

CITY OF RAMSEY CAPITAL IMPROVEMENT PROGRAM 2018-2027

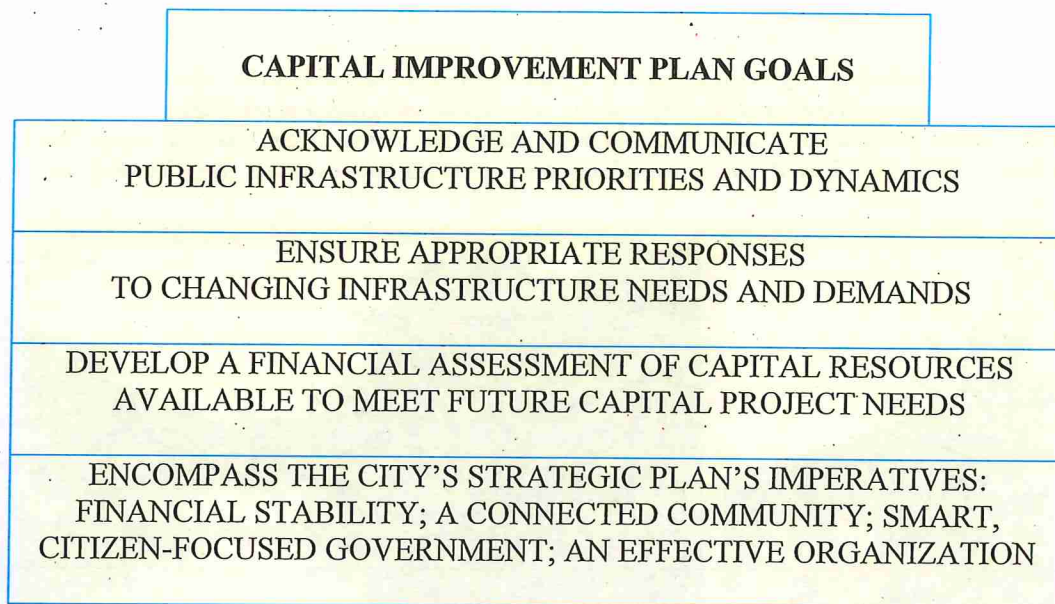
The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.



CITY OF RAMSEY
CAPITAL IMPROVEMENT/CAPITAL OUTLAY PLAN
2018-2027

Enclosed is the Ramsey Capital Improvements/Capital Outlay Plan (CIP) for the years 2018-2027. It has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation, which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

The process for completing the 2018-2027 CIP was much the same as the process for the 2018 General Fund Budget. Project requests were submitted by all divisions and reviewed by the Management Team and appropriate supervisors to establish the feasibility and priority of the projects and match with available financing.



Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. Therefore, the CIP should receive ratification only if the Council perceives actions contemplated within the plan as reasonable and planned within justified time frames. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

Capital improvements are improvements to land, streets, parks, utilities and buildings. This plan shows improvements with revenues projected from various funding sources. Improvements from the General Fund are those requiring a tax levy, referendum or similar other authority resulting in listed projects being less than certain. The other funding sources (except for intergovernmental revenue - grant funds) have increased stability over the general fund projects.

Specific information on the funding sources for each project is shown under the individual project. Cash flow projections are completed to examine the long-term stability of each fund and its ability to provide for planned expenditures.

Potential funding sources for capital improvement expenditures may include:

- General Fund
- Capital Equipment Certificates
- General Obligation Bonds
- CIP General Obligation Bonds*
- Tax Increment Financing
- Developer Fees
- Grants/Outside Sources
- Utility Funds (Water, Sewer, Recycling, Street Lights, Storm Water)
- Special Revenue Funds (Equipment Revolving, Fleet, Lawful Gambling, Storm Water Management)
- Capital Project Funds (Facility, Landfill, MSA, Park Improvement, Public Improvement Revolving (PIR))
- Special Assessments

**Only City Hall, Public Works facilities and Public Safety facilities may be financed with CIP General Obligation bonds under the CIP Act (Minnesota Statutes Chapter 475). Other capital improvements described in this plan as being financed under General Obligation Bonds may be financed with special assessment bonds under Minnesota Statutes, Chapter 429 and utility revenue bonds under Minnesota Statutes, Chapter 444.*

For a City to use its authority to finance expenditures under the CIP Act, it must meet the requirements provided therein. Specifically, the City Council must approve the sale of capital improvement bonds by a two-thirds vote of its membership. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the City at least fourteen, but not more than twenty-eight days prior to the date of the public hearing. The City Council approves the CIP following the public hearing.

The bonds are not subject to referendum unless, within 30 days after the hearing, a petition is filed with the City Administrator signed by voters equal to at least five percent of the votes cast in the last general City election. In that event, the bonds are subject to a referendum, and may be issued only if approved by a majority of voters who vote on that question. If the referendum passes, the taxes to pay the debt service on the bonds would be levied on market value rather than tax capacity. However, if no timely petition is filed, the taxes to pay debt service are levied on tax capacity.

The CIP Act has established certain criteria that must be met. In accordance with these criteria, the City has considered the following eight points:

1. Condition of the City's infrastructure and need for the project
2. Demand for the improvement
3. Cost of the improvement
4. Availability of public resources
5. Level of overlapping debt
6. Const/benefits of alternative uses of funds
7. Operating costs of the proposed improvements
8. Options for shared facilities with other cities or local governments:

City of Ramsey, Minnesota
Capital Improvement Program

2018 thru 2027

CATEGORY SUMMARY

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Capital Bonding Projects		13,906,500									13,906,500
Capital Equipment	971,510	746,900	765,000	839,000	740,000	570,000	637,500	726,000	834,000	1,239,585	8,069,495
Municipal Building	100,000		25,000		20,000					20,221,300	20,366,300
Park Improvement	1,633,000	500,000	320,000		450,000	76,000		875,000	55,000		3,909,000
Sewer Utility Improvement	15,000		457,000								472,000
Storm Water Utility Improvement	996,000		510,000		530,000					330,000	2,366,000
Street Improvement	1,725,000	31,372,600	11,992,400	4,872,000	8,154,000	1,929,000	2,613,000	3,430,000	1,998,900	804,120	68,891,020
Street Light Utility Improvement	275,000										275,000
Unassigned										858,000	858,000
Water Utility Improvement	2,075,000		600,000		340,000	1,700,000		385,000			5,100,000
TOTAL	7,790,510	46,526,000	14,669,400	5,711,000	10,234,000	4,275,000	3,250,500	5,416,000	2,887,900	23,453,005	124,213,315

City of Ramsey, Minnesota
Capital Improvement Program

2018 thru 2027

FUNDING SOURCE SUMMARY

Source	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
City of Anoka			25,000								25,000
City of Nowthen			20,000								20,000
Developer Fees					150,000						150,000
Equipment Revolving Fund	710,510	568,150	579,000			225,000					2,082,660
Facility Fund	100,000	1,000,000	25,000		20,000						1,145,000
Fleet Vehicles		87,000									87,000
General Fund			143,000	839,000	672,000	345,000	408,500	60,000	834,000	1,239,585	5,147,085
GO Bonding (Road Funding)	1,181,250	1,633,920	2,792,795	2,095,875	2,028,625	1,361,850	1,788,750	2,060,250	1,339,065	1,182,240	17,464,620
GO CIP Bonding		9,275,000									9,275,000
Grants/Outside Sources	20,000	26,355,000	7,185,000	700,000	50,000						34,310,000
Landfill Trust Fund	38,000										38,000
Lawful Gambling Fund	60,000	100,000			150,000						310,000
MSA		2,000,000		850,000	500,000						3,350,000
Park Improvement Trust Fund	1,475,000	400,000	275,000		250,000	76,000		875,000	55,000		3,406,000
Public Improvement Revolving Fund		665,000	715,000		150,000				55,000		1,585,000
Recycling Utility Fund		200,000									200,000
Sewer Utility Fund	40,000	1,761,625	457,000				196,500				2,455,125
Special Assessment - Bonded	393,750	544,640	934,265	868,625	842,875	453,950	596,250	1,086,750	446,355	394,080	6,561,540
Storm Water Management Fund	493,000										493,000
Storm Water Utility Fund	864,000	174,040	875,340	357,500	930,500	113,200	228,000	283,000	158,480	415,800	4,399,860
Street Light Utility Fund	275,000										275,000
Tax Increment Fund #1											1,000,000
Tax Increment Fund #14 (BONDING)					1,000,000						1,000,000
Tax Increment Fund #2					1,150,000						1,150,000
To Be Determined	40,000				2,000,000						2,000,000
Water Utility Fund	2,100,000	1,761,625	643,000	340,000	340,000	1,700,000	32,500	385,000		20,221,300	20,261,300
GRAND TOTAL	7,790,510	46,526,000	14,669,400	5,711,000	10,234,000	4,275,000	3,250,500	5,416,000	2,887,900	23,453,005	124,213,315

Capital Improvement Plan - Priority Codes & Definitions

Priority

- 1 Existing Obligations - High Priority: Year 2018 or 2019**
Projects under this priority are previously committed to or are replacements
Example: Road reconstructions, equipment replacement
- 2 New Addition - High Priority: Year 2018 or 2019**
Projects under this priority are needed, but have no previous commitments
Example: Road extensions, additional park amenities
- 3 Existing Obligations - Medium Priority: Year 2020-2027**
Projects under this priority are previously committed to or are replacements but not as urgent to fulfill as those in priority 1
Example: 4th year forward of road reconstructions; equipment replacement
- 4 New Addition - Medium Priority: Year 2020-2027**
Projects under this priority are needed, but have no previous commitments but need is not as great as those listed in priority 2
Example: Public Works Campus; new capital equipment
- 5 Opportunity Driven/Unfunded/Placeholder**
Projects under this priority are development driven and/or have outside funding capacities such as grants and/or placeholders for projects that may occur after year 2027.
Full funding on these projects have not been determined.
Example: Highway 10 improvements; Community Center

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Project # 06-PARK-010
Project Name Irrigation for Titterud Park

Total Cost \$76,000

Description
 Underground irrigation & 160 GPM well.
 If municipal water is available, cost may be less.

Justification
 Irrigation should be considered for this 13.5 acre park, and a part of this is the evaluation of a well versus connection to a municipal watermain. Both have advantages. The \$50,000 represents the underground irrigation portion.
 A 160 GPM well may cost about \$26,000.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						76,000					76,000
Total						76,000					76,000
Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund						- 76,000					76,000
Total						76,000					76,000

Department Park Improvements
 Contact

Type Improvement

Useful Life 20 Years

Category Park Improvement

Priority 4-New Addition (Med)

Status Active

Total Cost \$125,000

Project # 06-PARK-012
 Project Name Rabbit Park Phase Two

Description

Well and underground irrigation.

Landscape improvements and an ag-lime infield for the ballfield.

Justification

Rabbit Park is a 5-acre neighborhood park with very basic features. The park's greatest need is irrigation. Therefore, the primary component of the proposed phase two project is a well and underground irrigation.

Landscape improvements would complete this project.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								125,000			125,000
Total								125,000			125,000
Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								125,000			125,000
Total								125,000			125,000

Department Park Improvements
 Contact
 Type Improvement
 Useful Life 20 Years
 Category Park Improvement
 Priority 2-New Addition (High)
 Status Active

Total Cost \$1,350,000

Project # 08-PARK-005
Project Name Park Development in the COR

Description

This proposed capital improvement represents additional park development in The COR, beginning in 2017. The project may be grading, landscape restoration and a splash pad for the water-centric park-or playground and pavillion development at The Draw.

Justification

A splash pad continues to be requested by residents, and grading for the park would generate fill for areas of The COR the city desires to sell. Relative to a playground and pavillion for The Draw, this may emerge as a priority due to the increasing number of residential units near the park. The referenced park improvements will be evaluated at the same time as the land use plan for The COR is being discussed, and as part of the public process associated with the Comp Plan in 2017.

Prior	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Expenditures											
Improvements Other than Building Cost	150,000										1,200,000
Total	150,000										1,200,000

Prior	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Funding Sources											
Park Improvement Trust Fund	150,000										1,200,000
Total	150,000										1,200,000

Department Park Improvements

Project # 15-PARK-01

Project Name Additional Land For Central Park

Contact

Type Land

Useful Life

Category Park Improvement

Priority 4-New Addition (Med)

Status Active

Total Cost \$250,000

Description

This project envisions the purchase of 15+ acres for an expansion of Central Park, with the proposed pathway connecting to 161st Ave, or potentially all of the approximate 35 acres east of the existing path.

Justification

Central Park is a highly used park. The additional acreage would offer additional space for parking and recreational use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition					250,000						250,000
Total					250,000						250,000
Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund					250,000						250,000
Total					250,000						250,000

Project # 17-PARK-002
Project Name Pedestrian Underpass-Alpine Dr

Department Park Improvements
Contact
Type Improvement
Useful Life 20
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost \$750,000

Description

The proposed pedestrian underpass may coincide with both the residential development to the south and routing sewer and water to the park. An alternate to this project for evaluation may be signalization of Alpine Drive (\$300k).

Justification

Pedestrian safety between residential areas and community parks is an important consideration. This project also may be part of the Greenway envisioned between the park and The COR.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								750,000			750,000
Total								750,000			750,000
Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								750,000			750,000
Total								750,000			750,000

Project # 17-PARK-006
Project Name Field Lighting - Central Park

Department Park Improvements
Contact
Type Improvement
Useful Life 20
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost \$200,000

Description

Proposed improvement is for additional athletic field lighting for a community park for fall sport use.

Justification

Fall sports, most notably soccer and football, are constrained by shorter daylight, necessitating field lighting. An alternate for exploration would be constructing more fields.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					200,000						200,000
Total					200,000						200,000
Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources					50,000						50,000
Lawful Gambling Fund					150,000						150,000
Total					200,000						200,000

