, & Misc. Site Improvements	\$ (23,000)	\$ (25,000)	\$ (28,000)	\$ (31,000)	\$ (33,500)	\$ (140,500)	
Eastview Apartments Exterior Lighting Replacement		\$ (75,000)				\$ (75,000)	
Pioneer Plaza Apartments Exterior Lighting Electrical Upgrades		\$ (50,000)				\$ (50,000)	
Unit Electrical Code Upgrades	\$ (60,000)	\$ (40,000)	\$ (40,000)			\$ (140,000)	
						\$ -	
Total	\$ (325,110)	\$ (399,000)	\$ (280,000)	\$ (247,000)	\$ (252,500)	\$ (1,503,610)	
						\$ 75,000	
Fund Balance	\$ 753,900	\$ 604,900	\$ 574,900	\$ 577,900	\$ 575,400		
Fund Balance Target	\$ 500,000	\$ 515,000	\$ 530,000	\$ 545,000	\$ 560,000		
Project count	5	6	4	3	3		

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
BEC Housing - Appliance, Furnace, & Water Heater Replacement	2026	31,000
BEC Housing - Driveway & Misc. Site Improvements	2026	23,000
BEC Housing - Housing Unit Renovations	2026	175,000
BEC Housing - RAD Conversion Critical Repairs	2026	36,110
BEC Housing - Unit Electrical Code Upgrades	2026	60,000
Total		325,110

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
BEC Housing - Appliance, Furnace, & Water Heater Replacement	2027	34,000
BEC Housing - Driveway & Misc. Site Improvements	2027	25,000
BEC Housing - Eastview Apartments Exterior Lighting Replacement	2027	75,000
BEC Housing - Housing Unit Renovations	2027	175,000
BEC Housing - Pioneer Plaza Apartments Exterior Lighting Electrical Upgrades	2027	50,000
BEC Housing - Unit Electrical Code Upgrades	2027	40,000
Total		399,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
BEC Housing - Appliance, Furnace, & Water Heater Replacement	2028	37,000
BEC Housing - Driveway & Misc. Site Improvements	2028	28,000
BEC Housing - Housing Unit Renovations	2028	175,000
BEC Housing - Unit Electrical Code Upgrades	2028	40,000
Total		280,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
BEC Housing - Appliance, Furnace, & Water Heater Replacement	2029	41,000
BEC Housing - Driveway & Misc. Site Improvements	2029	31,000
BEC Housing - Housing Unit Renovations	2029	175,000
Total		247,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
BEC Housing - Appliance, Furnace, & Water Heater Replacement	2030	44,000
BEC Housing - Driveway & Misc. Site Improvements	2030	33,500
BEC Housing - Housing Unit Renovations	2030	175,000
Total		252,500

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
BEC Housing - Parking lot patching & sealcoating	2031	75,000
Total		75,000

BEC Housing - Appliance, Furnace, & Water Heater Replacement

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
BEC Housing - Appliance, furnace, & water heater replacement	31,000	34,000	37,000	41,000	44,000	187,000
Total	31,000	34,000	37,000	41,000	44,000	187,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	31,000	34,000	37,000	41,000	44,000	187,000
Total	31,000	34,000	37,000	41,000	44,000	187,000

Project Timeline

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

BEC Housing - Driveway & Misc. Site Improvements

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
BEC Housing - Driveway, sidewalk, misc site improvements	23,000	25,000	28,000	31,000	33,500	140,500
Total	23,000	25,000	28,000	31,000	33,500	140,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	23,000	25,000	28,000	31,000	33,500	140,500
Total	23,000	25,000	28,000	31,000	33,500	140,500

Project Timeline

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

BEC Housing - Housing Unit Renovations

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
BEC Housing - Housing unit turnover renovations	175,000	175,000	175,000	175,000	175,000	875,000
Total	175,000	175,000	175,000	175,000	175,000	875,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	175,000	175,000	175,000	175,000	175,000	875,000
Total	175,000	175,000	175,000	175,000	175,000	875,000

Project Timeline

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

BEC Housing - RAD Conversion Critical Repairs

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2026 - 2026

Project Description

The project will include items identified through the RAD conversion process. They include scald abrasion protection for under ADA sinks, accessible parking stall installations at various sites, the addition of audio visual alarms in various accessible units, railing along a retaining wall, and lighting fixture upgrades.

Project Uses

	2026	2027	2028	2029	2030	Total
RAD Conversion Critical Repairs	36,110	0	0	0	0	36,110
Total	36,110	0	0	0	0	36,110

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	36,110	0	0	0	0	36,110
Total	36,110	0	0	0	0	36,110

Project Timeline

The items that can be completed by Housing staff will be done in January of 2026. The items requiring contractor work will be bid out in Spring of 2026 with completion in June of 2026.

BEC Housing - Unit Electrical Code Upgrades

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2026 - 2028

Project Description

With the start of the new Inspire inspections, electrical code upgrades were a key feature in the new rating structure. Housing authorities have a limited window of time to bring all units up to compliance and we have developed a plan to bring all of our units up to current code within 3 years. Old electrical systems will be replaced and upgraded to modern wiring and breaker boxes and ground fault outlets will be added in the appropriate locations. Finally, lighting and exhaust systems will be upgraded for energy efficiency where feasible.

Project Uses

	2026	2027	2028	2029	2030	Total
Unit Electrical Code Upgrades	60,000	40,000	40,000	0	0	140,000
Total	60,000	40,000	40,000	0	0	140,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	60,000	40,000	40,000	0	0	140,000
Total	60,000	40,000	40,000	0	0	140,000

Project Timeline

This is a multi year project that will be undertaken with open units being done first followed by occupied units to reduce the impact on our tenants.

BEC Housing - Eastview Apartments Exterior Lighting Replacement

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2027 - 2027

Project Description

Replacement of all 12 of the light poles servicing the exterior walk ways and parking lot with new poles and underground wiring. The system will be brought up to current standards and include LED fixtures and fully cutoff light heads to reduce light pollution.

Project Uses

	2026	2027	2028	2029	2030	Total
Eastview Apts Exterior Lighting Replacement	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Project Timeline

The project will be let for quotations in spring of 2026 with installation occurring in fall of 2026 after receipt of the light poles.

BEC Housing - Pioneer Plaza Apartments Exterior Lighting Electrical Upgrades

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2027 - 2027

Project Description

The existing direct bury wiring will be replaced due to is failure in multiple locations. It has been spot repaired however new lines need to be installed for continued operation and longevity of the system.

Project Uses

	2026	2027	2028	2029	2030	Total
Pioneer Plaza Apt Exterior Lighting Electrical Upgrades	0	50,000	0	0	0	50,000
Total	0	50,000	0	0	0	50,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	50,000	0	0	0	50,000
Total	0	50,000	0	0	0	50,000

Project Timeline

The project will be released for quotations in spring of 2027 with construction in summer of 2027.

IGC Capital Replacement Fund

Cash Flow

IGC Replacement Fund							
	2026	2027	2028	2029	2030		2030
Projected fund Balance	\$ 1,200,497	\$ 1,109,497	\$ 503,497	\$ 360,497	\$ 446,497		
Transfer-in IGC	\$ 204,000	\$ 208,000	\$ 212,000	\$ 216,000	\$ 220,000		
Available Funds	\$1,404,497	\$1,317,497	\$715,497	\$576,497	\$666,497		
Project Name	2026	2027	2028	2029	2030	Total	Illustrative
Intergovernmental Center - Building Exterior Cleaning & Repairs	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (150,000)	
Intergovernmental Center - AED Replacement		\$ (7,000)				\$ (7,000)	
Intergovernmental Center - Roof Safety Improvements Phase 1		\$ (100,000)				\$ (100,000)	
Intergovernmental Center - Floor Scrubber Replacement		\$ (18,000)				\$ (18,000)	
Intergovernmental Center - Front Door Replacement						\$ -	\$ (100,000)
Intergovernmental Center - 3rd Floor Remodel	\$ (265,000)					\$ (265,000)	
Intergovernmental Center - Roof Replacement - 3rd Floor		\$ (474,000)				\$ (474,000)	
Intergovernmental Center - Roof Replacement - 1st Floor			\$ (225,000)			\$ (225,000)	
Intergovernmental Center - Server Room HVAC Replacement			\$ (100,000)			\$ (100,000)	
Intergovernmental Center - HVAC Unit Replacement				\$ (100,000)		\$ (100,000)	
Intergovernmental Center - Council Chambers Seating Replacement						\$ -	\$ (125,000)
Intergovernmental Center - Carpet Replacement and Painting on the 2nd Floor						\$ -	\$ (500,000)
Intergovernmental Center - Eastern EIFS Replacement					\$ (325,000)	\$ (325,000)	
Intergovernmental Center - Western & 3rd Floor EIFS Replacement						\$ -	\$ (500,000)
Intergovernmental Center - Elevator Code Upgrades		\$ (185,000)				\$ (185,000)	
Total	\$ (295,000)	\$ (814,000)	\$ (355,000)	\$ (130,000)	\$ (355,000)	\$ (1,949,000)	\$ (1,225,000)
Fund Balance	\$ 1,109,497	\$ 503,497	\$ 360,497	\$ 446,497	\$ 311,497		
Fund Balance Target	\$ 265,000	\$ 272,500	\$ 280,000	\$ 287,500	\$ 295,000		
Project Count	2	6	3	2	2		

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Intergovernmental Center - 3rd Floor Remodel	2026	265,000
Intergovernmental Center - Building Exterior Cleaning & Repairs	2026	30,000
Total		295,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Intergovernmental Center - AED Replacements	2027	7,000
Intergovernmental Center - Building Exterior Cleaning & Repairs	2027	30,000
Intergovernmental Center - Elevator Code Upgrades	2027	185,000
Intergovernmental Center - Floor Scrubber Replacement	2027	18,000
Intergovernmental Center - Roof Replacement - 3rd Floor	2027	474,000
Intergovernmental Center - Roof Safety Improvements Phase 1	2027	100,000
Total		814,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Intergovernmental Center - Building Exterior Cleaning & Repairs	2028	30,000
Intergovernmental Center - Roof Replacement - 1st Floor	2028	225,000
Intergovernmental Center - Server Room HVAC Replacement	2028	100,000
Total		355,000

CIP Fund Overview 2029

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

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Intergovernmental Center - Building Exterior Cleaning & Repairs	2030	30,000
Intergovernmental Center - Eastern EIFS Replacement	2030	325,000
Total		355,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Intergovernmental Center - Carpet Replacement and Painting on the 2nd Floor	2030	500,000
Intergovernmental Center - Council Chambers Seating Replacement	2030	125,000
Intergovernmental Center - Front Door Replacement	2030	100,000
Intergovernmental Center - Western & 3rd Floor EIFS Replacement	2030	500,000
Total		1,225,000

Intergovernmental Center - 3rd Floor Remodel

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Minor modifications will be required to accommodate existing staff with the addition of a secure front counter area to allow public access. Additional furniture may need to be purchased as part of the move.

Project Uses

	2026	2027	2028	2029	2030	Total
IGC 3rd Floor Remodel	265,000	0	0	0	0	265,000
Total	265,000	0	0	0	0	265,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	265,000	0	0	0	0	265,000
Total	265,000	0	0	0	0	265,000

Project Timeline

- ◆ March - Feasibility Hearing and hiring of an architect
- ◆ June - Bid Award
- ◆ September/October - Construction (City to take over space on September 1, 2026)

Intergovernmental Center - Building Exterior Cleaning & Repairs

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Intergovernmental Center - Building Exterior Cleaning & Repairs	30,000	30,000	30,000	30,000	30,000	150,000
Total	30,000	30,000	30,000	30,000	30,000	150,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	30,000	30,000	30,000	30,000	30,000	150,000
Total	30,000	30,000	30,000	30,000	30,000	150,000

Project Timeline

Spring of each year

Intergovernmental Center - AED Replacements

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Replacement of the building Automated External Defibrillators. The current Zoll AED's were purchased in 2020 and will reach the end of their warranty period requiring replacement in 2026.

Project Uses

	2026	2027	2028	2029	2030	Total
AED Replacements	0	7,000	0	0	0	7,000
Total	0	7,000	0	0	0	7,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	7,000	0	0	0	7,000
Total	0	7,000	0	0	0	7,000

Project Timeline

Purchase will occur with city wide AED replacement project in 2026.

Intergovernmental Center - Elevator Code Upgrades

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Replacement of the elevator mechanical equipment and button stations at the Intergovernmental Center. The elevator mechanical equipment will be nearing the end of its useful life in the coming years. Proactive replacement of the equipment is critical to maintaining sufficient access for the public to use this critical facility.

Project Uses

	2026	2027	2028	2029	2030	Total
Elevator Code Upgrades	0	185,000	0	0	0	185,000
Total	0	185,000	0	0	0	185,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	185,000	0	0	0	185,000
Total	0	185,000	0	0	0	185,000

Project Timeline

- ◆ February - Feasibility hearing
- ◆ April - Bid Award
- July - Construction

Intergovernmental Center - Floor Scrubber Replacement

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

The new scrubber is proposed to be a stand on unit vs the existing riding scrubber. With the modifications to the building since the previous scrubber was purchased in 2006, the corridors and doorways have gotten tighter and don't allow full utilization of the scrubber in all areas. The new machine will be able to get to nearly every public space in the building allowing for a more consistent cleaning operation.

Project Uses

	2026	2027	2028	2029	2030	Total
IGC Scrubber	0	18,000	0	0	0	18,000
Total	0	18,000	0	0	0	18,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	18,000	0	0	0	18,000
Total	0	18,000	0	0	0	18,000

Project Timeline

- ◆ January - Order equipment
- ◆ March - receive machine

Intergovernmental Center - Roof Replacement - 3rd Floor

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Intergovernmental Center - Roof Replacement - 3rd Floor. These roofs are original to the construction in 1996/7 and are in need of replacement. The project will include installation of a new 90 mil fully adhered rubber roof system with installation of necessary safety equipment to allow city staff access to the roof for regular maintenance.

Project Uses

	2026	2027	2028	2029	2030	Total
Intergovernmental Center - Roof Replacement - 1st and 3rd Floors	0	474,000	0	0	0	474,000
Total	0	474,000	0	0	0	474,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	474,000	0	0	0	474,000
Total	0	474,000	0	0	0	474,000

Project Timeline

- ◆ January - Feasibility Hearing
- ◆ March - Bid Award
- ◆ July/August - Construction

Intergovernmental Center - Roof Safety Improvements Phase 1

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Installations would include access ladder safety guards, safety railing at all locations with existing mechanical equipment, safety railing around the existing roof hatch, safety guards around all existing skylight locations.

Project Uses

	2026	2027	2028	2029	2030	Total
IGC Roof Safety Improvements	0	100,000	0	0	0	100,000
Total	0	100,000	0	0	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	100,000	0	0	0	100,000
Total	0	100,000	0	0	0	100,000

Project Timeline

- ◆ March - order equipment
- ◆ May - installation

Intergovernmental Center - Roof Replacement - 1st Floor

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

Intergovernmental Center - Roof Replacement - 1st floor. These roofs are original to the construction in 1996/7 and are in need of replacement. Following an audit by a roof safety company, additional safety features will be added to bring the roof into full compliance for city staff to perform regular maintenance.

Project Uses

	2026	2027	2028	2029	2030	Total
Roof Replacement & Safety Improvements	0	0	225,000	0	0	225,000
Total	0	0	225,000	0	0	225,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	225,000	0	0	225,000
Total	0	0	225,000	0	0	225,000

Project Timeline

- ◆ January - Feasibility
- ◆ March - Bid Award
- ◆ July/August - Construction

Intergovernmental Center - Server Room HVAC Replacement

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

Replacement will include the roof top unit that services this room and the in room auxiliary unit that provides both redundancy and humidity control. The in room unit was installed in 2006 and is well past its life expectancy for this type of unit.

Project Uses

	2026	2027	2028	2029	2030	Total
Intergovernmental Center - Server Room HVAC Replacement	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

Project Timeline

- ◆ January - Release a request for quotations
- ◆ March - Award quote
- ◆ September/October - Construction

Intergovernmental Center - HVAC Unit Replacement

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2029 - 2029

Project Description

Replacement of three roof top units servicing the Information Technology and Finance Divisions. There are several small units that are no longer functioning at their optimal level. Maintenance costs are increasing and control failures occur on a regular basis.

Project Uses

	2026	2027	2028	2029	2030	Total
HVAC Units replacement	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Project Timeline

- ◆ February - Release request for quotations
- ◆ March - Award Quote
- ◆ September - Installation

Intergovernmental Center - Eastern EIFS Replacement

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2030 - 2030

Project Description

The project will replace the EIFS on the eastern and north eastern facades of the building. Materials used will compliment both the original building and the work completed on the civic center bringing the design of both buildings together. The new materials will also be more durable and reduce ongoing maintenance costs.

Project Uses

	2026	2027	2028	2029	2030	Total
Intergovernmental Center - Eastern EIFS Replacement	0	0	0	0	325,000	325,000
Total	0	0	0	0	325,000	325,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	325,000	325,000
Total	0	0	0	0	325,000	325,000

Project Timeline

- ◆ January - Feasibility and hire architect
- ◆ April - Bid Award
- ◆ July - September - Construction

All Seasons Arena

Cash Flow

All Seasons Arena									
Projected fund balance									
Interest on Investments		2026	2027	2028	2029	2030			
Transfer In		\$	175,000 \$	175,000 \$	155,000 \$	20,000 \$	20,000 \$		
Revenue Total		\$	- \$	- \$	- \$	- \$	- \$	- \$	
Available Funds		\$	175,000 \$	175,000 \$	155,000 \$	20,000 \$	20,000 \$	20,000 \$	
Project Name	2026	2027	2028	2029	2030	Total	Illustrative		
2010 Zamboni Replacement (2030)						\$ -	\$ (220,000)		
2017 Zamboni Battery Replacement		\$ (20,000)				\$ (20,000)			
Ammonia Relief Valves (15 total)						\$ -	\$ (75,000)		
North Rink Zamboni Water Heater Replacement						\$ -	\$ (40,000)		
South Rink Zamboni Water Heater Replacement						\$ -	\$ (40,000)		
Parking Lot Replacement						\$ -	\$ (1,000,000)		
North Rink Sound System Replacement						\$ -	\$ (65,000)		
South Rink Sound System Replacement						\$ -	\$ (65,000)		
2011 Chevrolet K3500 Replacement						\$ -	\$ (80,000)		
Door Hardware Upgrades (Keyways, Frames, Doors)					\$ (20,000)	\$ (20,000)			
Emergency Exit Signs						\$ -	\$ (30,000)		
South Rink Ceiling Tile Replacement						\$ -	\$ (45,000)		
Elevator Code Compliance			\$ (135,000)			\$ (135,000)			
Total	\$ -	\$ (20,000)	\$ (135,000)	\$ -	\$ (20,000)	\$ (175,000)	\$ (1,660,000)		
Fund Balance	\$ 175,000	\$ 155,000	\$ 20,000	\$ 20,000	\$ -	\$ -			
Fund Balance Target									
Project Count	0	1	1	0	1				

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
All Seasons Arena - 2017 Zamboni Battery Replacement	2027	20,000
Total		20,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
All Seasons Arena - Elevator Code Compliance	2028	135,000
Total		135,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
All Seasons Arena - Door Hardware Upgrades (Keyways, Frames, Doors)	2030	20,000
Total		20,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
All Seasons Arena - 2010 Zamboni Replacement	2033	220,000
All Seasons Arena - Emergency Exit Sign and Light Replacement	2033	30,000
All Seasons Arena - Ice Plant Ammonia Valve Replacement	2033	75,000
All Seasons Arena - North Rink Sound System Replacement	2033	65,000
All Seasons Arena - North Rink Zamboni Water Heater Replacement	2033	40,000
All Seasons Arena - Parking Lot Reconstruction	2033	1,000,000
All Seasons Arena - Pickup Replacement	2033	80,000
All Seasons Arena - South Rink Ceiling Tile Replacement	2033	45,000
All Seasons Arena - South Rink Sound System Replacement	2033	65,000
All Seasons Arena - South Rink Zamboni Water Heater Replacement	2033	40,000
Total		1,660,000

All Seasons Arena - 2017 Zamboni Battery Replacement

Department: ALL SEASONS ARENA

Project Years: 2027 - 2027

Project Description

The lead acid battery bank on the Zamboni will be removed and replaced with a new bank of batteries. The old set will be recycled.

Project Uses

	2026	2027	2028	2029	2030	Total
Zam Battery Replacement	0	20,000	0	0	0	20,000
Total	0	20,000	0	0	0	20,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	20,000	0	0	0	20,000
Total	0	20,000	0	0	0	20,000

Project Timeline

- ◆ January 2027 - Finalize purchase agreement for board approval
- ◆ February 2027 - Order batteries
- ◆ June 2027 - Install batteries during off season

All Seasons Arena - Elevator Code Compliance

Department: ALL SEASONS ARENA

Project Years: 2028 - 2028

Project Description

Replacement of the elevator mechanical equipment and button stations at All Seasons Arena. The elevator mechanical equipment will be nearing the end of its useful life in the coming years. Proactive replacement of the equipment is critical to maintaining sufficient access for the public to use this critical facility.

Project Uses

	2026	2027	2028	2029	2030	Total
Elevator Code Upgrades	0	0	135,000	0	0	135,000
Total	0	0	135,000	0	0	135,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	135,000	0	0	135,000
Total	0	0	135,000	0	0	135,000

Project Timeline

- ◆ February - Feasibility hearing
- ◆ April - Bid Award
- ◆ July - Construction

All Seasons Arena - Door Hardware Upgrades (Keyways, Frames, Doors)

Department: ALL SEASONS ARENA

Project Years: 2030 - 2030

Project Description

Locations will be determined based on operational impact and greatest need but door hardware and keying will be given the highest priority in this project. In future years, the doors themselves will be switched out if they are in need of replacement due to warping or deterioration due to rust.

Project Uses

	2026	2027	2028	2029	2030	Total
Door Hardware	0	0	0	0	20,000	20,000
Total	0	0	0	0	20,000	20,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	20,000	20,000
Total	0	0	0	0	20,000	20,000

Project Timeline

- ◆ March - Identify project scope
- ◆ April - Seek board authorization for purchases
- ◆ September - Installation

Information Technology Capital Replacement

Cash Flow

IT Replacement Fund						
	2026	2027	2028	2029	2030	
Projected Fund Balance	\$931,024	\$545,024	\$587,024	\$637,024	\$770,024	
Interest on Investments	\$2,000		\$2,000	\$2,000	\$2,000	
Transfer-in IT	\$319,000	\$328,000	\$337,000	\$346,000	\$346,000	
Cell Phone Tower Rent	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	
Fund Balance - Special Assessment Reserve	\$220,000					
Available Funds	\$1,487,024	\$1,330,024	\$1,161,024	\$1,220,024	\$1,353,024	
Project Title	2026	2027	2028	2029	2030	Total
Conference Room(s) Technology	\$40,000	\$20,000	\$20,000	\$20,000	\$20,000	\$120,000
Fiber Communications Infrastructure Expansion and Maintenance	\$106,000	\$109,000	\$112,000	\$115,000	\$118,000	\$560,000
Network Equipment Upgrades	\$25,000	\$25,000	\$45,000	\$45,000	\$45,000	\$185,000
Security Access Control System Upgrades and Expansion	\$95,000	\$95,000	\$70,000	\$70,000	\$70,000	\$400,000
Security Camera System Upgrades and Expansion	\$96,000	\$99,000	\$102,000	\$105,000	\$108,000	\$510,000
Server Virtualization Upgrades	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
IT Security Solutions	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Video Storage Solution	\$135,000	\$80,000	\$80,000	\$25,000	\$25,000	\$345,000
VoIP Phone System & 311 Call Center Upgrades	\$25,000	\$50,000	\$50,000	\$25,000	\$25,000	\$175,000
Special Assessment Software	\$0	\$220,000	\$0	\$0	\$0	\$220,000
Total	\$567,000	\$743,000	\$524,000	\$450,000	\$456,000	\$2,740,000
Fund Balance - Special Assessment Reserve	\$375,000	\$155,000	\$155,000	\$155,000	\$155,000	
Fund Balance	\$545,024	\$587,024	\$637,024	\$770,024	\$897,024	
Fund Balance Target	\$ 515,000	\$ 530,000	\$ 545,000	\$ 560,000	\$ 575,000	

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2026	40,000
Fiber Communications Infrastructure Expansion and Maintenance	2026	106,000
IT Security Solutions	2026	20,000
Network Equipment Upgrades	2026	25,000
Security Access Control System Upgrades and Expansion	2026	95,000
Security Camera System Upgrades and Expansion	2026	96,000
Server Virtualization Upgrades	2026	25,000
Video Storage Solution	2026	135,000
VoIP Phone System & 311 Call Center Upgrades	2026	25,000
Total		567,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2027	20,000
Fiber Communications Infrastructure Expansion and Maintenance	2027	109,000
IT Security Solutions	2027	20,000
Network Equipment Upgrades	2027	25,000
Security Access Control System Upgrades and Expansion	2027	95,000
Security Camera System Upgrades and Expansion	2027	99,000
Server Virtualization Upgrades	2027	25,000
Special Assessment Software	2027	220,000
Video Storage Solution	2027	80,000
VoIP Phone System & 311 Call Center Upgrades	2027	50,000
Total		743,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2028	20,000
Fiber Communications Infrastructure Expansion and Maintenance	2028	112,000
IT Security Solutions	2028	20,000
Network Equipment Upgrades	2028	45,000
Security Access Control System Upgrades and Expansion	2028	70,000
Security Camera System Upgrades and Expansion	2028	102,000
Server Virtualization Upgrades	2028	25,000
Video Storage Solution	2028	80,000
VoIP Phone System & 311 Call Center Upgrades	2028	50,000
Total		524,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2029	20,000
Fiber Communications Infrastructure Expansion and Maintenance	2029	115,000
IT Security Solutions	2029	20,000
Network Equipment Upgrades	2029	45,000
Security Access Control System Upgrades and Expansion	2029	70,000
Security Camera System Upgrades and Expansion	2029	105,000
Server Virtualization Upgrades	2029	25,000
Video Storage Solution	2029	25,000
VoIP Phone System & 311 Call Center Upgrades	2029	25,000
Total		450,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2030	20,000
Fiber Communications Infrastructure Expansion and Maintenance	2030	118,000
IT Security Solutions	2030	20,000
Network Equipment Upgrades	2030	45,000
Security Access Control System Upgrades and Expansion	2030	70,000
Security Camera System Upgrades and Expansion	2030	108,000
Server Virtualization Upgrades	2030	25,000
Video Storage Solution	2030	25,000
VoIP Phone System & 311 Call Center Upgrades	2030	25,000
Total		456,000

Conference Room(s) Technology

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Conference room technology	40,000	20,000	20,000	20,000	20,000	120,000
Total	40,000	20,000	20,000	20,000	20,000	120,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	40,000	20,000	20,000	20,000	20,000	120,000
Total	40,000	20,000	20,000	20,000	20,000	120,000

Project Timeline

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

Fiber Communications Infrastructure Expansion and Maintenance

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Fiber Infrastructure and Maintenance	106,000	109,000	112,000	115,000	118,000	560,000
Total	106,000	109,000	112,000	115,000	118,000	560,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	106,000	109,000	112,000	115,000	118,000	560,000
Total	106,000	109,000	112,000	115,000	118,000	560,000

Project Timeline

This is an ongoing annual project

IT Security Solutions

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Information Technology Security	20,000	20,000	20,000	20,000	20,000	100,000
Total	20,000	20,000	20,000	20,000	20,000	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	20,000	20,000	20,000	20,000	20,000	100,000
Total	20,000	20,000	20,000	20,000	20,000	100,000

Project Timeline

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

Network Equipment Upgrades

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Network Equipment Upgrades	25,000	25,000	45,000	45,000	45,000	185,000
Total	25,000	25,000	45,000	45,000	45,000	185,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	25,000	25,000	45,000	45,000	45,000	185,000
Total	25,000	25,000	45,000	45,000	45,000	185,000

Project Timeline

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

Security Access Control System Upgrades and Expansion

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

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

Project Uses

	2026	2027	2028	2029	2030	Total
Fiber Infrastructure and Maintenance	95,000	95,000	70,000	70,000	70,000	400,000
Total	95,000	95,000	70,000	70,000	70,000	400,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	95,000	95,000	70,000	70,000	70,000	400,000
Total	95,000	95,000	70,000	70,000	70,000	400,000

Project Timeline

This is an ongoing annual project.

Security Camera System Upgrades and Expansion

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Security Camera System Upgrades and Replacements	96,000	99,000	102,000	105,000	108,000	510,000
Total	96,000	99,000	102,000	105,000	108,000	510,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	96,000	99,000	102,000	105,000	108,000	510,000
Total	96,000	99,000	102,000	105,000	108,000	510,000

Project Timeline

This is an ongoing annual project.

Server Virtualization Upgrades

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Server Virtualization Upgrades	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Project Timeline

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

Video Storage Solution

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Video Storage Solution	135,000	80,000	80,000	25,000	25,000	345,000
Total	135,000	80,000	80,000	25,000	25,000	345,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	135,000	80,000	80,000	25,000	25,000	345,000
Total	135,000	80,000	80,000	25,000	25,000	345,000

Project Timeline

This is an ongoing annual project.

VoIP Phone System & 311 Call Center Upgrades

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2026 - 2030

Project Description

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

Keeping the phones systems and software current:

Cisco Call Manager software

Cisco software version for desktop phones

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

Project Uses

	2026	2027	2028	2029	2030	Total
Phone System Upgrade	25,000	50,000	50,000	25,000	25,000	175,000
Total	25,000	50,000	50,000	25,000	25,000	175,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	25,000	50,000	50,000	25,000	25,000	175,000
Total	25,000	50,000	50,000	25,000	25,000	175,000

Project Timeline

N/A

Special Assessment Software

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2027 - 2027

Project Description

Special Assessments Software to integrate with our Financial Software System. Estimated Cost: \$750,000.00 Current software is over 30years old and has reached it's end of life.

Project Uses

	2026	2027	2028	2029	2030	Total
Software	0	220,000	0	0	0	220,000
Total	0	220,000	0	0	0	220,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	220,000	0	0	0	220,000
Total	0	220,000	0	0	0	220,000

Project Timeline

2024-2025

Mass Transit

Cash Flow

Transit	2026	2027	2028	2029	2030	Illustrative
Projected Fund Balance	\$ 692,927	\$ 871,977	\$ 657,777	\$ 742,777	\$ 707,777	
Transfer In	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	
Available Funds	\$ 942,927	\$ 1,121,977	\$ 907,777	\$ 992,777	\$ 957,777	
Project Name	2026	2027	2028	2029	2030	Total
Transit Maintenance Facility - Replace Window Sealant						\$ - \$ (75,000)
Bus Stop Improvement Project - Construction		\$ (50,000)	\$ (50,000)	\$ (50,000)		\$ (150,000)
Bus Stop Improvement Project - Planning and Design	\$ (27,500)	\$ (30,000)	\$ (30,000)			\$ (87,500)
Bus Stop Maintenance	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (125,000)
Transit - Overhead Door Replacement		\$ (80,000)				\$ (80,000)
Public Works Center - Fuel Island Relocation Design - 50% Share Transit			\$ (20,000)			\$ (20,000)
Public Works Center - Fuel Island Relocation Construction- 50% Share Transit				\$ (90,000)		\$ (90,000)
Transit - Electric Vehicle Charging Stations						\$ - \$ (110,000)
Transit - Unit Heater Replacement		\$ (40,000)	\$ (40,000)			\$ (80,000)
Transit - Vehicle Wash System Replacement		\$ (180,000)				\$ (180,000)
Transit - Facility Wall Concrete Joint Sealant Replacement					\$ (75,000)	\$ (75,000)
Transit - Boiler Replacement					\$ (40,000)	\$ (40,000)
Transit - Lighting Control Panel Replacement					\$ (25,000)	\$ (25,000)
Transit - MAU/Exhaust Replacement				\$ (120,000)		\$ (120,000)
Transit - Roof Replacement						\$ - \$ (407,000)
5 - Year Transit Development Plan		\$ (59,200)				\$ (59,200)
Replace ARMER Portable Radios	\$ (18,450)					\$ (18,450)
Total	\$ (70,950)	\$ (464,200)	\$ (165,000)	\$ (285,000)	\$ (165,000)	\$ (1,131,700)
Fund Balance	\$ 871,977	\$ 657,777	\$ 742,777	\$ 707,777	\$ 792,777	
Fund Balance Target	\$515,000	\$530,000	\$545,000	\$560,000	\$575,000	

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Bus Stop Improvement Project - Planning and Design	2026	137,500
Bus Stop Maintenance	2026	25,000
Replace ARMER Portable Radios	2026	92,250
Total		254,750

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
5 - Year Transit Development Plan	2027	296,000
Bus Stop Improvement Project - Construction	2027	250,000
Bus Stop Improvement Project - Planning and Design	2027	150,000
Bus Stop Maintenance	2027	25,000
Transit - Overhead Door Replacement	2027	80,000
Transit - Unit Heater Replacement	2027	40,000
Transit - Vehicle Wash System Replacement	2027	900,000
Total		1,741,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Bus Stop Improvement Project - Construction	2028	250,000
Bus Stop Improvement Project - Planning and Design	2028	150,000
Bus Stop Maintenance	2028	25,000
Public Works Center - Fuel Island Relocation Design - 50% Share Transit	2028	100,000
Transit - Unit Heater Replacement	2028	40,000
Total		565,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Bus Stop Improvement Project - Construction	2029	250,000
Bus Stop Maintenance	2029	25,000
Transit - Fuel Island Relocation Construction - 50% Share Transit	2029	450,000
Transit - MAU/Exhaust Replacement	2029	600,000
Total		1,325,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Bus Stop Maintenance	2030	25,000
Transit - Boiler Replacement	2030	200,000
Transit - Facility Wall Concrete Joint Sealant Replacement	2030	75,000
Transit - Lighting Control Panel Replacement	2030	25,000
Total		325,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Electrical Vehicle Charging Stations	2029	550,000
Transit - Replace Window Sealant	2030	75,000
Transit - Roof Replacement	2033	2,035,000
Total		2,660,000

Bus Stop Improvement Project - Planning and Design

Department: MASS TRANSIT

Project Years: 2026 - 2028

Project Description

Transit will coordinate with engineering annually to procure a vendor to plan and design bus stop locations utilizing a scope of work provided by Transit. The bus stop improvements address access to the fixed route transit stops in the urbanized area, such as lack of landing pad space to accommodate extendable/retractable bus ramps, sidewalk connectivity, shelters, benches, and signage. The construction for these bus stop improvements is projected to occur in 2027 - 2029 and will be identified in a separate CIP line item.

Engagement Strategy

Transit admin staff will engage with bus drivers to ensure the stops identified in the scope of work make sense and are in a favorable location. Community outreach will also take place to engage the Transit dependent members of our community. Southern Minnesota Independent Living Enterprises and Services (SMILES) has asked to be part of this engagement process.

Project Uses

	2026	2027	2028	2029	2030	Total
Bus Stop Improvement Project - Planning and Design	137,500	150,000	150,000	0	0	437,500
Total	137,500	150,000	150,000	0	0	437,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	27,500	30,000	30,000	0	0	87,500
Federal Funding	110,000	120,000	120,000	0	0	350,000
Total	137,500	150,000	150,000	0	0	437,500

Project Timeline

Bus Stop Improvement planning and design will take place starting in 2026 and will end in 2028. The bus stop construction will take place each subsequent year starting in 2027 ending in 2029. The bus stop construction will be identified in a separate CIP project/line item.

Bus Stop Maintenance

Department: MASS TRANSIT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Bus Stop Maintenance	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Project Timeline

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

Replace ARMER Portable Radios

Department: MASS TRANSIT

Project Years: 2026 - 2026

Project Description

Replace an estimated 15 Transit ARMER portable radios utilized for Transit operations as they have met their useful life and are no longer supported for maintenance/programming.

Project Uses

	2026	2027	2028	2029	2030	Total
Replace ARMER Portable Radios	92,250	0	0	0	0	92,250
Total	92,250	0	0	0	0	92,250

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	18,450	0	0	0	0	18,450
Federal Funding	73,800	0	0	0	0	73,800
Total	92,250	0	0	0	0	92,250

Project Timeline

Transit will work with public safety to procure and purchase replacement ARMER portable radios in 2026.

5 - Year Transit Development Plan

Department: MASS TRANSIT

Project Years: 2027 - 2027

Project Description

Transit' will look to hire a consultant to complete a 5-year Transit Development Plan (TDP). A vendor will be awarded in 2027 with an estimated project completion in 2028. The TDP will serve as a strategic plan for future routes, route changes, and improvements to the Transit System. 80% of the funding will come from 5307 funds and the 20% local share will be paid by the Transit Capital Replacement Fund.

Project Uses

	2026	2027	2028	2029	2030	Total
5 - Year Transit Development Plan	0	296,000	0	0	0	296,000
Total	0	296,000	0	0	0	296,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	59,200	0	0	0	59,200
Federal Funding	0	236,800	0	0	0	236,800
Total	0	296,000	0	0	0	296,000

Project Timeline

Procure and award a vendor for a 5 - year Transit Development Plan in 2027 with project completion estimated in 2028.

Bus Stop Improvement Project - Construction

Department: MASS TRANSIT

Project Years: 2027 - 2029

Project Description

Transit will coordinate with engineering annually to procure a vendor to plan and design bus stop locations utilizing a scope of work provided by Transit. The bus stop improvements address access to the fixed route transit stops in the urbanized area, such as lack of landing pad space to accommodate extendable/retractable bus ramps, sidewalk connectivity, shelters, benches, and signage. The construction for these bus stop improvements is projected to occur in 2027 - 2029 and will be identified in a separate CIP line item.

Engagement Strategy

Transit admin staff will engage with bus drivers to ensure the stops identified in the scope of work make sense and are in a favorable location. Community outreach will also take place to engage the Transit dependent members of our community. Southern Minnesota Independent Living Enterprises and Services (SMILES) has asked to be part of this engagement process.

Project Uses

	2026	2027	2028	2029	2030	Total
Bus Stop Improvement Project - Construction	0	250,000	250,000	250,000	0	750,000
Total	0	250,000	250,000	250,000	0	750,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	50,000	50,000	50,000	0	150,000
Federal Funding	0	200,000	200,000	200,000	0	600,000
Total	0	250,000	250,000	250,000	0	750,000

Project Timeline

Bus Stop Improvement planning and design will take place starting in 2026 and will end in 2028. The bus stop construction will take place each subsequent year starting in 2027 ending in 2029. The bus stop construction will be identified in a separate CIP project/line item.

Transit - Overhead Door Replacement

Department: MASS TRANSIT

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Overhead Doors	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Project Timeline

Replacement in spring of 2027

Transit - Unit Heater Replacement

Department: MASS TRANSIT

Project Years: 2027 - 2028

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Unit heater replacement	0	40,000	40,000	0	0	80,000
Total	0	40,000	40,000	0	0	80,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	40,000	40,000	0	0	80,000
Total	0	40,000	40,000	0	0	80,000

Project Timeline

Installation - Summer 2027 and Summer 2028

Transit - Vehicle Wash System Replacement

Department: MASS TRANSIT

Project Years: 2027 - 2027

Project Description

Replacement of the Vehicle Wash system The vehicle wash system will be nearing the end of its useful life in 2027. The system is highly computerized and the wash equipment is located in a harsh environment. Staff is reviewing alternatives to the drive through system including a drive in and stationary wash to reduce vehicle collisions.

Project Uses

	2026	2027	2028	2029	2030	Total
Vehicle Wash system replacement	0	900,000	0	0	0	900,000
Total	0	900,000	0	0	0	900,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	180,000	0	0	0	180,000
Federal Funding	0	720,000	0	0	0	720,000
Total	0	900,000	0	0	0	900,000

Project Timeline

- ◆ 2026 - Grant Application
- ◆ 2027
 - ◆ January - Feasibility Hearing
 - ◆ March - Bid Award
 - ◆ June/August - Construction

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

Department: MASS TRANSIT

Project Years: 2028 - 2028

Project Description

Due to likely receiving state and federal funds as the transit cost share, environmental studies will be required for the funding application. A consultant will be hired to assist staff in the application process and conducting the necessary studies prior to submittal.

Project Uses

	2026	2027	2028	2029	2030	Total
Fuel Island Design	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	20,000	0	0	20,000
Federal Funding	0	0	80,000	0	0	80,000
Total	0	0	100,000	0	0	100,000

Project Timeline

Consultant will be hired in March of 2028.

Transit - Fuel Island Relocation Construction - 50% Share Transit

Department: MASS TRANSIT

Project Years: 2029 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Fuel Island	0	0	0	450,000	0	450,000
Total	0	0	0	450,000	0	450,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	90,000	0	90,000
Federal Funding	0	0	0	360,000	0	360,000
Total	0	0	0	450,000	0	450,000

Project Timeline

- ◆ February - Feasibility Hearing
- ◆ May - Bid Award
- ◆ Construction - Summer

Transit - MAU/Exhaust Replacement

Department: MASS TRANSIT

Project Years: 2029 - 2029

Project Description

The project will include replacement of the two roof top make up air units with new controls equipment. These units act as the exhaust for the building allowing it to comply with OSHA safety regulations while the buses are running. The make up air portion preheats the incoming fresh air during colder months to reduce the strain on the HVAC system.

Project Uses

	2026	2027	2028	2029	2030	Total
Transit MAU/Exhaust	0	0	0	600,000	0	600,000
Total	0	0	0	600,000	0	600,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	120,000	0	120,000
County Funding	0	0	0	480,000	0	480,000
Total	0	0	0	600,000	0	600,000

Project Timeline

- ◆ 2028 - Grant Application
- ◆ 2029
 - ◆ January - Feasibility Hearing
 - ◆ March - Bid Award
 - ◆ August/September - Construction

Transit - Boiler Replacement

Department: MASS TRANSIT

Project Years: 2030 - 2030

Project Description

Project will include the replacement of the two existing boilers, installation of two new circulating pumps, and complete draining of the system and installation of a 35% glycol solution throughout the piping.

Project Uses

	2026	2027	2028	2029	2030	Total
Transit Boiler Replacement	0	0	0	0	200,000	200,000
Total	0	0	0	0	200,000	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	40,000	40,000
Federal Funding	0	0	0	0	160,000	160,000
Total	0	0	0	0	200,000	200,000

Project Timeline

- ◆ January - Feasibility Hearing
- ◆ March - Bid Award
- ◆ June/July - Construction

Transit - Facility Wall Concrete Joint Sealant Replacement

Department: MASS TRANSIT

Project Years: 2030 - 2030

Project Description

The tip up wall panel joints are sealed with a silicone caulk. As the building ages, this sealant deteriorates and needs to be removed and replaced.

Project Uses

	2026	2027	2028	2029	2030	Total
Wall Panel Sealant	0	0	0	0	75,000	75,000
Total	0	0	0	0	75,000	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	75,000	75,000
Total	0	0	0	0	75,000	75,000

Project Timeline

Quotations will be solicited in spring of 2030 with construction taking place in Summer of 2030.

Transit - Lighting Control Panel Replacement

Department: MASS TRANSIT

Project Years: 2030 - 2030

Project Description

The project will include the replacement of the current control panel for the lighting system. The panel is a requirement in current electrical code to allow for dimming of lights during times of low occupancy and the exterior lights at night. The existing panel has seen several failures and can no longer receive software updates. During time changes, staff has to manually reset the times for the programming to work correctly.

Project Uses

	2026	2027	2028	2029	2030	Total
Transit lighting panel replacement	0	0	0	0	25,000	25,000
Total	0	0	0	0	25,000	25,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	25,000	25,000
Total	0	0	0	0	25,000	25,000

Project Timeline

- ◆ March - Request quotations
- ◆ September - Construction

Public Safety Building Replacement Fund

Cash Flow

Public Safety Center									
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>Total</u>			Illustrative
Fund Balance	\$1,982,805	\$2,331,805	\$1,290,805	\$1,374,805	\$1,428,805				\$ (357,500)
Transfer-In PSC									
	\$459,000	\$474,000	\$489,000	\$504,000	\$519,000				
Available Funds	\$2,441,805	\$2,805,805	\$1,779,805	\$1,878,805	\$1,947,805				
<u>Project Name</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>Total</u>			
Fire Station #2 - Roof Replacement									
Fire Station #3 - Building Envelope Improvements				\$ (200,000)		\$ (200,000)			
Fire Station #3 - Kitchen/Living Room Renovation		\$ (30,000)				\$ (30,000)			
Fire Station #3 - Paint Apparatus Bay Interior			\$ (75,000)			\$ (75,000)			
Fire Station Landscaping		\$ (75,000)				\$ (75,000)			
Public Safety Center - Apparatus Bay Apron Concrete Replacement		\$ (40,000)				\$ (40,000)			
Public Safety Center - Replace Concrete Stairs		\$ (25,000)				\$ (25,000)			
Public Safety Center - Admin Conference Room/Office Reconfiguration						\$ -			\$ (250,000)
Public Safety Center - Door Hardware Replacement and Rekey		\$ (35,000)	\$ (35,000)	\$ (35,000)		\$ (105,000)			
Public Safety Center - Dynamic Message Sign						\$ -			\$ (125,000)
Public Safety Center - Emergency Operations Center Furniture Replacement				\$ (150,000)		\$ (150,000)			
Public Safety Center - Exterior Service Door Replacement			\$ (30,000)	\$ (40,000)		\$ (70,000)			
Public Safety Center - Fire Living Quarters Furniture Replacement		\$ (35,000)				\$ (35,000)			
Public Safety Center - HVAC Overhaul			\$ (200,000)			\$ (200,000)			
Public Safety Center - HVAC Over Pressurization Engineering Study & Repairs		\$ (75,000)				\$ (75,000)			
Public Safety Center - Interior Rear Stairwell Improvements		\$ (75,000)				\$ (75,000)			
Public Safety Center - Office Furniture Replacement		\$ (25,000)	\$ (25,000)	\$ (25,000)		\$ (75,000)			
Public Safety Center - Roof Replacement						\$ -			\$ (1,375,000)
Public Safety Impound Lot - 117 Rogers Street	\$ (110,000)					\$ (110,000)			
Public Safety Impound Lot - Lot Sealcoating - Fire Station #2 & #3			\$ (40,000)			\$ (40,000)			
Public Safety - Apartments Fire Station #2		\$ (1,100,000)				\$ (1,100,000)			
Total	\$ (110,000)	\$ (1,100,000)	\$ (405,000)	\$ (450,000)	\$ -	\$ (2,480,000)			\$ (2,107,500)
Fund Balance	\$ 2,331,805	\$ 1,290,805	\$ 1,374,805	\$ 1,428,805	\$ 1,947,805				
Fund Balance Target	\$ 794,000	\$ 816,000	\$ 838,000	\$ 860,000	\$ 882,000				
Project count	1	9	6	5	0				

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Public Safety Impound Lot - 117 Rogers St.	2026	110,000
Total		110,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Apartments Fire Station #2	2027	1,100,000
Fire Station #3 - Kitchen/Living Room Renovation	2027	30,000
Fire Station Landscaping	2027	75,000
Public Safety Center - Apparatus Bay Apron Concrete Replacement	2027	40,000
Public Safety Center - Door Hardware Replacement and Rekey	2027	35,000
Public Safety Center - Fire Living Quarters Furniture Replacement	2027	35,000
Public Safety Center - HVAC Over Pressurization Engineering Study & Repairs	2027	75,000
Public Safety Center - Interior Rear Stairwell Improvements	2027	75,000
Public Safety Center - Office Furniture Replacement	2027	25,000
Public Safety Center - Replace Concrete Stairs	2027	25,000
Total		1,515,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Fire Station #3 - Paint Apparatus Bay Interior	2028	75,000
Public Safety Center - Door Hardware Replacement and Rekey	2028	35,000
Public Safety Center - HVAC Overhaul	2028	200,000
Public Safety Center - Office Furniture Replacement	2028	25,000
Public Safety Center Exterior Service Door Replacement	2028	30,000
Public Safety Parking Lot Sealcoating - Fire Station #2 & #3	2028	40,000
Total		405,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Fire Station #3 - Building Envelope Improvements	2029	200,000
Public Safety Center - Door Hardware Replacement and Rekey	2029	35,000
Public Safety Center - Emergency Operations Center Furniture Replacement	2029	150,000
Public Safety Center - Office Furniture Replacement	2029	25,000
Public Safety Center Exterior Service Door Replacement	2029	40,000
Total		450,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Fire Station #2 Roof Replacement	2033	357,500
Public Safety Center - Admin Conference Room/Office Reconfiguration	2033	250,000
Public Safety Center - Roof Replacement	2030	1,375,000
Public Safety Center Dynamic Message Sign	2033	125,000
Total		2,107,500

Public Safety Impound Lot - 117 Rogers St.

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Creation of an impound area at 117 Rogers Street will allow for shared resources and cost savings. Space is available at 117 Rogers Street.

Project Uses

	2026	2027	2028	2029	2030	Total
Public Safety Impound Lot	110,000	0	0	0	0	110,000
Total	110,000	0	0	0	0	110,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	110,000	0	0	0	0	110,000
Total	110,000	0	0	0	0	110,000

Project Timeline

TBD

Apartments Fire Station #2

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Construction of a second set of townhomes at the site of Fire Station #2. The scope would include another building or potentially an extension of the existing townhomes and associated site work and utility extensions.

Project Uses

	2026	2027	2028	2029	2030	Total
Fire 2 Townhomes	0	1,100,000	0	0	0	1,100,000
Total	0	1,100,000	0	0	0	1,100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	1,100,000	0	0	0	1,100,000
Total	0	1,100,000	0	0	0	1,100,000

Project Timeline

- ◆ January - Present feasibility report and authorize bidding
- ◆ March - Award CMAR contract
- ◆ June - Begin Construction
- ◆ December - Complete Construction

Fire Station #3 - Kitchen/Living Room Renovation

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

The project will replace some of the kitchen appliances as well as purchase new furniture for use by the staff at the station.

Project Uses

	2026	2027	2028	2029	2030	Total
Kitchen/Living Room Fire #3	0	30,000	0	0	0	30,000
Total	0	30,000	0	0	0	30,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	30,000	0	0	0	30,000
Total	0	30,000	0	0	0	30,000

Project Timeline

- ◆ March - request quotations
- ◆ June - install equipment and furniture

Fire Station Landscaping

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

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

Additional landscaping will be installed at Fire Station #3.

Project Uses

	2026	2027	2028	2029	2030	Total
Landscaping	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Project Timeline

Landscaping - Summer 2026

Public Safety Center - Apparatus Bay Apron Concrete Replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
PSC Fire App Apron Concrete	0	40,000	0	0	0	40,000
Total	0	40,000	0	0	0	40,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	40,000	0	0	0	40,000
Total	0	40,000	0	0	0	40,000

Project Timeline

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

Spring 2025 construction

Public Safety Center - Door Hardware Replacement and Rekey

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Door hardware	0	35,000	35,000	35,000	0	105,000
Total	0	35,000	35,000	35,000	0	105,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	35,000	35,000	35,000	0	105,000
Total	0	35,000	35,000	35,000	0	105,000

Project Timeline

- ◆ Summer 2026 - Rekey of facility
- ◆ Summer 2027 - Replacement of door hardware on 2nd and 3rd floors
- ◆ Summer 2028 - Replacement of door hardware in basement and on 1st floor

Public Safety Center - Fire Living Quarters Furniture Replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Furniture	0	35,000	0	0	0	35,000
Total	0	35,000	0	0	0	35,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	35,000	0	0	0	35,000
Total	0	35,000	0	0	0	35,000

Project Timeline

Purchase furniture - Spring 2027

Public Safety Center - HVAC Over Pressurization Engineering Study & Repairs

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Engineering Study & Repairs	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Project Timeline

Study will be conducted beginning in spring 2026

Public Safety Center - Interior Rear Stairwell Improvements

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Interior Stairwell Improvements	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Project Timeline

Construction - Summer 2027

Public Safety Center - Office Furniture Replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Office Furniture Replacement	0	25,000	25,000	25,000	0	75,000
Total	0	25,000	25,000	25,000	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	25,000	25,000	25,000	0	75,000
Total	0	25,000	25,000	25,000	0	75,000

Project Timeline

Multi-year project

Public Safety Center - Replace Concrete Stairs

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
PSC Fire Concrete Stairs	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

Project Timeline

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

Fire Station #3 - Paint Apparatus Bay Interior

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Paint App Bay Interior	0	0	75,000	0	0	75,000
Total	0	0	75,000	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	75,000	0	0	75,000
Total	0	0	75,000	0	0	75,000

Project Timeline

Painting to take place in summer of 2028.

Public Safety Center - HVAC Overhaul

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
HVAC Overhaul	0	0	200,000	0	0	200,000
Total	0	0	200,000	0	0	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	200,000	0	0	200,000
Total	0	0	200,000	0	0	200,000

Project Timeline

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

Public Safety Center Exterior Service Door Replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2028 - 2029

Project Description

To date, 2 doors have been replaced. Several more doors will be in need of replacement by 2028 and will be removed and replaced with new steel hollow frame doors. Upgraded hardware will also be installed for a longer lasting product.

Project Uses

	2026	2027	2028	2029	2030	Total
Public Safety Center Exterior Service Door Replacement	0	0	30,000	40,000	0	70,000
Total	0	0	30,000	40,000	0	70,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	30,000	40,000	0	70,000
Total	0	0	30,000	40,000	0	70,000

Project Timeline

- ◆ January - Request for quotations
- ◆ May - Construction

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

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Public Safety Parking Lot Sealcoating - Fire #2 & Fire #3	0	0	40,000	0	0	40,000
Total	0	0	40,000	0	0	40,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	40,000	0	0	40,000
Total	0	0	40,000	0	0	40,000

Project Timeline

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

Fire Station #3 - Building Envelope Improvements

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2029 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Building Envelope Improvements	0	0	0	200,000	0	200,000
Total	0	0	0	200,000	0	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	200,000	0	200,000
Total	0	0	0	200,000	0	200,000

Project Timeline

- ◆ January - Feasibility Hearing and hiring of an architect
- ◆ April - Award Bids
- ◆ June/July - Construction

Public Safety Center - Emergency Operations Center Furniture Replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2029 - 2029

Project Description

Replacement of the Emergency Operations Center furniture at the Public Safety Center. The furniture will be nearing the end of its useful life and will be in need of replacement in 2029. The space is well utilized by both Public Safety and other city staff for trainings and events that are held within the space. New furniture will continue to be mobile and flexible for reconfiguration based on needs of staff.

Project Uses

	2026	2027	2028	2029	2030	Total
EOC Furniture	0	0	0	150,000	0	150,000
Total	0	0	0	150,000	0	150,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	150,000	0	150,000
Total	0	0	0	150,000	0	150,000

Project Timeline

- ◆ Order furniture - Spring 2029
- ◆ Installation - Fall 2029

Public Safety Fire Equipment

Cash Flow

Public Safety Fire Apparatus							
Fund Balance	2026	2027	2028	2029	2030		
	\$265,698	\$586,698	\$916,698	\$55,698	\$403,698		
Transfer-In PSC	\$321,000	\$330,000	\$339,000	\$348,000	\$357,000		
Available Funds	\$586,698	\$916,698	\$1,255,698	\$403,698	\$760,698		
Project Name	2026	2027	2028	2029	2030	Total	Illustrative
Fire Apparatus			\$ 1,200,000			\$ 1,200,000	
Total	\$ -	\$ -	\$ 1,200,000	\$ -		\$ 1,200,000	\$ -
Fund Balance	\$ 586,698	\$ 916,698	\$ 55,698	\$ 403,698	\$ 760,698		

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Fire Apparatus	2028	1,200,000
Total		1,200,000

Fire Apparatus

Department: PUBLIC SAFETY FIRE EQUIPMENT

Project Years: 2028 - 2028

Project Description

Replacement of Fire Apparatus.

Project Uses

	2026	2027	2028	2029	2030	Total
Fire apparatus replacement	0	0	1,200,000	0	0	1,200,000
Total	0	0	1,200,000	0	0	1,200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	1,200,000	0	0	1,200,000
Total	0	0	1,200,000	0	0	1,200,000

Project Timeline

TBD

Public Safety Police Equipment

Cash Flow

Public Safety Capital Equipment Replacement						
	2026	2027	2028	2029	2030	
Fund balance	\$ 893,759	\$ 844,759	\$ 762,759	\$ 700,759	\$ 704,759	
<u>Transfer-in</u>	\$ 99,000	\$ 102,000	\$ 105,000	\$ 108,000	\$ 111,000	
Available Funds	\$ 992,759	\$ 946,759	\$ 867,759	\$ 808,759	\$ 815,759	
Project Name	2026	2027	2028	2029	2030	Total
Body Worn Cameras						\$ -
Replacement of LUCAS CPR Device	\$ (34,000)					\$ (34,000)
Replacement of Public Safety Automated External Defibrillators			\$ (63,000)			\$ (63,000)
Radios Replacement	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (250,000)
SCBA Replacement	\$ (54,000)	\$ (54,000)	\$ (54,000)	\$ (54,000)	\$ (54,000)	\$ (270,000)
Public Safety Door Training Prop	\$ (10,000)					\$ (10,000)
Live Fire Training Prop		\$ (80,000)				\$ (80,000)
Total	\$ (148,000)	\$ (184,000)	\$ (167,000)	\$ (104,000)	\$ (104,000)	\$ (707,000)
SCBA	\$ 270,000	\$ 324,000	\$ 378,000	\$ 432,000	\$ 486,000	
Radios	\$ 250,000	\$ 300,000	\$ 350,000	\$ 400,000	\$ 450,000	
Fund Balance - Unallocated	\$ 844,759	\$ 762,759	\$ 700,759	\$ 704,759	\$ 711,759	
Fund Balance Target	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Public Safety Door Training Prop	2026	10,000
Public Safety Radio Replacement	2026	50,000
Replacement of LUCAS Machine	2026	34,000
SCBA Replacement	2026	54,000
Total		148,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Live Fire Training Prop	2027	80,000
Public Safety Radio Replacement	2027	50,000
SCBA Replacement	2027	54,000
Total		184,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Public Safety Radio Replacement	2028	50,000
Replacement of Public Safety Automated External Defibrillators	2028	63,000
SCBA Replacement	2028	54,000
Total		167,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Public Safety Radio Replacement	2029	50,000
SCBA Replacement	2029	54,000
Total		104,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Public Safety Radio Replacement	2030	50,000
SCBA Replacement	2030	54,000
Total		104,000

Public Safety Door Training Prop

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2026 - 2026

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Purchase training prop	10,000	0	0	0	0	10,000
Total	10,000	0	0	0	0	10,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	10,000	0	0	0	0	10,000
Total	10,000	0	0	0	0	10,000

Project Timeline

March, 2026: purchase prop and implement its use.

Public Safety Radio Replacement

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Cash reserves for radio replacement	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Project Timeline

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

Replacement of LUCAS Machine

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2026 - 2026

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Cash reserves for LUCAS replacement	34,000	0	0	0	0	34,000
Total	34,000	0	0	0	0	34,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	34,000	0	0	0	0	34,000
Total	34,000	0	0	0	0	34,000

Project Timeline

Replacement could reasonably occur in 2026 and 2027.

SCBA Replacement

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2026 - 2031

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Cash reserve-SCBA	54,000	54,000	54,000	54,000	54,000	270,000
Total	54,000	54,000	54,000	54,000	54,000	270,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	54,000	54,000	54,000	54,000	54,000	270,000
Total	54,000	54,000	54,000	54,000	54,000	270,000

Project Timeline

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

Live Fire Training Prop

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2027 - 2027

Project Description

n/a

Project Uses

	2026	2027	2028	2029	2030	Total
Live Fire Training Prop	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Project Timeline

n/a

Replacement of Public Safety Automated External Defibrillators

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2028 - 2028

Project Description

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

Through a matching grant with Mayo Clinic Health System, the City of Mankato was able to purchase approximately 57 AEDs to deploy in all Public Safety vehicles and deploy in several City buildings in 2019. Replacement planning for Public Safety AEDs is for the 45 that we have in our inventory. Facilities is handling the budgeting for the other 12 that are deployed in City buildings.

The AEDs come with a warranty and expected life cycle of 5 years. Replacement of some, or all, of the AEDs could reasonably begin in 2024.

Project Uses

	2026	2027	2028	2029	2030	Total
Cash reserves for AED replacement	0	0	63,000	0	0	63,000
Total	0	0	63,000	0	0	63,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	63,000	0	0	63,000
Total	0	0	63,000	0	0	63,000

Project Timeline

Replacement is expected to begin as early as 2024.

Facilities Capital

Cash Flow

Facilities		2026	2027	2028	2029	2030	Illustrative
Projected Fund Balance		\$1,474,712	\$1,524,712	\$1,283,712	\$1,646,212	\$1,961,212	
Transfer-In Facilities		\$580,000	\$595,000	\$610,000	\$625,000	\$640,000	
Available Funds		\$2,054,712	\$2,119,712	\$1,893,712	\$2,271,212	\$2,601,212	
Project Name	2026	2027	2028	2029	2030	Total	Illustrative
Building Automation System Upgrades & Expansion	\$	(25,000)	\$ (35,000)		\$ (35,000)	\$ (95,000)	
Caledonia Community Center - Drainage Improvements	\$	(80,000)				\$ (80,000)	
Caledonia Community Center - Exterior Waterproofing & Repairs	\$	(125,000)				\$ (125,000)	
Caledonia Community Center - Facility Audit	\$ (30,000)					\$ (30,000)	
Central Garage - Mobile Truck Lift					\$ (100,000)	\$ (100,000)	
Facilities - AED Replacement	\$	(21,000)				\$ (21,000)	
Facilities - Fire Alarm Panel Replacements		\$	(40,000)	\$ (35,000)		\$ (75,000)	
Hubbard House - Waterproofing, Restoration, & ADA Improvements	\$	(25,000)				\$ (25,000)	
Park Pavilion - Appliance Replacement				\$ (25,000)		\$ (25,000)	
Parks Restroom Maintenance	\$ (50,000)	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ (350,000)	
Public Works Center - Central Garage In-Floor Exhaust Fan Replacement				\$ (30,000)		\$ (30,000)	
Public Works Center - Central Garage Office Floor Improvements		\$			\$ (30,000)	\$ (30,000)	
Public Works Center - Eastern Fence Replacement		\$	(170,000)			\$ (170,000)	
Public Works Center - Electrical Panel Upgrade	\$	(50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (200,000)	
Public Works Center - Elevator Code Upgrades		\$	(125,000)			\$ (125,000)	
Public Works Center - Fire Door Replacement			\$	(22,500)	\$ (25,000)	\$ (25,000)	
Public Works Center - Floor Grate Repairs	\$ (50,000)					\$ (50,000)	
Public Works Center - Heated Storage Building						\$ -	\$ (2,750,000)
Public Works Center - Insulate and Resheet Parks Cold Storage Building						\$ -	\$ (300,000)
Public Works Center - Master Planning Design	\$ (100,000)					\$ (100,000)	
Public Works Center - Material Storage Building						\$ -	\$ (1,200,000)
Public Works Center - Welding Bay Exhaust & Tool Replacement	\$ (300,000)					\$ (300,000)	
Sibley Park - Pavilion HVAC Improvements	\$	(60,000)				\$ (60,000)	
Tourtellotte Pool FF&E	\$	(50,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (125,000)	
Tourtellotte Pool Pump Rebuild			\$	(45,000)		\$ (45,000)	
Total	\$ (530,000)	\$ (836,000)	\$ (247,500)	\$ (310,000)	\$ (310,000)	\$ (2,233,500)	\$ (4,250,000)
Fund Balance		\$ 1,524,712	\$ 1,283,712	\$ 1,646,212	\$ 1,961,212	\$ 2,291,212	
Fund Balance Target		\$ 1,160,000	\$ 1,190,000	\$ 1,220,000	\$ 1,250,000	\$ 1,280,000	

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Caledonia Community Center - Facility Audit	2026	30,000
Parks Restroom Maintenance	2026	50,000
Public Works Center - Floor Grate Repairs	2026	50,000
Public Works Center - Master Planning Design	2026	100,000
Public Works Center - Welding Bay Exhaust & Tool Replacement	2026	300,000
Total		530,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Building Automation System Upgrades & Expansion	2027	25,000
Caledonia Community Center - Drainage Improvements	2027	80,000
Caledonia Community Center - Exterior Waterproofing & Repairs	2027	125,000
Facilities - AED Replacements	2027	21,000
Hubbard House - Waterproofing, Restoration, & ADA Improvements	2027	25,000
Parks Restroom Maintenance	2027	75,000
Public Works Center - Central Garage Office Floor Improvements	2027	30,000
Public Works Center - Eastern Fence Replacement	2027	170,000
Public Works Center - Electrical Panel Upgrade	2027	50,000
Public Works Center - Elevator Code Upgrades	2027	125,000
Sibley Park - Pavilion HVAC Improvements	2027	60,000
Tourtellotte Pool - FF&E	2027	50,000
Total		836,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Building Automation System Upgrades & Expansion	2028	35,000
Facilities - Fire Alarm Panel Replacements	2028	40,000
Parks Restroom Maintenance	2028	75,000
Public Works Center - Electrical Panel Upgrade	2028	50,000
Public Works Center - Fire Door Replacement	2028	22,500
Tourtellotte Pool - FF&E	2028	25,000
Total		247,500

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Building Automation System Upgrades & Expansion	2029	0
Facilities - Fire Alarm Panel Replacements	2029	35,000
Park Pavilion - Appliance Replacement	2029	25,000
Parks Restroom Maintenance	2029	75,000
Public Works Center - Central Garage In-Floor Exhaust Fan Replacement	2029	30,000
Public Works Center - Electrical Panel Upgrade	2029	50,000
Public Works Center - Fire Door Replacement	2029	25,000
Tourtellotte Pool - FF&E	2029	25,000
Tourtellotte Pool - Pump Rebuilds	2029	45,000
Total		310,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Building Automation System Upgrades & Expansion	2030	35,000
Central Garage - Mobile Truck Lift	2030	100,000
Parks Restroom Maintenance	2030	75,000
Public Works Center - Electrical Panel Upgrade	2030	50,000
Public Works Center - Fire Door Replacement	2030	25,000
Tourtellotte Pool - FF&E	2030	25,000
Total		310,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Public Works Center - Heated Storage Building	2030	2,750,000
Public Works Center - Insulate and Resheet Parks Cold Storage Building	2030	300,000
Public Works Center - Material Storage Structure	2030	1,200,000
Total		4,250,000

Caledonia Community Center - Facility Audit

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

This will be the fourth facility audit we have undertaken at various sites across the city and they have helped guide future planning for those locations.

Project Uses

	2026	2027	2028	2029	2030	Total
Facility Audit	30,000	0	0	0	0	30,000
Total	30,000	0	0	0	0	30,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	30,000	0	0	0	0	30,000
Total	30,000	0	0	0	0	30,000

Project Timeline

- ◆ January - Hire and architecture firm
- ◆ February - Initial walk through of the facility while engineering is still in place
- ◆ May - Secondary walk thru and exterior envelope inspection
- ◆ September - Final Report received

Parks Restroom Maintenance

Department: FACILITIES CAPITAL

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Parks Restroom Maintenance	50,000	75,000	75,000	75,000	75,000	350,000
Total	50,000	75,000	75,000	75,000	75,000	350,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	50,000	75,000	75,000	75,000	75,000	350,000
Total	50,000	75,000	75,000	75,000	75,000	350,000

Project Timeline

Restroom maintenance improvements are planned each year.

Public Works Center - Floor Grate Repairs

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

The floor grates were in poor shape when the City assumed control of the facility from MNDOT in 2010. The frames have continued to rust away and there isn't enough structure left to support the existing grates. The frame and concrete surrounding the drains will be removed and reinstalled with new grates that can support the increasing weight of the equipment using the space. Other areas of the building have been previously replaced including Bay 2 a few years ago.

Project Uses

	2026	2027	2028	2029	2030	Total
Floor Grate Replacement	50,000	0	0	0	0	50,000
Total	50,000	0	0	0	0	50,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	50,000	0	0	0	0	50,000
Total	50,000	0	0	0	0	50,000

Project Timeline

- ◆ January - Request quotations
- ◆ June - Construction after spring cleanup and when trucks will be able to sit outside for the day

Public Works Center - Master Planning Design

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

An architect will be hired to assist staff in finalizing the master planning document and creating more detailed plans for further project execution and budgeting.

Project Uses

	2026	2027	2028	2029	2030	Total
Master plan	100,000	0	0	0	0	100,000
Total	100,000	0	0	0	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	100,000	0	0	0	0	100,000
Total	100,000	0	0	0	0	100,000

Project Timeline

- ◆ February - Engage with architecture firm
- ◆ April - Planning kickoff
- ◆ May-June - meetings with various divisions of Public Works
- ◆ September - Draft plan for review
- ◆ November - Final plan

Public Works Center - Welding Bay Exhaust & Tool Replacement

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

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

The exhaust system will be completely replaced with an upgraded system. The current air quality in the space is poor and a new system is needed to improve the working conditions for our employees. The system will be run through the existing building automation system and will mirror the project that was completed in the Central Garage portion a few years ago.

Project Uses

	2026	2027	2028	2029	2030	Total
Welding shop upgrades	300,000	0	0	0	0	300,000
Total	300,000	0	0	0	0	300,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	300,000	0	0	0	0	300,000
Total	300,000	0	0	0	0	300,000

Project Timeline

- ◆ January - Feasibility Hearing
- ◆ March - Award Bids
- ◆ June/July - Construction

Building Automation System Upgrades & Expansion

Department: FACILITIES CAPITAL

Project Years: 2027 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Building Automation System Upgrades & Expansion	0	25,000	35,000	0	35,000	95,000
Total	0	25,000	35,000	0	35,000	95,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	25,000	35,000	0	35,000	95,000
Total	0	25,000	35,000	0	35,000	95,000

Project Timeline

Work would be accomplished as time allows each year.

Caledonia Community Center - Drainage Improvements

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

Currently, the west half of the building does not have any drains which has caused issues for many years. The added sewer connection will allow for proper floor drains in the active spaces and create a better solution for ice removal at the end of the curling season.

Project Uses

	2026	2027	2028	2029	2030	Total
Drainage Improvements	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Project Timeline

- ◆ January - Request quotations
- ◆ April - Begin exterior construction
- ◆ May/June - Begin interior construction following the conclusion of the curling season

Caledonia Community Center - Exterior Waterproofing & Repairs

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Caledonia Community Center - Exterior Remodel	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

Project Timeline

- ◆ Design: Spring 2027
- ◆ Construction Summer 2027, with completion prior to the Tri-County Fair in August

Facilities - AED Replacements

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
AED Replacements	0	21,000	0	0	0	21,000
Total	0	21,000	0	0	0	21,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	21,000	0	0	0	21,000
Total	0	21,000	0	0	0	21,000

Project Timeline

Purchase will occur with city wide AED replacement project in 2026.

Hubbard House - Waterproofing, Restoration, & ADA Improvements

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

The scope of the improvements would be foundation work including drain tile, repairs to the limestone foundation, and waterproofing. The rear porch outside Mr. Hubbard's office has settled and is not structurally sound. Finally, the accessible ramp needs replacement and a lift was selected as an alternative due to the condensed footprint allowing for more garden space in the rear of the property.

Project Uses

	2026	2027	2028	2029	2030	Total
Initial Design for Grant Application	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

Project Timeline

- ◆ March - Hire an architect with historical background
- ◆ July - Complete initial designs for foundation in a grant application package

Public Works Center - Central Garage Office Floor Improvements

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Floor coating	0	30,000	0	0	0	30,000
Total	0	30,000	0	0	0	30,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	30,000	0	0	0	30,000
Total	0	30,000	0	0	0	30,000

Project Timeline

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

Public Works Center - Eastern Fence Replacement

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Fence replacement	0	170,000	0	0	0	170,000
Total	0	170,000	0	0	0	170,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	170,000	0	0	0	170,000
Total	0	170,000	0	0	0	170,000

Project Timeline

Construction: Summer 2027

Public Works Center - Electrical Panel Upgrade

Department: FACILITIES CAPITAL

Project Years: 2027 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Electrical Panel Upgrades	0	50,000	50,000	50,000	50,000	200,000
Total	0	50,000	50,000	50,000	50,000	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	50,000	50,000	50,000	50,000	200,000
Total	0	50,000	50,000	50,000	50,000	200,000

Project Timeline

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

Public Works Center - Elevator Code Upgrades

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

Replacement of the elevator mechanical equipment and button stations at the Public Works Center. The elevator mechanical equipment will be nearing the end of its useful life in the coming years. Proactive replacement of the equipment is critical to maintaining sufficient access for the public to use this critical facility.

Project Uses

	2026	2027	2028	2029	2030	Total
Elevator Code Upgrades	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

Project Timeline

- ◆ February - Feasibility hearing
- ◆ April - Bid Award
- ◆ July - Construct i on

Sibley Park - Pavilion HVAC Improvements

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

The existing system will be replaced with new equipment. Energy efficient heat pumps will be explored if mechanical spaces allow.

Project Uses

	2026	2027	2028	2029	2030	Total
Sibley Park Pavilion HVAC Improvements	0	60,000	0	0	0	60,000
Total	0	60,000	0	0	0	60,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	60,000	0	0	0	60,000
Total	0	60,000	0	0	0	60,000

Project Timeline

- ◆ January - Request for quotations
- ◆ April - Installation prior to graduation seasons start

Tourtellotte Pool - FF&E

Department: FACILITIES CAPITAL

Project Years: 2027 - 2030

Project Description

Various items would be selected each year for replacement based on the anticipated end of their useful life. This includes the following: pool deck equipment, safety equipment, minor repairs to pool mechanical equipment, pool maintenance equipment, etc.

Project Uses

	2026	2027	2028	2029	2030	Total
Pool FF&E	0	50,000	25,000	25,000	25,000	125,000
Total	0	50,000	25,000	25,000	25,000	125,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	50,000	25,000	25,000	25,000	125,000
Total	0	50,000	25,000	25,000	25,000	125,000

Project Timeline

Equipment would be purchased as needed but likely in the months leading up to the pool opening for the season.

Facilities - Fire Alarm Panel Replacements

Department: FACILITIES CAPITAL

Project Years: 2028 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Fire Alarm replacements	0	0	40,000	35,000	0	75,000
Total	0	0	40,000	35,000	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	40,000	35,000	0	75,000
Total	0	0	40,000	35,000	0	75,000

Project Timeline

Work will be undertaken in spring of each year.

Public Works Center - Fire Door Replacement

Department: FACILITIES CAPITAL

Project Years: 2028 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Fire Door Replacement	0	0	22,500	25,000	25,000	72,500
Total	0	0	22,500	25,000	25,000	72,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	22,500	25,000	25,000	72,500
Total	0	0	22,500	25,000	25,000	72,500

Project Timeline

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

Park Pavilion - Appliance Replacement

Department: FACILITIES CAPITAL

Project Years: 2029 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Park Pavilion - Appliance Replacement	0	0	0	25,000	0	25,000
Total	0	0	0	25,000	0	25,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	25,000	0	25,000
Total	0	0	0	25,000	0	25,000

Project Timeline

Appliances would be replaced as rental schedules allow.

Public Works Center - Central Garage In-Floor Exhaust Fan Replacement

Department: FACILITIES CAPITAL

Project Years: 2029 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Exhaust Fan	0	0	0	30,000	0	30,000
Total	0	0	0	30,000	0	30,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	30,000	0	30,000
Total	0	0	0	30,000	0	30,000

Project Timeline

Summer 2029

Tourtellotte Pool - Pump Rebuilds

Department: FACILITIES CAPITAL

Project Years: 2029 - 2029

Project Description

The current 6 pump motors would be removed from the pump pit and sent off to be rebuilt and reinstalled.

Project Uses

	2026	2027	2028	2029	2030	Total
Rebuild pool pumps	0	0	0	45,000	0	45,000
Total	0	0	0	45,000	0	45,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	45,000	0	45,000
Total	0	0	0	45,000	0	45,000

Project Timeline

- ◆ February - Removal of pumps and delivery to electrical contractor
- ◆ April - Pumps are delivered and reinstalled for pool startup

Central Garage - Mobile Truck Lift

Department: FACILITIES CAPITAL

Project Years: 2030 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Mobile Truck Lift	0	0	0	0	100,000	100,000
Total	0	0	0	0	100,000	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	100,000	100,000
Total	0	0	0	0	100,000	100,000

Project Timeline

Purchase equipment in January 2030.

Parks Capital Replacement Fund

Cash Flow

Parks										
Project Name	2026	2027	2028	2029	2030	Total	Illustrative			
Projected Fund Balance	\$ 2,324,366	\$1,281,866	\$1,261,866	\$ 1,000,866	\$ 1,199,366					
Budgeted Amount for Parks CIP Projects (General Fund) Note:										
these funds may only be used for existing parks	\$525,000	\$540,000	\$555,000	\$570,000	\$585,000					
Guaranteed Available Funds	\$2,849,366	\$1,821,866	\$1,816,866	\$1,570,866	\$1,784,366					
Less Restricted (Splash Pad & Pickleball)	(\$580,000)									
CDBG Funds (*) If qualifying project	\$0	\$0	\$0	\$0	\$0					
Grants (awarded**)	\$0	\$0	\$0	\$0	\$0					
Other contributions !										
Available Funds	\$2,269,366	\$1,821,866	\$1,816,866	\$1,570,866	\$1,784,366					
Project Name	2026	2027	2028	2029	2030	Total	Illustrative			
Shelter Improvements * Note: Rasmussen Shelter planned for 2026;										
Sibley Park backside for 2027	\$ (50,000)	\$ (55,000)	\$ (60,000)	\$ (65,000)	\$ (70,000)	\$ (300,000)				
Rasmussen Floating Trail*** (\$250K CIP, \$250 Grant applied for in 2022; not successful; moved to 2029; 2028 design costs)	\$ -		\$ (50,000)	\$ (250,000)		\$ (300,000)				
Land of Memories New Playground Improvements *** (DNR \$200K/CIP \$350K - \$200 in 2025/\$150K in 2026)	\$ (150,000)					\$ (150,000)				
Land of Memories Existing Playground Replacement		\$ (150,000)				\$ (150,000)				
West Mankato Park Upgrades (playground and shelter relocation)*** Apply for DNR grant for this park (\$300K CIP, \$300K Grant)		\$ (25,000)	\$ (600,000)			\$ (625,000)				
Tennis Court Resurfacing (Alexander and Erlandson)		\$ (150,000)				\$ (150,000)				
Jaycee Park Improvements (50K for overall park design in 2028)			\$ (50,000)			\$ (50,000)				
Thomas Park Playground, Rink and Flagpole	\$ (32,500)		\$ -		\$ -	\$ (32,500)				
Pilot project for engagement of new/expanded groups in parks - Phase 3		\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (200,000)				
Alexander Park - upgrade tennis court lights retrofit (repaint light poles; redo light kits; new electric lines)		\$ (75,000)				\$ (75,000)				
Erlandson Park - upgrade tennis court lights (repaint light poles; redo light kits; new electric lines)		\$ -				\$ -			\$ 50,000	
Thomas Park - upgrade hockey rink lights					\$ (100,000)	\$ (100,000)			\$ -	
Stoltzman Park - upgrade rink lights (repaint light poles; redo light kits; new electric lines)		\$ (50,000)				\$ (50,000)				
Bike Racks - replacement & additions	\$ (5,000)	\$ (5,000)	\$ (6,000)	\$ (6,500)	\$ (7,000)	\$ (29,500)				
Surface Upgrades - Caledonia		\$ -				\$ -			\$ 465,000	
Groh Park Development (DNR Grant \$250K, Charter bonds \$500K) ***	\$ -	\$ -				\$ -			\$ 1,000,000	
PW Parks * @ 100K CDBG, 125K PUL, 325K Charter Bonds, 200K DNR Grant	\$ -	\$ -				\$ -			\$ 1,000,000	
Pickleball Court Replacements - Tourtellotte Park	\$ (750,000)					\$ (750,000)				
CIP funding incurred	\$ (987,500)	\$ (560,000)	\$ (816,000)	\$ (371,500)	\$ (227,000)	\$ (2,962,000)				
Kearney Pond Park @ (10K Other, 440K Charter,)						\$ -			\$ 450,000	
Proposed Charter Bond Funding Incurred	\$ -	\$ -				\$ -			\$ -	
Total Capital Enhancement	\$ (987,500)	\$ (560,000)	\$ (816,000)	\$ (371,500)	\$ (227,000)	\$ (5,174,000)				
Fund Balance - Restricted (Splash Pad)	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000	\$ 580,000				
Fund Balance	\$ 1,281,866	\$ 1,261,866	\$ 1,000,866	\$ 1,199,366	\$ 1,557,366					
Fund Balance Target	\$ 775,000	\$ 798,000	\$ 822,000	\$ 847,000	\$ 872,000					

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2026	5,000
Land of Memories - New Playground Improvements	2026	150,000
Pickleball Court Replacements - Tourtellotte Park	2026	750,000
Shelter Improvements	2026	50,000
Thomas Park Playground, Rink and Flagpole	2026	32,500
Total		987,500

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Alexander and Erlandson - tennis court resurfacing	2027	150,000
Alexander Park - tennis court lights	2027	75,000
Bike Racks - replacement & additions	2027	5,000
Land of Memories - Existing Playground Replacement	2027	150,000
Parks Pilot Project Phase 3	2027	50,000
Shelter Improvements	2027	55,000
Stoltzman Park - rink lighting	2027	50,000
West Mankato Park Upgrades	2027	25,000
Total		560,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2028	6,000
Jaycee Park - Park improvements	2028	50,000
Parks Pilot Project Phase 3	2028	50,000
Rasmussen Floating Trail	2028	50,000
Shelter Improvements	2028	60,000
West Mankato Park Upgrades	2028	600,000
Total		816,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2029	6,500
Parks Pilot Project Phase 3	2029	50,000
Rasmussen Floating Trail	2029	500,000
Shelter Improvements	2029	65,000
Total		621,500

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2030	7,000
Parks Pilot Project Phase 3	2030	50,000
Shelter Improvements	2030	70,000
Thomas Park - upgrade hockey rink lights	2030	100,000
Total		227,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Development of Park on PWC Land-Behind Public Works Building	2030	1,000,000
Erlandson Park - Upgrade tennis court lights	2030	50,000
Groh Park Development	2030	1,000,000
Kearney Pond Park Improvements	2030	450,000
Parks Surface Upgrades - Caledonia	2026	465,000
Total		2,965,000

Land of Memories - New Playground Improvements

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2026

Project Description

A new playground unit will be installed in Land of Memories Park. The play equipment will be designed to meet CPSC requirements for safe play equipment and will provide opportunities for play in accordance with ADA requirements.

Project Uses

	2026	2027	2028	2029	2030	Total
Land of Memories new playground installation	150,000	0	0	0	0	150,000
Total	150,000	0	0	0	0	150,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	150,000	0	0	0	0	150,000
Other Sources	0	0	0	0	0	0
Total	150,000	0	0	0	0	150,000

Project Timeline

The project is estimated to be complete in 2025 and 2026.

Bike Racks - replacement & additions

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2030

Project Description

n/a

Project Uses

	2026	2027	2028	2029	2030	Total
Bike Racks - replacement & additions	5,000	5,000	6,000	6,500	7,000	29,500
Total	5,000	5,000	6,000	6,500	7,000	29,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	5,000	5,000	6,000	6,500	7,000	29,500
Total	5,000	5,000	6,000	6,500	7,000	29,500

Project Timeline

Bike rack installation is planned over the next 5 years.

Pickleball Court Replacements - Tourtellotte Park

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

N/A

Project Uses

	2026	2027	2028	2029	2030	Total
Pickleball Court Replacements	750,000	0	0	0	0	750,000
Total	750,000	0	0	0	0	750,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	750,000	0	0	0	0	750,000
Total	750,000	0	0	0	0	750,000

Project Timeline

N/A

Shelter Improvements

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Shelter upgrades/replacemet	50,000	55,000	60,000	65,000	70,000	300,000
Total	50,000	55,000	60,000	65,000	70,000	300,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	50,000	55,000	60,000	65,000	70,000	300,000
Other Sources	0	0	0	0	0	0
Total	50,000	55,000	60,000	65,000	70,000	300,000

Project Timeline

Funding is planned for 2025-2029.

Thomas Park Playground, Rink and Flagpole

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Installation of a flagpole. Playground equipment replacement is planned for Thomas Park. Updates to the existing ice rink including replacing the current asphalt surface with concrete and incorporate multi-season uses for the space.

Project Uses

	2026	2027	2028	2029	2030	Total
Flag pole	32,500	0	0	0	0	32,500
Total	32,500	0	0	0	0	32,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	32,500	0	0	0	0	32,500
Total	32,500	0	0	0	0	32,500

Project Timeline

Flagpole installation is planned for 2026; design work is planned for 2029, and playground and ice rink upgrades are illustrative.

Alexander and Erlandson - tennis court resurfacing

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Resurfacing of the tennis courts at Alexander Park and Erlandson Park is planned. Resurfacing includes cleaning and washing, crack milling, routing and filling, patching of low areas, a new color system coat and stripping.

Project Uses

	2026	2027	2028	2029	2030	Total
Alexander and Erlandson tennis court resurfacing	0	150,000	0	0	0	150,000
Total	0	150,000	0	0	0	150,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	150,000	0	0	0	150,000
Total	0	150,000	0	0	0	150,000

Project Timeline

Work is planned for 2027.

Alexander Park - tennis court lights

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Replacing the court lights will result in energy reduction and equipment modernization. Repainting of the light poles, reconfiguration of the light kits and new electrical lines are planned.

Project Uses

	2026	2027	2028	2029	2030	Total
Alexander Park - tennis court lights	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Project Timeline

The project is planned for 2027.

Land of Memories - Existing Playground Replacement

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

The existing playground system in Land of Memories campground area was installed in 1994. The equipment has reached its useful life and finding replacement parts is difficult. A new, similar-sized system is proposed in the same location as the current system.

Project Uses

	2026	2027	2028	2029	2030	Total
Land of Memories - campground playground system replacement	0	150,000	0	0	0	150,000
Total	0	150,000	0	0	0	150,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	150,000	0	0	0	150,000
Total	0	150,000	0	0	0	150,000

Project Timeline

The project is planned for 2026.

Parks Pilot Project Phase 3

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2030

Project Description

Parks Pilot Project, Phase 3, a continuation of a project started in 2024, continued in 2025, is proposed for continuation in 2027. The parks pilot project is proposed to assess and trial possibilities to increase user groups in the parks. Past projects include the concrete ping pong table in Stoltzman Park, hammock stands, gaga pit and concrete cornhole boards.

Project Uses

	2026	2027	2028	2029	2030	Total
Parks Pilot Project Phase 3	0	50,000	50,000	50,000	50,000	200,000
Total	0	50,000	50,000	50,000	50,000	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	50,000	50,000	50,000	50,000	200,000
Total	0	50,000	50,000	50,000	50,000	200,000

Project Timeline

The next phase is contemplated in 2027.

Stoltzman Park - rink lighting

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Replacing the court lights will result in energy reduction and equipment modernization.

Project Uses

	2026	2027	2028	2029	2030	Total
Stoltzman Park - rink lighting upgrades	0	50,000	0	0	0	50,000
Total	0	50,000	0	0	0	50,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	50,000	0	0	0	50,000
Total	0	50,000	0	0	0	50,000

Project Timeline

The project is planned for 2027.

West Mankato Park Upgrades

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2028

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Design Costs	0	25,000	0	0	0	25,000
Playground	0	0	325,000	0	0	325,000
Shelter and Accessible Sidewalk	0	0	275,000	0	0	275,000
Total	0	25,000	600,000	0	0	625,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	25,000	600,000	0	0	625,000
Total	0	25,000	600,000	0	0	625,000

Project Timeline

The project is scheduled for 2027, and is contingent upon receiving grant funding.

Jaycee Park - Park improvements

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

Design work to study and prepare a comprehensive park plan for Jaycee Park is proposed. Play-ground equipment replacement at Jaycee Park is needed. Parking lot reconstruction and restroom facility reconstruction are also necessary.

Project Uses

	2026	2027	2028	2029	2030	Total
Jaycee Park design/comprehensive plan	0	0	50,000	0	0	50,000
Total	0	0	50,000	0	0	50,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	50,000	0	0	50,000
Total	0	0	50,000	0	0	50,000

Project Timeline

The cost for preparation of a comprehensive plan is scheduled for 2028.

Rasmussen Floating Trail

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2028 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Rasmussen Floating Trail	0	0	50,000	500,000	0	550,000
Total	0	0	50,000	500,000	0	550,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	50,000	250,000	0	300,000
Other Sources	0	0	0	250,000	0	250,000
Total	0	0	50,000	500,000	0	550,000

Project Timeline

Planned improvements in 2029, and design work is anticipated for 2028.

Thomas Park - upgrade hockey rink lights

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2030 - 2030

Project Description

Replacing the court lights will result in energy reduction and equipment modernization.

Project Uses

	2026	2027	2028	2029	2030	Total
Thomas Park tennis court lights	0	0	0	0	100,000	100,000
Total	0	0	0	0	100,000	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	100,000	100,000
Total	0	0	0	0	100,000	100,000

Project Timeline

The project is planned for 2023 in conjunction with the rink and playground improvements.

Water Capital Improvement Fund

Cash Flow

Water Capital		2026	2027	2028	2029	2030	
Projected Fund Balance		\$8,731,994	\$6,614,994	\$4,464,994	\$1,102,994	\$2,387,994	
Transfer-In Water		\$1,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	
Transfer-In Meter Replacement		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Available Funds		\$9,831,994	\$8,714,994	\$6,564,994	\$3,202,994	\$4,487,994	
Project Title	2026	2027	2028	2029	2030	Total	Illustrative
Balcerzak Tower Rehab	\$1,950,000					\$1,950,000	
Softener HVAC Replacement			\$300,000			\$300,000	
Water Handling Facility (WHF) HVAC Replacement			\$80,000			\$80,000	
Surge protection devices on the incoming power to buildings and MCC's				\$125,000		\$125,000	
High Lift Pump Station HVAC Replacement				\$215,000		\$215,000	
Madison Tower Rehab - RFP 2030 rehab 2031					\$50,000	\$50,000	
Well 13 Lateral Installation	\$50,000	\$3,915,000				\$3,965,000	
RO Pilot test	\$275,000					\$275,000	
Deep Well Emergency Connection		\$35,000	\$1,112,000			\$1,147,000	
RFP for new water tower design/build		\$75,000				\$75,000	
Dolph Reservoir Roof Replacement			\$200,000			\$200,000	
Booster installation at North City Reservoir		\$50,000	\$3,015,000			\$3,065,000	
Dolph Booster Pump upgrade					\$900,000	\$900,000	
Rehab Dolph reservoir driveway	\$175,000					\$175,000	
Membrane Filter Replacement			\$575,000			\$575,000	
Remote site PLC upgrade		\$75,000		\$75,000	\$90,000	\$240,000	
WHF Overhead Door Replacement	\$17,000		\$80,000			\$17,000	
Well 15 rehab and inspection				\$300,000		\$300,000	
WTP Upper Roof Replacement						\$650,000	
HWY 14 Watermain Lining	\$650,000					\$650,000	
Water Meter Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	
Total	\$3,217,000	\$4,250,000	\$5,462,000	\$815,000	\$1,140,000	\$14,884,000	\$
Water Meter Reserve	\$400,000	\$500,000	\$600,000	\$700,000	\$800,000		
Fund Balance	\$6,614,994	\$4,464,994	\$1,102,994	\$2,387,994	\$3,347,994		
Reserve Target	\$1,000,000	\$1,030,000	\$1,060,000	\$1,090,000	\$1,120,000		

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Balcerzak Tower Rehab	2026	1,950,000
Dolph Station Driveway Rehab	2026	175,000
Highway 14 Watermain Lining	2026	650,000
RO Pilot test	2026	275,000
Water Meter Replacement	2026	100,000
Well 13 Lateral installation	2026	50,000
WHF Overhead Door Replacement	2026	17,000
Total		3,217,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Booster installation at North City Reservoir	2027	50,000
Deep Well Emergency Connection	2027	35,000
Remote Site PLC upgrade	2027	75,000
RFP for new Water Tower	2027	75,000
Water Meter Replacement	2027	100,000
Well 13 Lateral installation	2027	3,915,000
Total		4,250,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Booster installation at North City Reservoir	2028	3,015,000
Deep Well Emergency Connection	2028	1,112,000
Dolph Reservoir Roof Replacement	2028	200,000
Membrane Filter Replacement	2028	575,000
Remote Site PLC upgrade	2028	0
Softener HVAC Replacement	2028	300,000
Water Meter Replacement	2028	100,000
Well 15 rehab and inspection	2028	80,000
WHF HVAC Replacement	2028	80,000
Total		5,462,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
High Lift Pump Station HVAC Replacement	2029	215,000

Project Name	Project Year	Project Cost
Remote Site PLC upgrade	2029	75,000
Surge Protection device additions	2029	125,000
Water Meter Replacement	2029	100,000
WTP Upper Roof Replacement	2029	300,000
Total		815,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Dolph Booster Pump Upgrade	2030	900,000
Madison Tower Rehab RFP	2030	50,000
Remote Site PLC upgrade	2030	90,000
Water Meter Replacement	2030	100,000
Total		1,140,000

Balcerzak Tower Rehab

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2026

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Balcerzak Tower Rehab	1,950,000	0	0	0	0	1,950,000
Total	1,950,000	0	0	0	0	1,950,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	1,950,000	0	0	0	0	1,950,000
Total	1,950,000	0	0	0	0	1,950,000

Project Timeline

TBD

Dolph Station Driveway Rehab

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

Dolph Booster station access road replacement.

Project Uses

	2026	2027	2028	2029	2030	Total
	175,000	0	0	0	0	175,000
Total	175,000	0	0	0	0	175,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Water Revenue	175,000	0	0	0	0	175,000
Total	175,000	0	0	0	0	175,000

Project Timeline

Summer of 2026 depending on contractor's schedule.

Highway 14 Watermain Lining

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

Reinforce the 12-inch ductile iron pipe by lining it.

Engagement Strategy

- ◆ Community Investment Plan
- ◆ Open House
- ◆ City Website (community investment plan project pages)
- ◆ Other

Project Uses

	2026	2027	2028	2029	2030	Total
Highway 14 West water main lining	650,000	0	0	0	0	650,000
Total	650,000	0	0	0	0	650,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	650,000	0	0	0	0	650,000
Total	650,000	0	0	0	0	650,000

Project Timeline

2026 based off the contractor's schedule.

RO Pilot test

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

6 month pilot test verifying the compatibility of an RO system and Mankato's drinking water supply.

Project Uses

	2026	2027	2028	2029	2030	Total
	275,000	0	0	0	0	275,000
Total	275,000	0	0	0	0	275,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	275,000	0	0	0	0	275,000
Total	275,000	0	0	0	0	275,000

Project Timeline

Spring into summer of 2026.

Water Meter Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2033

Project Description

Annual contribution towards future Water Meter Replacement

Water meters typically have a 20 year lifecycle which with the current replacement in 2024-2026 we would be looking to start saving up for future replacements via cash versus having to take on new debt.

Engagement Strategy

N/A

Project Uses

	2026	2027	2028	2029	2030	Total
Water Meter Reserve	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Project Timeline

2023 -2043 - annual contribution

Well 13 Lateral installation

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2027

Project Description

Well 13 lateral replacement. The work will need to be done in the off peak pumping. Which is October-March and the duration of the project will be 4 months.

Project Uses

	2026	2027	2028	2029	2030	Total
	50,000	3,915,000	0	0	0	3,965,000
Total	50,000	3,915,000	0	0	0	3,965,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	50,000	3,915,000	0	0	0	3,965,000
Total	50,000	3,915,000	0	0	0	3,965,000

Project Timeline

Fall of 2026 into 2027.

WHF Overhead Door Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

WHF drive through bay door replacement

Project Uses

	2026	2027	2028	2029	2030	Total
	17,000	0	0	0	0	17,000
Total	17,000	0	0	0	0	17,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Water Revenue	17,000	0	0	0	0	17,000
Total	17,000	0	0	0	0	17,000

Project Timeline

Spring based on contractor's schedule and availability of materials

Booster installation at North City Reservoir

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2027 - 2028

Project Description

Booster pump installation, installation of a water main along highway 14 and under to connect to the upper system, roof replacement, and install a blacktop driveway with concrete apron

Project Uses

	2026	2027	2028	2029	2030	Total
Boosters Installation	0	50,000	3,015,000	0	0	3,065,000
Total	0	50,000	3,015,000	0	0	3,065,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Loan/Bond Proceeds	0	50,000	3,015,000	0	0	3,065,000
Total	0	50,000	3,015,000	0	0	3,065,000

Project Timeline

RFP in 2026 with the installation of pipe, pumps, roof, and driveway in 2027.

Deep Well Emergency Connection

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2027 - 2028

Project Description

Deep well bypass for critical outage situations.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	35,000	1,112,000	0	0	1,147,000
Total	0	35,000	1,112,000	0	0	1,147,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	35,000	1,112,000	0	0	1,147,000
Total	0	35,000	1,112,000	0	0	1,147,000

Project Timeline

Fall of 2027

Remote Site PLC upgrade

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2027 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Remote Site PLC upgrade	0	75,000	0	75,000	90,000	240,000
Total	0	75,000	0	75,000	90,000	240,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	75,000	0	75,000	90,000	240,000
Total	0	75,000	0	75,000	90,000	240,000

Project Timeline

Fall of 2027

RFP for new Water Tower

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2027 - 2027

Project Description

RFP in 2027 for the installation of a third water tower on the east end of town. In the RFP will be design, location, capacity, and bidding for contractors. The current timeline for RFP to construction is 30-60 months out. Tower would be built in 2030 based off contractor projections.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Project Timeline

Spring of 2027

Dolph Reservoir Roof Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

Dolph Reservoir roof replacement.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	0	200,000	0	0	200,000
Total	0	0	200,000	0	0	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	200,000	0	0	200,000
Total	0	0	200,000	0	0	200,000

Project Timeline

Summer of 2028

Membrane Filter Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

Replacement of 640 membrane modules.

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

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

The LRV is a number that is calculated by using the last known filtration volume, last known pressure/trans membrane pressure, and the displaced flow on the Membrane Integrity Panel. This test is done daily to record any perforations in the membrane surface where contaminants would have the possibility to pass.

Membrane pinning is a process where the leaks are isolated to the A or B side of the filter. Maintenance will conduct a MIT Diagnostic on the filter in question. At this time they will use an electronic stethoscope to listen for fiber breakage. All vessels with possible leaks are recorded. The filter is then drained and locked out. The modules are pulled and submerged in a water bath, the filtrate side of the fiber is pressurized with air. If there is a leak, air bubbles will expose themselves from one of the 10,000 fibers on the module surface.

Project Uses

	2026	2027	2028	2029	2030	Total
Construction	0	0	575,000	0	0	575,000
Total	0	0	575,000	0	0	575,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	575,000	0	0	575,000
Total	0	0	575,000	0	0	575,000

Project Timeline

Installation Fall of 2027 or spring of 2028

Softener HVAC Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

Replacement of the rooftop units. We have been cycling through them as parts become obsolete or the maintenance items exceeds the value of the unit. Burners have begun to corrode in recent years.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	0	300,000	0	0	300,000
Total	0	0	300,000	0	0	300,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Water Revenue	0	0	300,000	0	0	300,000
Total	0	0	300,000	0	0	300,000

Project Timeline

Spring of 2028

Well 15 rehab and inspection

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

n/a

Project Uses

	2026	2027	2028	2029	2030	Total
well 15 rehab and inspection	0	0	80,000	0	0	80,000
Total	0	0	80,000	0	0	80,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	80,000	0	0	80,000
Total	0	0	80,000	0	0	80,000

Project Timeline

n/a

WHF HVAC Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

Replace the original rooftop unit. would be 29 years of use at the time of replacement.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	0	80,000	0	0	80,000
Total	0	0	80,000	0	0	80,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Water Revenue	0	0	80,000	0	0	80,000
Total	0	0	80,000	0	0	80,000

Project Timeline

Spring based off contractor's schedule and lead time.

High Lift Pump Station HVAC Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2029 - 2029

Project Description

Replace the HVAC for the building based off contractor's schedule.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	0	0	215,000	0	215,000
Total	0	0	0	215,000	0	215,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Water Revenue	0	0	0	215,000	0	215,000
Total	0	0	0	215,000	0	215,000

Project Timeline

Based off Contractor.

Surge Protection device additions

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2029 - 2029

Project Description

Add electrical protection devices. With all the sensitive electrical components they are prone to failure under surges so this will protect the drives, PLC's, and other sensitive equipment.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	0	0	125,000	0	125,000
Total	0	0	0	125,000	0	125,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Water Revenue	0	0	0	125,000	0	125,000
Total	0	0	0	125,000	0	125,000

Project Timeline

Spring based off lead and contractor schedule

WTP Upper Roof Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2029 - 2029

Project Description

Main Water Plant Roof Replacement.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	0	0	300,000	0	300,000
Total	0	0	0	300,000	0	300,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	300,000	0	300,000
Total	0	0	0	300,000	0	300,000

Project Timeline

Summer of 2029, depending on contractor's schedule.

Dolph Booster Pump Upgrade

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2030 - 2030

Project Description

The current boosters produce a maximum amount of 1350 gallons per minute. To meet the growing demand of the East side of Mankato the boosters will need to be upsized to keep a sufficiently producing third booster station. The upgrade would include the installation of a generator.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	0	0	0	900,000	900,000
Total	0	0	0	0	900,000	900,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	900,000	900,000
Total	0	0	0	0	900,000	900,000

Project Timeline

Fall of 2030

Madison Tower Rehab RFP

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2030 - 2030

Project Description

RFP for the design, bidding, and project management of the full wet and dry rehab of the tower.

Project Uses

	2026	2027	2028	2029	2030	Total
	0	0	0	0	50,000	50,000
Total	0	0	0	0	50,000	50,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	50,000	50,000
Total	0	0	0	0	50,000	50,000

Project Timeline

Winter/Spring of 2030.

Wastewater Plant Capital Improvement Fund

Cash Flow

Wastewater Plant Capital Impr						
Projected Fund Balance	2026	2027	2028	2029	2030	
	\$5,299,412	\$6,337,707	\$7,913,947	\$5,442,250	\$7,333,367	
Transfer-In Wastewater	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	
Blower Reserve - Release			\$1,537,500			
Available Funds	\$ 7,299,412	\$ 8,337,707	\$ 11,451,447	\$ 7,442,250	\$ 9,333,367	
Project Title						
	2026	2027	2028	2029	2030	Total
Blower Replacement with turbo blowers			\$5,300,000			\$5,300,000
Disc filter panel replacement	\$65,000		\$68,000			\$133,000
EQ Tank Propeller Mixers					\$85,963	\$85,963
Influent Pumps VFD replacement	\$94,057	\$98,760	\$103,698	\$108,883		\$405,398
Chlorine Analyzer replacement	\$52,648					\$52,648
20 Year Facility plan			\$500,000			\$500,000
WRF Reclaim pump rebuilds	\$50,000		\$37,500		\$55,000	\$142,500
WRF Actiflo lamella tube replacement		\$325,000				\$325,000
Secondary Scum Pump station removal	\$200,000					\$200,000
Regional trunk line - engineering work / construction 3rd ave	\$500,000					\$500,000
Total	\$961,705	\$423,760	\$6,009,198	\$108,883	\$140,963	\$7,644,508
Blower Replacement Reserve	\$1,537,500	\$1,537,500	\$0	\$0	\$0	
Fund Balance	\$6,337,707	\$7,913,947	\$5,442,250	\$7,333,367	\$9,192,404	
Reserve Target	\$ 1,000,000	\$ 1,030,000	\$ 1,060,000	\$ 1,090,000	\$ 1,120,000	

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
2025 - Upgrade regional trunk line - Thompson Ravine to WRRF (customer community line)	2026	500,000
Chlorine analyzer replacement	2026	52,648
Disc filter panel replacement 22 - 2028	2026	65,000
Influent VFD replacement	2026	94,057
Reclaim Pump Rebuilds	2026	50,000
Secondary scum station removal	2026	200,000
Total		961,705

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Actiflo Lamella Tube Replacement	2027	325,000
Disc filter panel replacement 22 - 2028	2027	0
Influent VFD replacement	2027	98,760
Reclaim Pump Rebuilds	2027	0
Total		423,760

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
20 Year WRRF Facility plan	2028	500,000
2028 - Blower Replacement with turbo blowers	2028	5,300,000
Disc filter panel replacement 22 - 2028	2028	68,000
Influent VFD replacement	2028	103,698
Reclaim Pump Rebuilds	2028	37,500
Total		6,009,198

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Influent VFD replacement	2029	108,883
Reclaim Pump Rebuilds	2029	0
Total		108,883

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
EQ Tank Propeller Mixers	2030	85,963
Reclaim Pump Rebuilds	2030	55,000
Total		140,963

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

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

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

Engagement Strategy

Community Investment Plan open house

City website (Community Investment Plan project pages)

Project Uses

	2026	2027	2028	2029	2030	Total
construction	400,000	0	0	0	0	400,000
contingency	0	0	0	0	0	0
engineering	100,000	0	0	0	0	100,000
Materials	0	0	0	0	0	0
Total	500,000	0	0	0	0	500,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	500,000	0	0	0	0	500,000
Loan/Bond Proceeds	0	0	0	0	0	0
Total	500,000	0	0	0	0	500,000

Project Timeline

Work with internal engineering staff in 2025 on design plan.

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

Chlorine analyzer replacement

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

Order new chlorine analyzers for reuse water system.

Remove existing ORP meters to be repurposed in other parts of the plant.

Replumb supply water to new location.

Install new analyzers.

Perform control work to connect new analyzers to SCADA.

Project Uses

	2026	2027	2028	2029	2030	Total
Chlorine analyzers	30,148	0	0	0	0	30,148
Construction install	12,000	0	0	0	0	12,000
Controls adjustment	5,000	0	0	0	0	5,000
Plumbing	5,500	0	0	0	0	5,500
Total	52,648	0	0	0	0	52,648

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	52,648	0	0	0	0	52,648
Total	52,648	0	0	0	0	52,648

Project Timeline

- ◆ Order equipment Jan 2025
- ◆ Install equipment in late spring utilizing on-site contract or for D&D project.

Disc filter panel replacement 22 - 2028

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2028

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Replacement Filter Panels	65,000	0	68,000	0	0	133,000
Total	65,000	0	68,000	0	0	133,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	65,000	0	68,000	0	0	133,000
Total	65,000	0	68,000	0	0	133,000

Project Timeline

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

Influent VFD replacement

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2029

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Replace 1 VFD drive at IPS	94,057	98,760	103,698	108,883	0	405,398
Total	94,057	98,760	103,698	108,883	0	405,398

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	94,057	98,760	103,698	108,883	0	405,398
Total	94,057	98,760	103,698	108,883	0	405,398

Project Timeline

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

Reclaim Pump Rebuilds

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2030

Project Description

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

Engagement Strategy

na

Project Uses

	2026	2027	2028	2029	2030	Total
Pump Rebuilds	50,000	0	37,500	0	55,000	142,500
Total	50,000	0	37,500	0	55,000	142,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	50,000	0	37,500	0	55,000	142,500
Total	50,000	0	37,500	0	55,000	142,500

Project Timeline

- ◆ Early Spring or late fall of 2026 remove pump for inspection and rebuild. Timing will be dependent on power plant schedule.
- ◆ 2026 and 2028 will be 150 hp pump rebuilds
- ◆ 2027 and 2029 will be 300 hp pump rebuilds

Secondary scum station removal

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

Removal of piping and electrical system for scum removal system near the final clarifiers. Install a drain pipe 50 feet to allow all scum build up to flow back to the front of the plant to offload from new RDT's being installed.

Project Uses

	2026	2027	2028	2029	2030	Total
construction	200,000	0	0	0	0	200,000
Total	200,000	0	0	0	0	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	200,000	0	0	0	0	200,000
Total	200,000	0	0	0	0	200,000

Project Timeline

- ◆ Fall of 2025 design project using Bolton and Menk or Black and Veatch contract.
- ◆ Spring / summer - bid project or issue work change direct i vet o R ce Laket o perf α m work.

Actiflo Lamella Tube Replacement

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2027 - 2027

Project Description

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

Engagement Strategy

n/a

Project Uses

	2026	2027	2028	2029	2030	Total
Actiflo Lamella Tube Replacement	0	325,000	0	0	0	325,000
Total	0	325,000	0	0	0	325,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	325,000	0	0	0	325,000
Total	0	325,000	0	0	0	325,000

Project Timeline

- ◆ Winter of 2026 - engineering design
- ◆ Spring 2027 - product ordered
- ◆ Fall of 2027 - installation during MECs shut down

20 Year WRRF Facility plan

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Engineering Design of Facility Plan	0	0	500,000	0	0	500,000
Total	0	0	500,000	0	0	500,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	500,000	0	0	500,000
Total	0	0	500,000	0	0	500,000

Project Timeline

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

2028 - Blower Replacement with turbo blowers

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Equipment	0	0	5,300,000	0	0	5,300,000
Total	0	0	5,300,000	0	0	5,300,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	5,300,000	0	0	5,300,000
Total	0	0	5,300,000	0	0	5,300,000

Project Timeline

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

EQ Tank Propeller Mixers

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2030 - 2030

Project Description

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

Project Uses

	2026	2027	2028	2029	2030	Total
Consulting	0	0	0	0	30,963	30,963
Mixing Equipment and installation	0	0	0	0	55,000	55,000
Total	0	0	0	0	85,963	85,963

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	85,963	85,963
Total	0	0	0	0	85,963	85,963

Project Timeline

- ◆ Project moved to post facility plan in 2026.
- ◆ Will update timeline in 2027 budget input.

WW Collections Capital Improvement Fund

Cash Flow

<u>Sewer Collection Capital</u>		<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Projected Fund Balance		\$198,001	\$398,001	\$598,001	\$798,001	\$998,001
<u>Transfer-In Sewer Capital</u>		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
<u>Available Funds</u>	\$	398,001	\$ 598,001	\$ 798,001	\$ 998,001	\$ 1,198,001
Project Title		2026	2027	2028	2029	2030
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fund Balance	\$	398,001	\$ 598,001	\$ 798,001	\$ 998,001	\$ 1,198,001
Reserve Target	\$	500,000	\$ 515,000	\$ 530,000	\$ 545,000	\$ 560,000

Stormwater Capital Fund

Cash Flow

<u>Stormwater Capital</u>		<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>Illustrative</u>
Projected Fund Balance		\$2,862,647	\$2,914,660	\$3,639,660	\$2,881,534	\$2,833,928	
<u>Transfer-In Stormwater</u>		\$850,000	\$925,000	\$950,000	\$850,000	\$850,000	
<u>Available Funds</u>		\$3,712,647	\$3,839,660	\$4,589,660	\$3,731,534	\$3,683,928	
<u>Project Title</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>Total</u>	
Honeymead Pump Station Facility & Electrical	\$697,988					\$697,988	
Indian Creek Pump Station Facility & Electrical		\$100,000	\$1,508,126			\$1,608,126	
Mulberry Pumping Station Facility & Electrical			\$100,000	\$797,606		\$897,606	
Warren Creek Facility & Electrical						\$0	\$1,523,833
Private Property BMPs	\$100,000	\$100,000	\$100,000	\$100,000		\$400,000	
Total	\$797,988	\$200,000	\$1,708,126	\$897,606	\$0	\$3,603,719	\$1,523,833
Fund Balance		\$2,914,660	\$3,639,660	\$2,881,534	\$2,833,928	\$3,683,928	
Reserve Target		\$1,750,000	\$2,000,000	\$2,060,000	\$2,120,000	\$2,180,000	

CIP Fund Overview 2026

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

CIP Fund Overview 2027

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

CIP Fund Overview 2028

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

CIP Fund Overview 2029

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

Illustrative CIP Fund Overview

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

Honeymead Pump Station Facility & Electrical

Department: STORMWATER CAPITAL FUND

Project Years: 2026 - 2026

Project Description

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

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Construction	628,189	0	0	0	0	628,189
Contingency	69,799	0	0	0	0	69,799
Engineering	0	0	0	0	0	0
Total	697,988	0	0	0	0	697,988

Funding and Sources

	2026	2027	2028	2029	2030	Total
Stormwater Revenue	697,988	0	0	0	0	697,988
Total	697,988	0	0	0	0	697,988

Project Timeline

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

Private Property BMPs

Department: STORMWATER CAPITAL FUND

Project Years: 2026 - 2029

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
BMPs	100,000	100,000	100,000	100,000	0	400,000
Total	100,000	100,000	100,000	100,000	0	400,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	100,000	100,000	100,000	100,000	0	400,000
Total	100,000	100,000	100,000	100,000	0	400,000

Project Timeline

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

Indian Creek Pump Station Facility & Electrical

Department: STORMWATER CAPITAL FUND

Project Years: 2027 - 2028

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Construction	0	0	1,357,314	0	0	1,357,314
Contingency	0	0	150,812	0	0	150,812
Engineering	0	100,000	0	0	0	100,000
Total	0	100,000	1,508,126	0	0	1,608,126

Funding and Sources

	2026	2027	2028	2029	2030	Total
Stormwater Revenue	0	100,000	1,508,126	0	0	1,608,126
Total	0	100,000	1,508,126	0	0	1,608,126

Project Timeline

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

Mulberry Pumping Station Facility & Electrical

Department: STORMWATER CAPITAL FUND

Project Years: 2028 - 2029

Project Description

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

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Pump Station Improvements	0	0	100,000	797,606	0	897,606
Total	0	0	100,000	797,606	0	897,606

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	100,000	797,606	0	897,606
Total	0	0	100,000	797,606	0	897,606

Project Timeline

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

Sales Tax CIP

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Sales Tax - Airport

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Cash Flow

Airport Capital Improvement Fund						
	2026	2027	2028	2029	2030	
Projected Fund Balance	(\$118,650)	(\$563,275)	(\$569,125)	(\$914,025)	(\$1,128,025)	
Transfer-In Airport	\$432,000	\$440,000	\$448,000	\$456,000	\$456,000	
Available Funds	\$ 313,350	\$ (123,275)	\$ (121,125)	\$ (458,025)	\$ (672,025)	
Project Title	2026	2027	2028	2029	2030	Total
Acquire Airport Tractor/Mower		(37,500)				(37,500)
Runway 04-22 Shift Planning Study	(1,250)					(1,250)
Air Traffic Control Tower Construction	(632,550)					(632,550)
Flail Mower Attachment		(39,000)				(39,000)
Acquire Snow Removal Equipment (SRE) Loader and Plow	(11,250)					(11,250)
Acquire Snow Removal Equipment (SRE) Self Propelled Snowblower		(18,750)				(18,750)
Parking Lot/Entrance Road Pavement Rehabilitation	(90,000)					(90,000)
Runway 04-22 Shift Environmental Assessment		(7,500)				(7,500)
Runway 04/22 Shift / Temporary Extension Design			(15,000)			(15,000)
Runway 04/22 Shift, Reconstruction, Runway Lighting & Signage			(359,625)			(359,625)
Runway 15/33 Pavement Reconstruction				(300,000)		(300,000)
Runway 15/33 Rehabilitate Runway Lights				(75,000)		(75,000)
Taxiway A/D/E Intersection Reconstruction	(29,000)					(29,000)
Construct Wildlife Fencing					(112,500)	(112,500)
Construct Service Road					(45,000)	(45,000)
Replace Airfield Electrical Vault				(10,000)		(10,000)
Taxilane Pavement Reconstruction J/K/N/O/P/Q		(243,100)				(243,100)
Taxiway A Reconstruction				(125,000)		(125,000)
Runway Protection Zone (RPZ) Land Acquisition			(6,250)			(6,250)
Taxiway B Reconstruction			(192,025)			(192,025)
Acquire Snow Removal Equipment (SRE) - Boom Truck with Jets			(120,000)			(120,000)
3030 S Airport Rd Hangar (Piston Shop) Roof Replacement				(160,000)		(160,000)
Relocate Airport Beacon	(10,500)					(10,500)
Overhead Door Maintenance	(40,000)	(50,000)	(30,000)		(50,000)	(170,000)
Heater & Exhaust Fan Replacement	(30,000)		(30,000)		(30,000)	(90,000)
Airport Facility Rekey & Hardware Replacement	(30,000)	(50,000)	(40,000)		(20,000)	(140,000)
Enhanced Taxiway Markings (Part 139)	(2,075)					(2,075)
Airport Terminal HVAC Replacement						(1,200,000)
Airport Terminal Roof Replacement						(960,000)
Total	(876,625)	(445,850)	(792,900)	(670,000)	(257,500)	(3,042,875)
Fund Balance	(\$563,275)	(\$569,125)	(\$914,025)	(\$1,128,025)	(\$929,525)	

Illustrative

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Acquire Snow Removal Equipment (SRE) Loader and Plow	2026	450,000
Construct New Federal Contract Airport Traffic Control Tower	2026	25,302,000
Enhanced Taxiway Markings (Part 139)	2026	83,000
Mankato Regional Airport - Airport Facility Rekey	2026	30,000
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2026	30,000
Mankato Regional Airport - Overhead Door Maintenance	2026	40,000
Parking Lot / Entrance Road Pavement Rehabilitation	2026	300,000
Runway 04-22 Shift Planning Study	2026	50,000
Taxiway A/D/E Intersection Reconstruction	2026	1,160,000
Total		27,445,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Acquire Airport Tractor/Mower	2027	125,000
Acquire Flail Mower Attachment	2027	130,000
Acquire Snow Removal Equipment (SRE) Self Propelled Snowblower	2027	750,000
Mankato Regional Airport - Airport Facility Rekey	2027	50,000
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2027	0
Mankato Regional Airport - Overhead Door Maintenance	2027	50,000
Runway 04-22 Shift Environmental Assessment	2027	150,000
Taxi Lanes J/K/N/O/P/Q Pavement Rehabilitation	2027	1,104,900
Total		2,359,900

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Acquire Snow Removal Equipment (SRE) - Boom Truck with Jets	2028	400,000
Mankato Regional Airport - Airport Facility Rekey	2028	40,000
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2028	30,000
Mankato Regional Airport - Overhead Door Maintenance	2028	30,000
Runway 04-22 Shift / Temporary Extension Design	2028	300,000
Runway 04/22 Shift, Reconstruction, Runway Lighting & Signage	2028	7,192,500
Runway Protection Zone (RPZ) Land Acquisition	2028	125,000
Taxiway B Reconstruction	2028	2,226,376
Total		10,343,876

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
3030 S Airport Rd Hangar (Piston Shop) Roof Replacement	2029	160,000
Mankato Regional Airport - Airport Facility Rekey	2029	0
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2029	0
Mankato Regional Airport - Overhead Door Maintenance	2029	0
Rehabilitate Airfield Electrical Vault	2029	200,000
Runway 15/33 Pavement Reconstruction	2029	6,000,000
Runway 15/33 Rehabilitate Runway Lights	2029	1,500,000
Taxiway A Reconstruction	2029	2,500,000
Total		10,360,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Construct Service Road	2030	900,000
Construct Wildlife Fencing	2030	2,250,000
Mankato Regional Airport - Airport Facility Rekey	2030	20,000
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2030	30,000
Mankato Regional Airport - Overhead Door Maintenance	2030	50,000
Total		3,250,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Airport Terminal HVAC Replacement	2030	1,200,000
Airport Terminal Roof Replacement	2030	960,000
Total		2,160,000

Acquire Snow Removal Equipment (SRE) Loader and Plow

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

Replace Snow Removal Equipment (SRE) - Loader and Plow Unit #91. Price confirmed by Ben Sparks 5/29/2025. (SS)

Project Uses

	2026	2027	2028	2029	2030	Total
Snow REmoval Equipment (SRE) Loader and Plow	450,000	0	0	0	0	450,000
Total	450,000	0	0	0	0	450,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	11,250	0	0	0	0	11,250
Federal Funding	427,500	0	0	0	0	427,500
State Funding	11,250	0	0	0	0	11,250
Total	450,000	0	0	0	0	450,000

Project Timeline

n/a

Construct New Federal Contract Airport Traffic Control Tower

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

Construct a new federal contract Airport Traffic Control Tower. Includes Construction \$18,089,000, Design Contingency \$2,713,000, Equipment \$1,500,000 and Engineering \$3,000,000 (ss)

Project Uses

	2026	2027	2028	2029	2030	Total
Construct New Federal Contract Airport Traffic Control Tower	25,302,000	0	0	0	0	25,302,000
Total	25,302,000	0	0	0	0	25,302,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	632,550	0	0	0	0	632,550
Federal Funding	24,036,900	0	0	0	0	24,036,900
State Funding	632,550	0	0	0	0	632,550
Total	25,302,000	0	0	0	0	25,302,000

Project Timeline

n/a

Enhanced Taxiway Markings (Part 139)

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

Enhanced taxiway markings are intended to provide additional visual cues to taxiing pilots to help them identify the location of the runway holding position as a runway incursion prevention initiative. For Part 139 airports, all taxiways that intersect a runway must have an enhanced taxiway centerline marking. Includes Construction \$62,000, Engineering \$16,000, and Administrative Costs \$5,000. (ss)

Project Uses

	2026	2027	2028	2029	2030	Total
Enhanced Taxiway Marking (Part 139)	83,000	0	0	0	0	83,000
Total	83,000	0	0	0	0	83,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Federal Funding	78,850	0	0	0	0	78,850
Sales Tax	2,075	0	0	0	0	2,075
State Funding	2,075	0	0	0	0	2,075
Total	83,000	0	0	0	0	83,000

Project Timeline

Federal Fiscal Grant Year 2026

Mankato Regional Airport - Airport Facility Rekey

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2030

Project Description

Rekey of the entire airport complex - multi year project. There are over 75 hangar units on the airfield. A rekey of the airport facility is needed to bring the complex into conformity with the city wide keying system currently in place. This will also allow updates to failed door hardware and simplify the keying structure to make it easier for staff to identify the correct key. With the addition of the air traffic control tower and FAA staff on site daily, security and access control will need to be increased from the current levels.

Project Uses

	2026	2027	2028	2029	2030	Total
Airport rekey	30,000	50,000	40,000	0	20,000	140,000
Total	30,000	50,000	40,000	0	20,000	140,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	30,000	50,000	40,000	0	20,000	140,000
Total	30,000	50,000	40,000	0	20,000	140,000

Project Timeline

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

Mankato Regional Airport - Heater & Exhaust Fan Replacement

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2030

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Heater & Exhaust Fan Replacement	30,000	0	30,000	0	30,000	90,000
Total	30,000	0	30,000	0	30,000	90,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	30,000	0	30,000	0	30,000	90,000
Total	30,000	0	30,000	0	30,000	90,000

Project Timeline

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

Mankato Regional Airport - Overhead Door Maintenance

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2030

Project Description

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

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Door maintenance	40,000	50,000	30,000	0	50,000	170,000
Total	40,000	50,000	30,000	0	50,000	170,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	40,000	50,000	30,000	0	50,000	170,000
Total	40,000	50,000	30,000	0	50,000	170,000

Project Timeline

Repairs will be made each spring/summer.

Parking Lot / Entrance Road Pavement Rehabilitation

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

Landside improvements to rehabilitate the Airport Parking Lot / Airport Entrance Road Pavement. (SS)

Project Uses

	2026	2027	2028	2029	2030	Total
Rehabilitate the Airport Parking Lot / Airport Entrance Road Pavement.	300,000	0	0	0	0	300,000
Total	300,000	0	0	0	0	300,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	90,000	0	0	0	0	90,000
State Funding	210,000	0	0	0	0	210,000
Total	300,000	0	0	0	0	300,000

Project Timeline

N/A

Runway 04-22 Shift Planning Study

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

Sequenced part of the Runway 04/22 Shift / Temporary Extension (400') Project. The project has been delayed to later years on account of the Airport Traffic Control Tower project. (SS)

Project Uses

	2026	2027	2028	2029	2030	Total
Runway 04-22 Shift Planning Study	50,000	0	0	0	0	50,000
Total	50,000	0	0	0	0	50,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Federal Funding	47,500	0	0	0	0	47,500
Sales Tax	1,250	0	0	0	0	1,250
State Funding	1,250	0	0	0	0	1,250
Total	50,000	0	0	0	0	50,000

Project Timeline

n/a

Taxiway A/D/E Intersection Reconstruction

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

Reconstruct the intersection of Taxiway A/D/E to improve safety of the intersection, improve the movement of non-aircraft, and recondition the pavement. Includes Construction \$985,000, Engineering \$170,000, and Administrative \$5,000 (SS)

Project Uses

	2026	2027	2028	2029	2030	Total
Taxiway A/D/E Intersection Reconstruction	1,160,000	0	0	0	0	1,160,000
Total	1,160,000	0	0	0	0	1,160,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Federal Funding	1,102,000	0	0	0	0	1,102,000
Sales Tax	29,000	0	0	0	0	29,000
State Funding	29,000	0	0	0	0	29,000
Total	1,160,000	0	0	0	0	1,160,000

Project Timeline

N/A

Acquire Airport Tractor/Mower

Department: SALES TAX - AIRPORT

Project Years: 2027 - 2027

Project Description

Acquire Airport tractor/mower to replace unit #95. This tractor/mower would be a replacement unit for one of the current tractors at the airport. This piece of equipment is primarily used for mowing in the summer months. Purchase dependent on receiving a MNDOT grant.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Acquire tractor/mower	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	37,500	0	0	0	37,500
State Funding	0	87,500	0	0	0	87,500
Total	0	125,000	0	0	0	125,000

Project Timeline

Depending upon grant timelines (SS)

Acquire Flail Mower Attachment

Department: SALES TAX - AIRPORT

Project Years: 2027 - 2027

Project Description

Acquire flail mower attachment for airport tractor. A flail mower attachment for the airport tractor would be a new piece of equipment. The flail mower is used for cutting larger brush and vegetation that would not be able to be cut with a standard rotary mower. This would allow for more cost effective maintenance of some of the areas on the airport grounds to be maintained vs. using manpower to cut back brush.

Purchase dependent on receiving a MNDOT grant.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Acquire flail mower attachment	0	130,000	0	0	0	130,000
Total	0	130,000	0	0	0	130,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	39,000	0	0	0	39,000
State Funding	0	91,000	0	0	0	91,000
Total	0	130,000	0	0	0	130,000

Project Timeline

Depends upon State Grant timelines

Acquire Snow Removal Equipment (SRE) Self Propelled Snowblower

Department: SALES TAX - AIRPORT

Project Years: 2027 - 2027

Project Description

Acquire Snow Removal Equipment (SRE) Self Propelled Snowblower to replace Unit #93

Project Uses

	2026	2027	2028	2029	2030	Total
Acquire SRE	0	750,000	0	0	0	750,000
Total	0	750,000	0	0	0	750,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	18,750	0	0	0	18,750
Federal Funding	0	712,500	0	0	0	712,500
State Funding	0	18,750	0	0	0	18,750
Total	0	750,000	0	0	0	750,000

Project Timeline

na

Runway 04-22 Shift Environmental Assessment

Department: SALES TAX - AIRPORT

Project Years: 2027 - 2027

Project Description

Sequenced part of the Runway 04/22 Shift / Temporary Extension (400') Project. The project has been delayed to later years on account of the Airport Traffic Control Tower project. (SS)

Project Uses

	2026	2027	2028	2029	2030	Total
Runway 04-22 Shift Environmental Assessment	0	150,000	0	0	0	150,000
Total	0	150,000	0	0	0	150,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Federal Funding	0	135,000	0	0	0	135,000
Sales Tax	0	7,500	0	0	0	7,500
State Funding	0	7,500	0	0	0	7,500
Total	0	150,000	0	0	0	150,000

Project Timeline

n/a

Taxi Lanes J/K/N/O/P/Q Pavement Rehabilitation

Department: SALES TAX - AIRPORT

Project Years: 2027 - 2027

Project Description

Provides for the rehabilitation of Taxi Lanes J, K, N, O, P, and Q to extend the useful life. Work will include removal, asphalt paving, and pavement markings. Includes Construction \$930,000, Engineering \$170,000, and Administrative \$5,000 (ss)

Project Uses

	2026	2027	2028	2029	2030	Total
Taxi Lanes J, K, N, O, P and Q Rehabilitation	0	1,104,900	0	0	0	1,104,900
Total	0	1,104,900	0	0	0	1,104,900

Funding and Sources

	2026	2027	2028	2029	2030	Total
Federal Funding	0	318,240	0	0	0	318,240
Sales Tax	0	243,000	0	0	0	243,000
State Funding	0	543,660	0	0	0	543,660
Total	0	1,104,900	0	0	0	1,104,900

Project Timeline

n/a

Acquire Snow Removal Equipment (SRE) - Boom Truck with Jets

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

N/A

Project Uses

	2026	2027	2028	2029	2030	Total
Snow Removal Equipment	0	0	400,000	0	0	400,000
Total	0	0	400,000	0	0	400,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	120,000	0	0	120,000
State Funding	0	0	280,000	0	0	280,000
Total	0	0	400,000	0	0	400,000

Project Timeline

N/A

Runway 04-22 Shift / Temporary Extension Design

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

Sequenced part of the Runway 04/22 Shift / Temporary Extension (400') Project. The project has been delayed to later years on account of the Airport Traffic Control Tower project. (SS)

Originally stated: As part of the 2027 04/22 runway shift design work needs to be completed.

Project Uses

	2026	2027	2028	2029	2030	Total
Design	0	0	300,000	0	0	300,000
Total	0	0	300,000	0	0	300,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	15,000	0	0	15,000
Federal Funding	0	0	270,000	0	0	270,000
State Funding	0	0	15,000	0	0	15,000
Total	0	0	300,000	0	0	300,000

Project Timeline

N/A

Runway 04/22 Shift, Reconstruction, Runway Lighting & Signage

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

This multi-year project seeks to improve the runway visibility zone (RVZ) by shifting Runway 04/22 400-feet to the northwest, replace the Runway End Identifier Lights (REIL) Lights / Precision Approach Path Indicator (PAPI), runway lights, and reconstruct the remaining 4,000-feet of runway pavement. Runway 15-33 was extended in 2007 from 5,400 feet to 6,600 feet. However, with the extension, the line-of-sight points associated with Runways 15/33 and 04/22 shifted the runway visibility zone (RVZ) onto the terminal apron. As a result, use of the apron for aircraft parking is not allowed since it would impede the line-of-sight requirements. According to AC 150/5300-13A, a modification to this requirement may be approved if an acceptable level of safety is maintained as a result of:

"1) the airport has a 24-hour control tower; and 2) the operation of the control tower will continue based on acceptable activity forecasts."

Thus, to allow for use of the terminal apron (Apron A) for flight training, corporate and potential charter operations, a modification of the RVZ is needed. Options considered as part of the alternatives analysis include: 1) No build 2) Reconfigure apron parking area geometry/parking areas, 3) Shift Runway 04/22 Northeast by 200 feet, 4) Shift Runway 04/22 Northeast by 400 feet, and/or 5) Shift Runway 04/22 Northeast by 1,114-feet. The preferred long-term RVZ mitigation alternative is Option 4 to shift Runway 4-22 by 400 feet to the northeast to allow for existing and a reasonable future apron expansion without parked aircraft within the RVZ. A short-term interim solution is Option 1, which would allow the airport to meet design standards but reduce capacity and convenience. Other options did not improve apron utility significantly or result in a higher development cost. Option 4 provides a reasonable balance between cost and utility. This project will be reevaluated pending the outcome and timeline of the FAA Air Traffic Control Tower but will most likely still be needed as the tower will not be in operation 24-hours a day.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Pavement Reconstruction	0	0	4,303,000	0	0	4,303,000
Reconstruct Runway Signage	0	0	245,000	0	0	245,000
Rehabilitate Runway Lights	0	0	882,000	0	0	882,000
REIL/PAPI Light Replacement	0	0	291,000	0	0	291,000
Shift/Temporary Extension	0	0	1,471,500	0	0	1,471,500
Total	0	0	7,192,500	0	0	7,192,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	359,625	0	0	359,625
Federal Funding	0	0	6,473,250	0	0	6,473,250
State Funding	0	0	359,625	0	0	359,625
Total	0	0	7,192,500	0	0	7,192,500

Project Timeline

Timeline does not accurately reflect the delayed implementation of the project; however, the sequence is valid. (SS)

- ◆ 2023 - Master Plan Update Required (Triggering Event)
- ◆ 2025 - Environmental Assessment
- ◆ 2026 - Land Acquisition- Runway 22 Approach(Parcel 15C- 6.6 ac)
- ◆ 2026 - Runway 04/22 Shift / Temporary Extension(400) Design
- ◆ 2027 - Runway 04/22 Shift / Temporary Extension(400) Construction
- ◆ 2027 - Runway 04/22 REIL/PAPI Replacement
- ◆ 2027 - Replace 04/22 Runway Lights
- ◆ 2027 - Runway 04/22 Pavement Reconstruction

Runway Protection Zone (RPZ) Land Acquisition

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

Land acquisition of parcel 15C totaling 1.2 acres and 15B totaling 5.4 acres in order to accomplish runway 04/22 shift and temporary extension. Identified in the Masterplan to improve the runway protection zone.

This is a change from the previous acquisition entry of 3C and 22A totaling 4.8 acres because they are not associated with runway 04/22 (SS)

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Acquire Parcel 15C (6.6 ac)	0	0	125,000	0	0	125,000
Total	0	0	125,000	0	0	125,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	6,250	0	0	6,250
Federal Funding	0	0	112,500	0	0	112,500
State Funding	0	0	6,250	0	0	6,250
Total	0	0	125,000	0	0	125,000

Project Timeline

2028 - Acquire parcel - Originally scheduled for 2026, the entire project has shifted to later years due to the Airport Traffic Control Tower Project (SS)

Taxiway B Reconstruction

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

Associated with Runway 04/22 Shift restores full useful life.

Includes Construction \$1,954,810 Engineering \$266,565 Admin \$5,000 (ss)

Project Uses

	2026	2027	2028	2029	2030	Total
Taxiway B Reconstruction	0	0	2,226,376	0	0	2,226,376
Total	0	0	2,226,376	0	0	2,226,376

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	192,025	0	0	192,025
Federal Funding	0	0	1,713,196	0	0	1,713,196
State Funding	0	0	321,155	0	0	321,155
Total	0	0	2,226,376	0	0	2,226,376

Project Timeline

n/a

3030 S Airport Rd Hangar (Piston Shop) Roof Replacement

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

The existing roof has been in need of replacement for some time. A coating was applied to the seams and certain leaking areas in 2023 to provide us a few extra years until replacement could be budgeted. The existing metal roof will be removed and a new roof will be installed.

Project Uses

	2026	2027	2028	2029	2030	Total
3030 S Airport Rd Hangar (Piston Shop) Roof Replacement	0	0	0	160,000	0	160,000
Total	0	0	0	160,000	0	160,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	160,000	0	160,000
Total	0	0	0	160,000	0	160,000

Project Timeline

- ◆ February - Request Quotations
- ◆ June - Construction

Rehabilitate Airfield Electrical Vault

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

Replace and expand the electrical vault which houses the controls for the runway lights. The electrical vault and emergency generator are housed in a building located just south of the Airport Beacon adjacent to Airport Maintenance and Terminal Facilities. Both the Electrical Vault and emergency generator, which was replaced in 2001, provides back-up power to the terminal, maintenance, CFR and gray electrical building as well as all taxiway and runway lights. As part of the airport masterplan, upgrades to the older vault regulators are recommended in addition to vault expansion.

Engagement Strategy

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

Project Uses

	2026	2027	2028	2029	2030	Total
Construction	0	0	0	200,000	0	200,000
Total	0	0	0	200,000	0	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	10,000	0	10,000
Federal Funding	0	0	0	180,000	0	180,000
State Funding	0	0	0	10,000	0	10,000
Total	0	0	0	200,000	0	200,000

Project Timeline

Timeline extended from 2027

- ◆ 2029 - Design
- ◆ 2029 - Construct i on

Runway 15/33 Pavement Reconstruction

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

N/A

Project Uses

	2026	2027	2028	2029	2030	Total
Reconstruction	0	0	0	6,000,000	0	6,000,000
Total	0	0	0	6,000,000	0	6,000,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	300,000	0	300,000
Federal Funding	0	0	0	5,400,000	0	5,400,000
State Funding	0	0	0	300,000	0	300,000
Total	0	0	0	6,000,000	0	6,000,000

Project Timeline

N/A

Runway 15/33 Rehabilitate Runway Lights

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

N/A

Project Uses

	2026	2027	2028	2029	2030	Total
Replacement	0	0	0	1,500,000	0	1,500,000
Total	0	0	0	1,500,000	0	1,500,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	75,000	0	75,000
Federal Funding	0	0	0	1,350,000	0	1,350,000
State Funding	0	0	0	75,000	0	75,000
Total	0	0	0	1,500,000	0	1,500,000

Project Timeline

N/A

Taxiway A Reconstruction

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

N/A

Project Uses

	2026	2027	2028	2029	2030	Total
Reconstruction	0	0	0	2,500,000	0	2,500,000
Total	0	0	0	2,500,000	0	2,500,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	125,000	0	125,000
Federal Funding	0	0	0	2,250,000	0	2,250,000
State Funding	0	0	0	125,000	0	125,000
Total	0	0	0	2,500,000	0	2,500,000

Project Timeline

N/A

Construct Service Road

Department: SALES TAX - AIRPORT

Project Years: 2030 - 2030

Project Description

Construct service road.

Project Uses

	2026	2027	2028	2029	2030	Total
Construct Service Road	0	0	0	0	900,000	900,000
Total	0	0	0	0	900,000	900,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	45,000	45,000
Federal Funding	0	0	0	0	810,000	810,000
State Funding	0	0	0	0	45,000	45,000
Total	0	0	0	0	900,000	900,000

Project Timeline

N/A

Construct Wildlife Fencing

Department: SALES TAX - AIRPORT

Project Years: 2030 - 2030

Project Description

Construct wildlife fencing.

Project Uses

	2026	2027	2028	2029	2030	Total
Construct Wildlife Fence	0	0	0	0	2,250,000	2,250,000
Total	0	0	0	0	2,250,000	2,250,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	0	0	112,500	112,500
Federal Funding	0	0	0	0	2,025,000	2,025,000
State Funding	0	0	0	0	112,500	112,500
Total	0	0	0	0	2,250,000	2,250,000

Project Timeline

N/A

Sales Tax - Civic Center

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Cash Flow

Mankato Civic Center										
Project Name										
2026 2027 2028 2029 2030										
Projected fund balance										
\$ 1,263,044 \$ 1,468,044 \$ 1,113,204 \$ 1,209,204 \$ 1,277,204										
\$ 12,000 \$ 12,000 \$ 12,000 \$ 12,000 \$ 12,000										
\$ 595,000 \$ 607,000 \$ 619,000 \$ 631,000 \$ 643,000										
\$ 607,000 \$ 619,000 \$ 631,000 \$ 643,000 \$ 655,000										
Revenue Total										
\$ 1,870,044 \$ 2,087,044 \$ 1,744,204 \$ 1,852,204 \$ 1,932,204										
Available Funds										
Project Name										
2026 2027 2028 2029 2030										
Total										
Illustrative										
Mankato Civic Center - Fixtures, Furniture, and Equipment	\$ (100,000)	\$ (50,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (450,000)				
Mankato Civic Center - Fire & Exterior Door Replacement	\$ (120,000)		\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (270,000)				
Mankato Civic Center - ARMER Radio Replacements	\$ (32,000)	\$ (27,500)	\$ (60,000)			\$ (119,500)				
Mankato Civic Center - HVAC Replacements			\$ (50,000)	\$ (55,000)	\$ (55,000)	\$ (160,000)				
Mankato Civic Center - Building Automation System Controls Upgrades				\$ (100,000)		\$ (100,000)				
Mankato Civic Center - Loading Dock Pedestrian Gates		\$ (28,000)				\$ (28,000)				
Mankato Civic Center - Ice Plant Ammonia Valve Replacement		\$ (60,000)				\$ (60,000)				
Mankato Civic Center - Restroom Refresh Phase 2 - Banquet Hall		\$ (325,000)				\$ (325,000)				
Mankato Civic Center - Restroom Refresh Phase 3 - Arena Concourse East						\$ -			\$ (225,000)	
Mankato Civic Center - Restroom Refresh Phase 4 - Arena Concourse West						\$ -			\$ (275,000)	
Mankato Civic Center - Restroom Refresh Phase 5 - Arena Concourse South						\$ -			\$ (325,000)	
Mankato Civic Center - Restroom Refresh Phase 6 - Arena Concourse North						\$ -			\$ (450,000)	
Mankato Civic Center - Escalator Controller Replacement					\$ (160,000)	\$ (160,000)			\$ (325,000)	
Mankato Civic Center - Air Handler #10 Fresh Air Intake Design		\$ (25,000)				\$ (25,000)				
Mankato Civic Center - Air Handler #10 Fresh Air Intake Construction			\$ (100,000)			\$ (100,000)				
Mankato Civic Center - Arena First Floor Restroom ADA changing table reconfiguration						\$ -			\$ (80,000)	
Mankato Civic Center - Fire Panel Upgrade				\$ (100,000)		\$ (100,000)				
Mankato Civic Center - Grand Hall Exhaust						\$ -			\$ (275,000)	
Mankato Civic Center - Dehumidification Wheel Replacement				\$ (70,000)		\$ (70,000)				
Mankato Civic Center - Reception Hall Exterior Tuckpointing		\$ (308,340)				\$ (308,340)				
Mankato Civic Center - Reception Hall Interior Stone Repairs					\$ (120,000)	\$ (120,000)				
Mankato Civic Center - Building Exterior Base Lime Stone Replacement						\$ -			\$ (300,000)	
Mankato Civic Center - Walk In Cooler/Freezer Replacements						\$ -			\$ (300,000)	
Mankato Civic Center - Arena Chair Replacement						\$ -			\$ (350,000)	
Mankato Civic Center - Arena Lobby Glass Curtain Wall Window Resealing						\$ -			\$ (100,000)	
Mankato Civic Center - Main Boiler Plant Replacement Design				\$ (100,000)		\$ (100,000)				
Mankato Civic Center - Main Boiler Plant Replacement						\$ -			\$ (2,600,000)	
Mankato Civic Center - Reverse Osmosis Water System for Arena Ice						\$ -			\$ (120,000)	
Mankato Civic Center - Terrazzo Replacement						\$ -			\$ (425,000)	
Mankato Civic Center - Elevator Code Upgrades	\$ (150,000)	\$ (150,000)	\$ (175,000)			\$ (475,000)				
Mankato Civic Center - Arena Stage Replacement						\$ -			\$ (100,000)	
Total	\$ (402,000)	\$ (973,840)	\$ (535,000)	\$ (575,000)	\$ (485,000)	\$ (2,970,840)				
Fund Balance										
\$ 1,468,044 \$ 1,113,204 \$ 1,209,204 \$ 1,277,204 \$ 1,447,204										
Fund Balance Target										
\$ 1,060,000 \$ 1,090,000 \$ 1,120,000 \$ 1,150,000 \$ 1,180,000										
Project Count										
4 8 6 7 5										

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Mankato Civic Center - ARMER Radio Replacements	2026	32,000
Mankato Civic Center - Elevator Code Upgrades	2026	150,000
Mankato Civic Center - Fire & Exterior Door Replacement	2026	120,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2026	100,000
Total		402,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Mankato Civic Center - Air Handler #10 Fresh Air Intake Design	2027	25,000
Mankato Civic Center - ARMER Radio Replacements	2027	27,500
Mankato Civic Center - Elevator Code Upgrades	2027	150,000
Mankato Civic Center - Fire & Exterior Door Replacement	2027	0
Mankato Civic Center - Fixtures, Furniture, and Equipment	2027	50,000
Mankato Civic Center - Ice Plant Ammonia Valve Replacement	2027	60,000
Mankato Civic Center - Loading Dock Pedestrian Gates	2027	28,000
Mankato Civic Center - Reception Hall Exterior Tuckpointing	2027	308,340
Mankato Civic Center - Restroom Refresh Phase 2 - Banquet Hall	2027	325,000
Total		973,840

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Mankato Civic Center - Air Handler #10 Fresh Air Intake Construction	2028	100,000
Mankato Civic Center - ARMER Radio Replacements	2028	60,000
Mankato Civic Center - Elevator Code Upgrades	2028	175,000
Mankato Civic Center - Fire & Exterior Door Replacement	2028	50,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2028	100,000
Mankato Civic Center - HVAC Replacements	2028	50,000
Total		535,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Mankato Civic Center - Building Automation System Controls Upgrades	2029	100,000
Mankato Civic Center - Dehumidification Wheel Replacement	2029	70,000
Mankato Civic Center - Fire & Exterior Door Replacement	2029	50,000

Project Name	Project Year	Project Cost
Mankato Civic Center - Fire Panel Upgrade	2029	100,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2029	100,000
Mankato Civic Center - HVAC Replacements	2029	55,000
Mankato Civic Center - Main Boiler Plant Replacement Design	2029	100,000
Total		575,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Mankato Civic Center - Escalator Controller Replacement	2030	160,000
Mankato Civic Center - Fire & Exterior Door Replacement	2030	50,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2030	100,000
Mankato Civic Center - HVAC Replacements	2030	55,000
Mankato Civic Center - Reception Hall Interior Stone Repairs	2030	120,000
Total		485,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Mankato Civic Center - Arena Chair Replacement	2031	300,000
Mankato Civic Center - Arena First Floor Restroom ADA changing table reconfiguration	2031	80,000
Mankato Civic Center - Arena Lobby Glass Curtain Wall Window Resealing	2031	350,000
Mankato Civic Center - Arena Stage Replacement	2031	100,000
Mankato Civic Center - Building Exterior base lime stone replacement	2031	300,000
Mankato Civic Center - Grand Hall Exhaust	2031	275,000
Mankato Civic Center - Main Boiler Plant Replacement	2031	2,600,000
Mankato Civic Center - Restroom Refresh Phase 3 - Arena Concourse East	2031	225,000
Mankato Civic Center - Restroom Refresh Phase 4 - Arena Concourse West	2031	275,000
Mankato Civic Center - Restroom Refresh Phase 5 - Arena Concourse South	2031	325,000
Mankato Civic Center - Restroom Refresh Phase 6 - Arena Concourse North	2031	450,000
Mankato Civic Center - Restroom Refresh Phase 7 - Arena Lobby West	2031	325,000
Mankato Civic Center - Reverse Osmosis Water System for Arena Ice	2031	120,000
Mankato Civic Center - Terrazzo Replacement	2031	425,000
Mankato Civic Center - Walk In Cooler/Freezer Replacements	2031	200,000
Total		6,350,000

Mankato Civic Center - ARMER Radio Replacements

Department: SALES TAX - CIVIC CENTER

Project Years: 2026 - 2028

Project Description

This project will replace all of the existing used radios currently being utilized by Civic Center and event security staff. Year 1 will include all full time staff radios. Year 2 will include all part time staff radios. Year 3 will include all security personnel radios. The current radios are no longer supported by the manufacturer and can not be updated.

Project Uses

	2026	2027	2028	2029	2030	Total
New ARMER Radios	32,000	27,500	60,000	0	0	119,500
Total	32,000	27,500	60,000	0	0	119,500

Funding and Sources

	2026	2027	2028	2029	2030	Total
Other Sources	32,000	27,500	60,000	0	0	119,500
Total	32,000	27,500	60,000	0	0	119,500

Project Timeline

- ◆ February - Purchase equipment each year
- ◆ April - Public Safety staff program the new radios
- ◆ May - Equipment ready for use

Mankato Civic Center - Elevator Code Upgrades

Department: SALES TAX - CIVIC CENTER

Project Years: 2026 - 2028

Project Description

Replacement of the elevator mechanical equipment and button stations at the Civic Center. The elevator mechanical equipment will be nearing the end of its useful life in the coming years. Proactive replacement of the equipment is critical to maintaining sufficient access for the public to use this critical facility.

Project Uses

	2026	2027	2028	2029	2030	Total
Elevator Code Upgrades	150,000	150,000	175,000	0	0	475,000
Total	150,000	150,000	175,000	0	0	475,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	150,000	150,000	175,000	0	0	475,000
Total	150,000	150,000	175,000	0	0	475,000

Project Timeline

One elevator per year with each following the same schedule:

- ◆ February - Feasibility hearing
- ◆ April - Bid Award
- ◆ July - Construction

Mankato Civic Center - Fire & Exterior Door Replacement

Department: SALES TAX - CIVIC CENTER

Project Years: 2026 - 2030

Project Description

Multi-year project to replace the aging fire and exterior doors within the facility. The fire doors throughout the original facility are beginning to fail as normal wear and tear has taken its toll. These doors see considerable use and need to be kept in good condition to maintain their fire rating. A needs based multi year approach will be undertaken to fund the complete replacement of the original 1995 doors throughout the facility. Additionally, the exterior doors are starting to fail and replacement is warranted due to security concerns within the facility.

Project Uses

	2026	2027	2028	2029	2030	Total
Door Replacements	120,000	0	50,000	50,000	50,000	270,000
Total	120,000	0	50,000	50,000	50,000	270,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	120,000	0	50,000	50,000	50,000	270,000
Total	120,000	0	50,000	50,000	50,000	270,000

Project Timeline

Installation will occur around event load each year.

Mankato Civic Center - Fixtures, Furniture, and Equipment

Department: SALES TAX - CIVIC CENTER

Project Years: 2026 - 2030

Project Description

This is funding set aside for various furniture, fixtures, and smaller projects that may arise during the year. As the original portion of the building ages, the furniture and fixtures that were purchased with the original construction continue to wear out and require replacement.

Project Uses

	2026	2027	2028	2029	2030	Total
FF&E Replacement	100,000	50,000	100,000	100,000	100,000	450,000
Total	100,000	50,000	100,000	100,000	100,000	450,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	100,000	50,000	100,000	100,000	100,000	450,000
Total	100,000	50,000	100,000	100,000	100,000	450,000

Project Timeline

Throughout Fiscal Year

Mankato Civic Center - Air Handler #10 Fresh Air Intake Design

Department: SALES TAX - CIVIC CENTER

Project Years: 2027 - 2027

Project Description

Design will be undertaken for a fresh air intake servicing the office area of the civic center. Design drawings will be extensive given the large amount of existing mechanical lines in the area and conflict avoidance during design will save on overall project costs.

Project Uses

	2026	2027	2028	2029	2030	Total
Mankato Civic Center - Air Handler #10 Fresh Air Intake Design	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

Project Timeline

February - Hire Mechanical Engineer

September - Final Plan Set ready

Mankato Civic Center - Ice Plant Ammonia Valve Replacement

Department: SALES TAX - CIVIC CENTER

Project Years: 2027 - 2027

Project Description

There are roughly a dozen valves that will be in need of replacement. This project will also include some relabeling to bring it into conformity with the new plant at All Seasons Arena so shared staff are working with the same terminology and color coding.

Project Uses

	2026	2027	2028	2029	2030	Total
Ammonia Valve Replacement	0	60,000	0	0	0	60,000
Total	0	60,000	0	0	0	60,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	60,000	0	0	0	60,000
Total	0	60,000	0	0	0	60,000

Project Timeline

- ◆ March - Request quotations
- ◆ May - install valves after plant shut down in April

Mankato Civic Center - Loading Dock Pedestrian Gates

Department: SALES TAX - CIVIC CENTER

Project Years: 2027 - 2027

Project Description

During safety walk thrus performed by staff and our safety consultant, this was identified as a potential fall hazard and needs to be addressed. These pedestrian gates fold up when not in use and do not interfere with the use of the dock. There are currently 2 loading docks on the arena side that will have these installed and 2 on the Grand Hall side of the building.

Project Uses

	2026	2027	2028	2029	2030	Total
Loading dock gates	0	28,000	0	0	0	28,000
Total	0	28,000	0	0	0	28,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	28,000	0	0	0	28,000
Total	0	28,000	0	0	0	28,000

Project Timeline

- ◆ January - Request quotation
- ◆ April - Receive gates and install

Mankato Civic Center - Reception Hall Exterior Tuckpointing

Department: SALES TAX - CIVIC CENTER

Project Years: 2027 - 2027

Project Description

Tuckpointing of the exterior brick and stone of the Reception Hall (Former First National Bank building/Ellerbe Room). In 2021, a facility audit was conducted by a local architecture firm to identify a 10 year needs assessment to ensure the upkeep of this historic structure. Tuckpointing was identified as a near term improvement to ensure the structural integrity of the building envelope is preserved.

Project Uses

	2026	2027	2028	2029	2030	Total
Exterior Tuckpointing Reception Hall	0	308,340	0	0	0	308,340
Total	0	308,340	0	0	0	308,340

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	308,340	0	0	0	308,340
Total	0	308,340	0	0	0	308,340

Project Timeline

- ◆ February - Feasibility Hearing and hiring of an architect
- ◆ April - Bid Award
- ◆ July/August - Construction

Mankato Civic Center - Restroom Refresh Phase 2 - Banquet Hall

Department: SALES TAX - CIVIC CENTER

Project Years: 2027 - 2027

Project Description

This project will include the complete remodel of the Banquet Hall restrooms located on the 1st and 2nd floors of the original building. The piping in this area has seen several failures over the last few years. Due to the location of the piping in the walls, the restrooms will be demoed and reconstructed with new finishes. If the fixtures can be salvaged, they will be reused. The faucets and flushometers were replaced a few years ago and will be salvaged and reused.

Project Uses

	2026	2027	2028	2029	2030	Total
Restroom Refresh Phase 2	0	325,000	0	0	0	325,000
Total	0	325,000	0	0	0	325,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	325,000	0	0	0	325,000
Total	0	325,000	0	0	0	325,000

Project Timeline

- ◆ January - Feasibility Hearing and hiring of an architect
- ◆ April - Bid Award
- ◆ July/August - Construction

Mankato Civic Center - Air Handler #10 Fresh Air Intake Construction

Department: SALES TAX - CIVIC CENTER

Project Years: 2028 - 2028

Project Description

Design will be undertaken for a fresh air intake servicing the office area of the civic center. Design drawings will be extensive given the large amount of existing mechanical lines in the area and conflict avoidance during design will save on overall project costs. Construction will occur in 2028 and include a new fresh air duct with electronic controlled damper tied to the building automation system.

Project Uses

	2026	2027	2028	2029	2030	Total
Air Handler #10 Fresh Air Intake Construction	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

Project Timeline

- ◆ February - Request for Quotations
- ◆ April - Construction during hockey season

Mankato Civic Center - HVAC Replacements

Department: SALES TAX - CIVIC CENTER

Project Years: 2028 - 2030

Project Description

There are 24 unit heaters that have small leaks and need replacement. Unit heaters will eventually fail.

Project Uses

	2026	2027	2028	2029	2030	Total
HVAC Replacements	0	0	50,000	55,000	55,000	160,000
Total	0	0	50,000	55,000	55,000	160,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	50,000	55,000	55,000	160,000
Total	0	0	50,000	55,000	55,000	160,000

Project Timeline

Replacements will occur in the spring/summer of each calendar year.

Mankato Civic Center - Building Automation System Controls Upgrades

Department: SALES TAX - CIVIC CENTER

Project Years: 2029 - 2029

Project Description

The controllers in the building are aging and many are in need of replacement. We will begin replacing them starting in 2029.

Project Uses

	2026	2027	2028	2029	2030	Total
Mankato Civic Center - Building Automation System Controls Upgrades	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Project Timeline

- ◆ February - Receive quotation
- ◆ May/June - Construction

Mankato Civic Center - Dehumidification Wheel Replacement

Department: SALES TAX - CIVIC CENTER

Project Years: 2029 - 2029

Project Description

Replacement of the desiccant dehumidification unit wheel. The wheel will reach the end of its 10 year lifespan and will be in need of replacement in 2028-2029.

Project Uses

	2026	2027	2028	2029	2030	Total
Desiccant Wheel	0	0	0	70,000	0	70,000
Total	0	0	0	70,000	0	70,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	0	70,000	0	70,000
Total	0	0	0	70,000	0	70,000

Project Timeline

Purchase and install - Summer 2029

Mankato Civic Center - Fire Panel Upgrade

Department: SALES TAX - CIVIC CENTER

Project Years: 2029 - 2029

Project Description

The panel would be replaced and the system migrated to one location. With the addition of the Grand Hall, it was decided for cost savings to leave the old fire panel in the existing location but make it report to the new Grand Hall fire panel. Upon activation, staff is required to go to both panel locations to identify where the issue is as they don't communicate correctly with each other thus slowing response times. The new system will be tied into one system at one location and be brought up to current code.

Project Uses

	2026	2027	2028	2029	2030	Total
Fire Panel Upgrade	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Project Timeline

- ◆ January - Obtain quotations
- ◆ June/July - Construction

Mankato Civic Center - Main Boiler Plant Replacement Design

Department: SALES TAX - CIVIC CENTER

Project Years: 2029 - 2029

Project Description

Replacement of the original facility boiler plant. The original boiler plant is inefficient and aging. The boiler plant would be replaced with new condensing boiler technology allowing for a 95%+ efficiency and creating a smaller footprint within the building. The decrease in required floor space will free up space for a new use.

An architect and mechanical engineer would be hired to design the new plant and create contract documents in anticipation of a project in the near future.

Project Uses

	2026	2027	2028	2029	2030	Total
Main Boiler Replacement Design	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Project Timeline

- ◆ March - Hire a design firm
- ◆ October - Documents complete

Mankato Civic Center - Escalator Controller Replacement

Department: SALES TAX - CIVIC CENTER

Project Years: 2030 - 2030

Project Description

Update the two escalator controllers in the front lobby of the Civic Center. The two escalators in the front lobby of the Civic Center still have the original mechanical relay control equipment. Replacement parts are no longer being manufactured and even though after market parts are still available, facilities staff is recommending the upgrade of these controllers to solid state equipment. Staff continue to see significant repairs to these units and delays in obtaining necessary parts.

Project Uses

	2026	2027	2028	2029	2030	Total
Escalator Obsolete Controller Replacement	0	0	0	0	160,000	160,000
Total	0	0	0	0	160,000	160,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	0	0	160,000	160,000
Total	0	0	0	0	160,000	160,000

Project Timeline

- ◆ January - Feasibility Hearing
- ◆ March - Award Bids
- ◆ June/July - Construction

Mankato Civic Center - Reception Hall Interior Stone Repairs

Department: SALES TAX - CIVIC CENTER

Project Years: 2030 - 2030

Project Description

Repairs to the interior stone in the Reception Hall (former First National Bank building/Ellerbe Room). In 2021, a facility audit was conducted by a local architecture firm to identify a 10 year needs assessment to ensure the upkeep of this historic structure. Repairs to the interior stone was identified as a near term improvement to ensure the preservation of the historic interior features of the building. The existing limestone slabs installed on the lower portions of the walls are hung with original wire hangers which are deteriorating and have the potential for future failure. Four pieces of stone were reset in 2020 in the bar area of the Reception Hall after some of these hangers failed.

Project Uses

	2026	2027	2028	2029	2030	Total
Interior Stone Repairs Reception Hall	0	0	0	0	120,000	120,000
Total	0	0	0	0	120,000	120,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	0	0	120,000	120,000
Total	0	0	0	0	120,000	120,000

Project Timeline

- ◆ January - Request for Quotations
- ◆ June - Construction

Sales Tax - Parking

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Cash Flow

Sales Tax - Parking		2026	2027	2028	2029	2030	
Projected fund balance		\$ 1,343,324	\$ 1,409,324	\$ 1,279,324	\$ 1,003,324	\$ 1,131,324	
Sales Tax - Parking		\$ 216,000	\$ 220,000	\$ 224,000	\$ 228,000	\$ 232,000	
Available Funds		\$ 1,559,324	\$ 1,629,324	\$ 1,503,324	\$ 1,231,324	\$ 1,363,324	
Project Name	2026	2027	2028	2029	2030	Total	Illustrative
Mankato Place Ramp - Center Stairwell Reconstruction			\$ (500,000)			\$ (500,000)	
Ramp Structural Repairs		\$ (100,000)		\$ (100,000)	\$ (100,000)	\$ (300,000)	
Skyway Repairs	\$ (75,000)					\$ (75,000)	
Stairway Roof Replacements		\$ (75,000)				\$ (75,000)	
Civic Center Ramp - Tunnel Improvements	\$ (75,000)					\$ (75,000)	
Civic Center Ramp - Elevator Code Upgrades		\$ (175,000)				\$ (175,000)	
Civic Center Ramp - Aesthetic Improvements						\$ -	\$ (1,500,000)
Mankato Place Ramp - Elevator Code Upgrades					\$ (200,000)	\$ (200,000)	
Civic Center Ramp - Drive Lane Coating Replacement						\$ -	\$ (300,000)
Mankato Place Ramp - Drive Lane Coating Replacement						\$ -	\$ (300,000)
Civic Center Ramp - Riverfront Drive Stairwell Reconstruction						\$ -	\$ (650,000)
Total	\$ (150,000)	\$ (350,000)	\$ (500,000)	\$ (100,000)	\$ (300,000)	\$ (1,400,000)	\$ (2,750,000)
Fund Balance	\$ 1,409,324	\$ 1,279,324	\$ 1,003,324	\$ 1,131,324	\$ 1,063,324		
Fund Balance Target	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000		
Project Count	2	3	1	1	2		

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Civic Center Ramp - Tunnel Improvements	2026	75,000
Skyway Repairs	2026	75,000
Total		150,000

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Civic Center Ramp - Elevator Code Upgrades	2027	175,000
Ramp Structural Repairs	2027	100,000
Stairway Roof Replacements	2027	75,000
Total		350,000

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Mankato Place Ramp - Center Stairwell Reconstruction	2028	500,000
Ramp Structural Repairs	2028	0
Total		500,000

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Ramp Structural Repairs	2029	100,000
Total		100,000

CIP Fund Overview 2030

Project Name	Project Year	Project Cost
Mankato Place Ramp - Elevator Code Upgrades	2030	200,000
Ramp Structural Repairs	2030	100,000
Total		300,000

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Civic Center Ramp - Aesthetic Improvements	2031	1,500,000
Civic Center Ramp - Drive Lane Coating Replacement	2030	300,000
Civic Center Ramp - Riverfront Drive Stairwell Reconstruction	2030	650,000
Mankato Place Ramp - Drive Lane Coating Replacement	2030	300,000
Total		2,750,000

Civic Center Ramp - Tunnel Improvements

Department: SALES TAX - PARKING

Project Years: 2026 - 2026

Project Description

The project will include a new concrete raised sidewalk on the existing northbound lane of travel, a reconfigured storm sewer intake structure, painting, and electrical improvements.

Project Uses

	2026	2027	2028	2029	2030	Total
Tunnel Improvements	75,000	0	0	0	0	75,000
Total	75,000	0	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	75,000	0	0	0	0	75,000
Total	75,000	0	0	0	0	75,000

Project Timeline

- ◆ January - request for quotations will be released
- ◆ September - Construction

Skyway Repairs

Department: SALES TAX - PARKING

Project Years: 2026 - 2026

Project Description

Installation of a slip joint expansion seal will be installed at the T intersection by the ramp and the windows will be recaulked from both the interior and exterior.

Project Uses

	2026	2027	2028	2029	2030	Total
Skyway Repairs	75,000	0	0	0	0	75,000
Total	75,000	0	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	75,000	0	0	0	0	75,000
Total	75,000	0	0	0	0	75,000

Project Timeline

- ◆ April - Request for Quotations released
- ◆ July - Construction

Civic Center Ramp - Elevator Code Upgrades

Department: SALES TAX - PARKING

Project Years: 2027 - 2027

Project Description

Replacement of the elevator mechanical equipment and button stations at the Civic Center Ramp. The elevator mechanical equipment will be nearing the end of its useful life in the coming years. Proactive replacement of the equipment is critical to maintaining sufficient access for the public to use this critical facility.

Project Uses

	2026	2027	2028	2029	2030	Total
Elevator Code Upgrades	0	175,000	0	0	0	175,000
Total	0	175,000	0	0	0	175,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	175,000	0	0	0	175,000
Total	0	175,000	0	0	0	175,000

Project Timeline

- ◆ February - Feasibility hearing
- ◆ April - Bid Award
- ◆ July - Construct i on

Ramp Structural Repairs

Department: SALES TAX - PARKING

Project Years: 2027 - 2030

Project Description

Every year, staff and a consultant do a visual walk thru of each of the downtown parking ramps as well as an in depth review of one ramp each year. During these reviews, any items of note are identified and staff reach out to contractors for quotes to repair them as soon as practical. Any larger items will be submitted separately through the standard budget process.

Project Uses

	2026	2027	2028	2029	2030	Total
Structural Repairs	0	100,000	0	100,000	100,000	300,000
Total	0	100,000	0	100,000	100,000	300,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	100,000	0	100,000	100,000	300,000
Total	0	100,000	0	100,000	100,000	300,000

Project Timeline

Work will be completed as staff time allows each year.

Stairway Roof Replacements

Department: SALES TAX - PARKING

Project Years: 2027 - 2027

Project Description

Roof inspections will assist in determining which roofs are replaced next however the north and south stairwell of the Mankato Place Ramp are identified as needing improvement due to previous leaks.

Project Uses

	2026	2027	2028	2029	2030	Total
Stairway Roof Replacements	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	0	75,000	0	0	0	75,000

Project Timeline

- ◆ April - Request for quotations
- ◆ June/July - Construction

Mankato Place Ramp - Center Stairwell Reconstruction

Department: SALES TAX - PARKING

Project Years: 2028 - 2028

Project Description

Reconstruction of the center stairwell to incorporate a wider, more accessible staircase. Improve accessibility and aesthetics of the Mankato Place Ramp. City staff receive numerous complaints about this area and improving the look and use of the space will increase the foot traffic thereby reducing the likelihood of continued vandalism.

Engagement Strategy

Community Investment Plan open house

City website (Community Investment Plan project pages)

Engagement with members of the Parking Special Service District

Project Uses

	2026	2027	2028	2029	2030	Total
Parking ramp improvements	0	0	500,000	0	0	500,000
Total	0	0	500,000	0	0	500,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Capital Replacement Account	0	0	500,000	0	0	500,000
Total	0	0	500,000	0	0	500,000

Project Timeline

- ◆ Design: Winter 2024
- ◆ Construction Spring/Summer 2025

Mankato Place Ramp - Elevator Code Upgrades

Department: SALES TAX - PARKING

Project Years: 2030 - 2030

Project Description

Replacement of the elevator mechanical equipment and button stations at the Mankato Place Ramp. The elevator mechanical equipment will be nearing the end of its useful life in the coming years. Proactive replacement of the equipment is critical to maintaining sufficient access for the public to use this critical facility.

Project Uses

	2026	2027	2028	2029	2030	Total
Elevator Code Upgrades	0	0	0	0	200,000	200,000
Total	0	0	0	0	200,000	200,000

Funding and Sources

	2026	2027	2028	2029	2030	Total
Sales Tax	0	0	0	0	200,000	200,000
Total	0	0	0	0	200,000	200,000

Project Timeline

- ◆ February - Feasibility hearing
- ◆ April - Bid Award
- ◆ July - Construct i on

Sales Tax - Riverfront Park

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Cash Flow

<u>Riverfront Park</u>						
	2026	2027	2028	2029	2030	
<u>Projected fund balance</u>	\$ 2,595,000	\$ 2,595,000	\$ 2,801,000	\$ 3,013,000	\$ 3,231,000	
Transfer In - Sales Tax	\$ 200,000	\$ 206,000	\$ 212,000	\$ 218,000	\$ 224,000	
<u>Available Funds</u>	\$ 2,795,000	\$ 2,801,000	\$ 3,013,000	\$ 3,231,000	\$ 3,455,000	
Project Name	2026	2027	2028	2029	2030	Total
						\$ -
						\$ -
						\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance	\$ 2,795,000	\$ 2,801,000	\$ 3,013,000	\$ 3,231,000	\$ 3,455,000	

Sales Tax - Special Projects

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Master Cash Flow
City Sales Tax
Existing and Future Cash Flow
August 2025 Version

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