



City of Northfield

# Capital Improvement Plan 2008 -2012

Public Input Session #1

June 2, 2008

# Purpose of the hearing

- ◆ To initiate public discussion as a kick-off for the next five year CIP plan covering the years 2009 through 2013
- ◆ Educational forum – highlighting the City's capital needs in light of the City's and community's ability to pay for the needed / desired improvements

# Council Subcommittee on the CIP

- ◆ History – Council subcommittee format  
- experiment initiated by the Mayor in early 2007
- ◆ Capital improvement planning selected as focal point for the group

# Why capital planning?

- ❖ Previous CIP documents were little more than wish lists – without consideration of the City's ability to finance;
- ❖ City's history of deferring major projects, maintenance on facilities and streets contrasted with decision to proceed with a single major project without consideration of other needs (pool);

# Why capital planning?

- ◆ At this time the City is faced with a number of major facility upgrades / replacements – City Hall, Safety Center and Library;
- ◆ Annual street improvement program inconsistent – abandoned in early 2000's when State Aid / budget cuts occurred;

# Why capital planning?

- ◆ Given the needs – Council knew it was imperative that a process and schedule to plan for capital improvements be developed;
- ◆ City has completed or in the process of conducting major studies on utility systems, streets, facilities and parks that will help guide projects in the future.

# The work of the Council Subcommittee on the CIP

- ◆ Development of a draft CIP policy –
  - Establishes annual schedule for the development and review of the five-year plan;
  - Eliminates decisions being made in isolation as was done with the pool;
  - Provides a framework in which to assemble, evaluate and rank all projects – in terms of project priority and project financing.

# The work of the Council Subcommittee on the CIP

- ◆ New format for the CIP document to provide the community sufficient details on projects / financing with appropriate context – basis of need / studies / long-range plans.
- ◆ Research on alternative revenue sources to help finance capital projects – franchise fee / local option sales tax.



# The work of the Council Subcommittee on the CIP

- ◆ The subcommittee and the full Council need public input at this point and going forward
  - To assess the community's support of projects and their timing;
  - To help determine what level of debt the community will support

# The draft 2008 – 2012 CIP

- ◆ Organizes the projects and proposed financing by major category –
  - City Facilities
  - Streets & Related Infrastructure
  - Housing & Economic Development
  - Enterprise Operations
  - Community Enhancements

# Key projects – 2008 and 2009

## ◆ City Facilities category:

- Energy performance improvements (in process) throughout the City's facilities;
- Major renovation of City Hall (in lieu of a new facility) (2008);
- Land acquisition / planning & design of new Safety Center (2009).

# Key projects – 2008 and 2009

## ◆ City Streets & Related Infrastructure category:

- Construction of the Mill Towns Trail and Riverside Trail Connection (2008);
- Woodley Street Reconstruction – from Division to Prairie (2008 design – 2009 construction);

# Key projects – 2008 and 2009

## ◆ Streets – continued:

- 5<sup>th</sup> Street Infrastructure Replacement & Water Street Parking / River edge improvements;
- 1<sup>st</sup> Street Reconstruction;
- 4<sup>th</sup> Street Reconstruction;
- 8<sup>th</sup> Street Reconstruction;

2008 design  
/ 2009  
Construction

# Key projects – 2008 and 2009

- ◆ Housing & Economic Development:
  - Land acquisition for affordable housing project (2008 – complete);
  - North Avenue improvement – related to the development of 3<sup>rd</sup> business and industrial park (2009).

# Key projects – 2008 and 2009

## ◆ Enterprise Operations:

- New Liquor Store construction (2008 / 2009);
- Water Utility – cold storage facility;
- Wastewater Utility – Babcock Park Interceptor construction (2008) and the southern Cannon River Crossing interceptor (2009);
- Storm Water – east dam retaining wall (2008).

# Key projects – 2008 and 2009

## ◆ Community Enhancements:

- Energy performance improvements at the Ice Arena and Community Resource Center (2008);
- Heywood Park (2008) and Skate Park development (2009) have been identified by the PRAB as priority projects;
- Lighting system controls for Northfield baseball and softball fields (2009);
- Old Memorial Field Park development (2009);
- Streetscape – Way finding and Gateway projects (2008 & 2009).



# Financing Capital Improvements

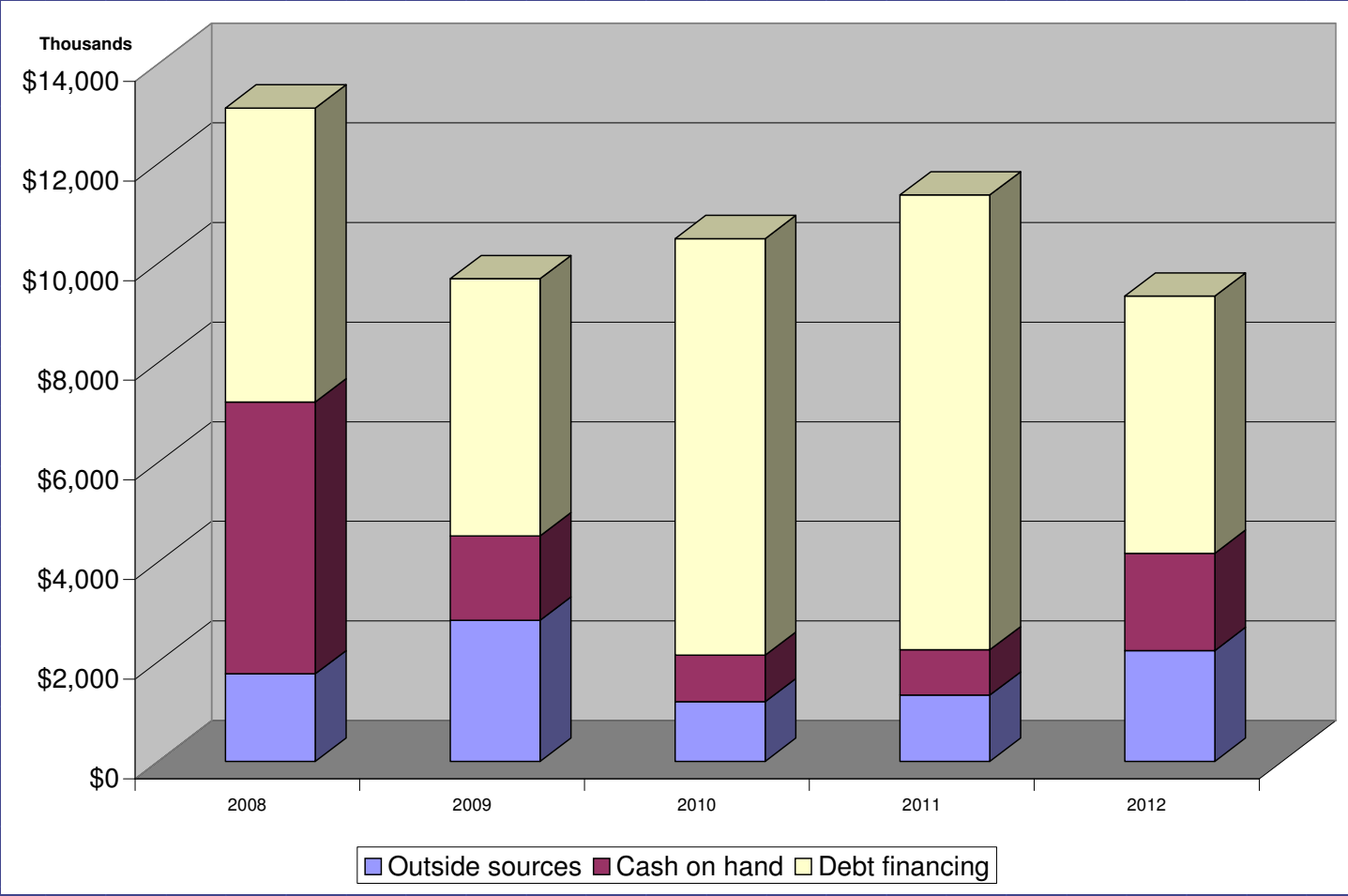
## ◆ Sources:

- Outside Sources
- Cash on hand
- Debt financing
- New revenue sources

# Financing Capital Improvements

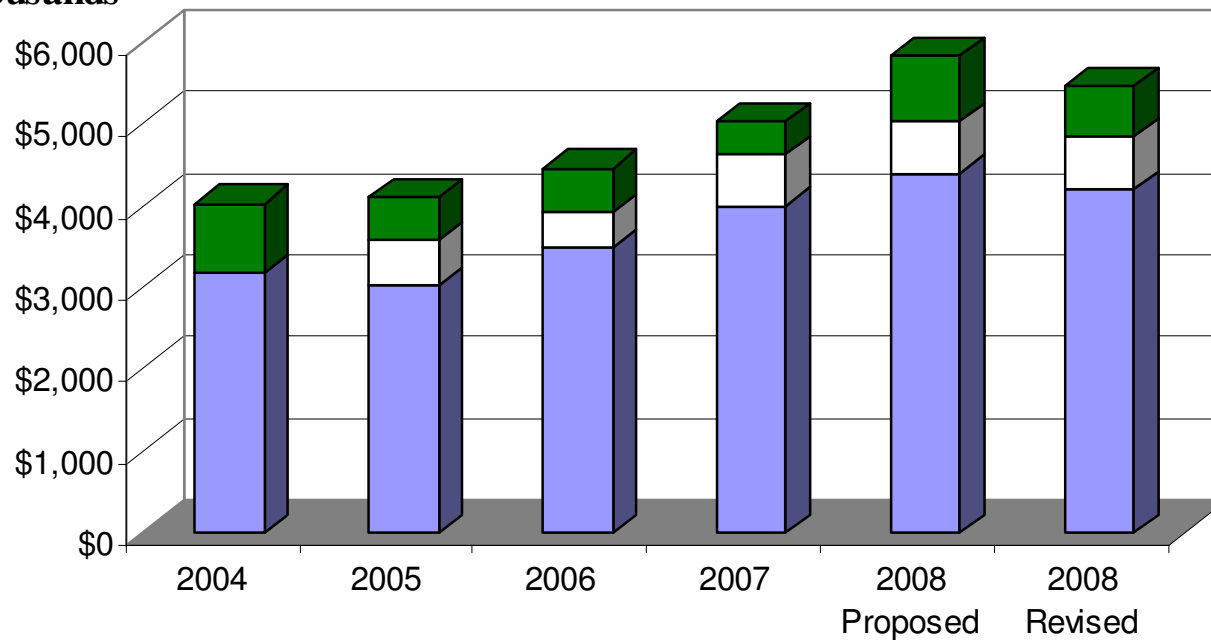
- ❖ Outside sources – from other governments – Federal, State and County, but also includes special assessments and private contributions
- ❖ Cash on hand – certain funds are restricted and may only be used for specific projects
- ❖ Debt financing – there are restrictions on the types of bonds which may be issued for a specific project

# Financing the 2008 – 2012 CIP



# Property Tax Levy - History

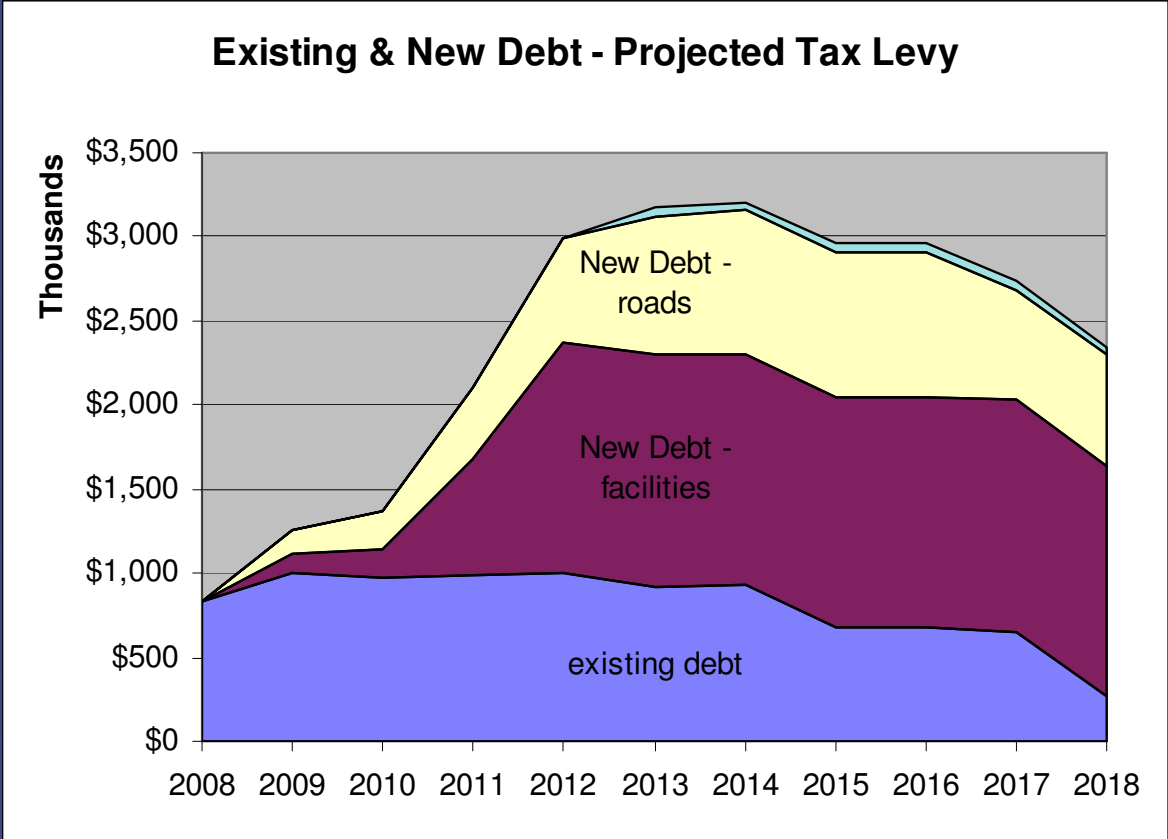
Thousands



■ General Fund    □ Capital Needs    ■ Bonded Debt / Other

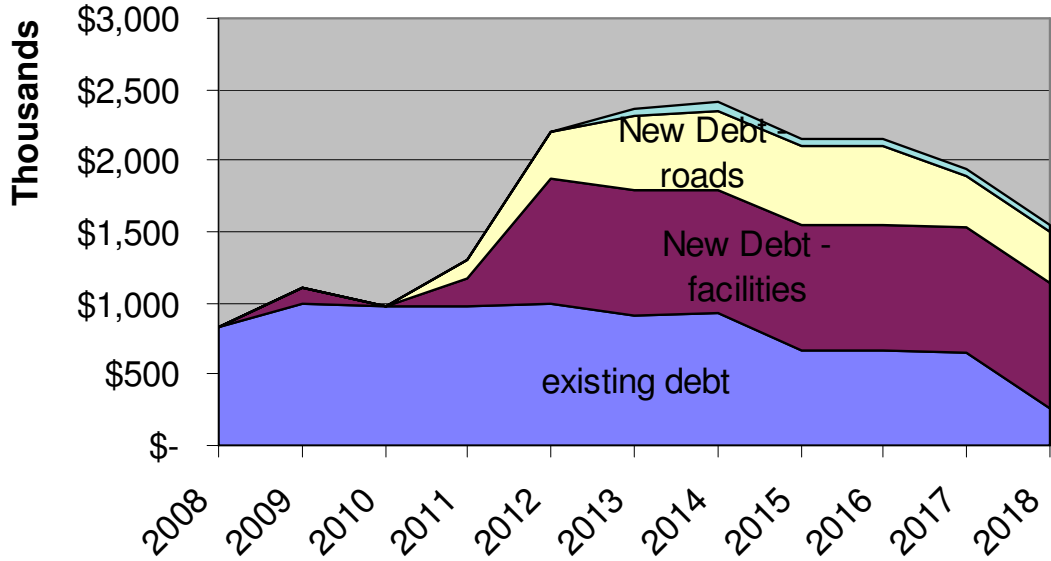


# Financing the 2008 – 2012 CIP

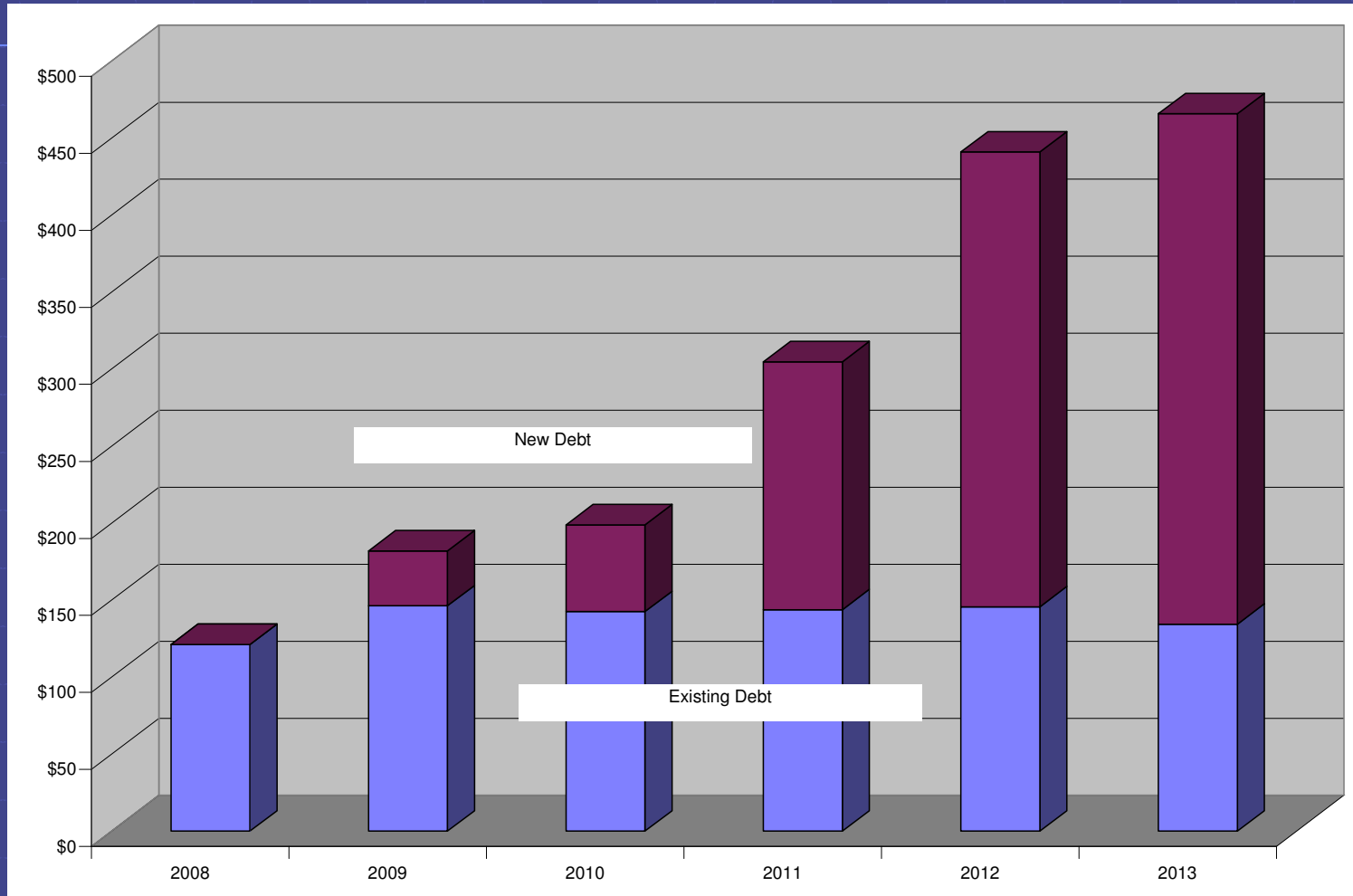


# Financing the 2008 – 2012 CIP

**Existing & New Debt - Projected Tax Levy  
with Franchise Fee and Local Options Sales Tax Offsets**

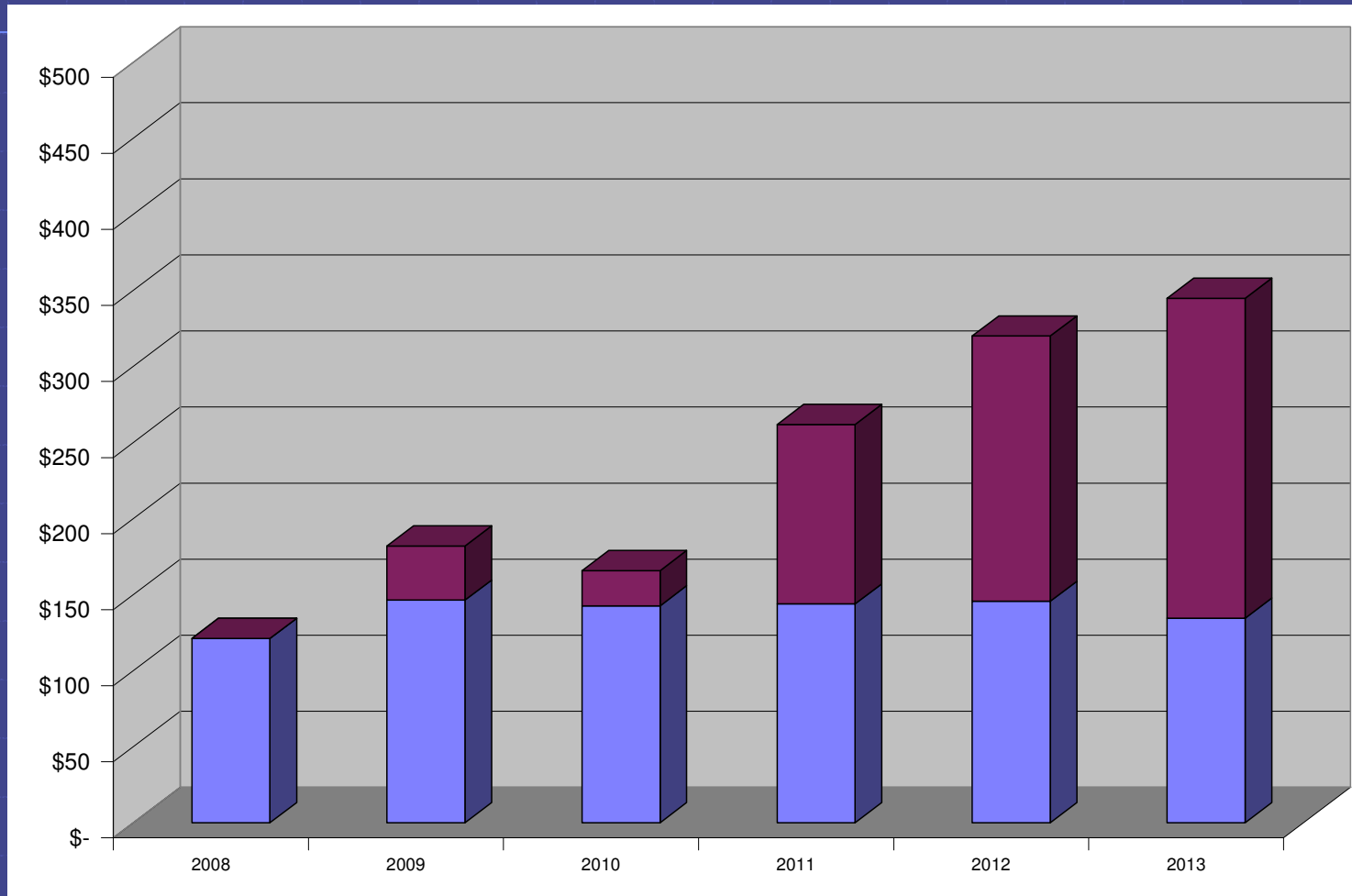


# Impact of the CIP – owner of a \$220,000 home

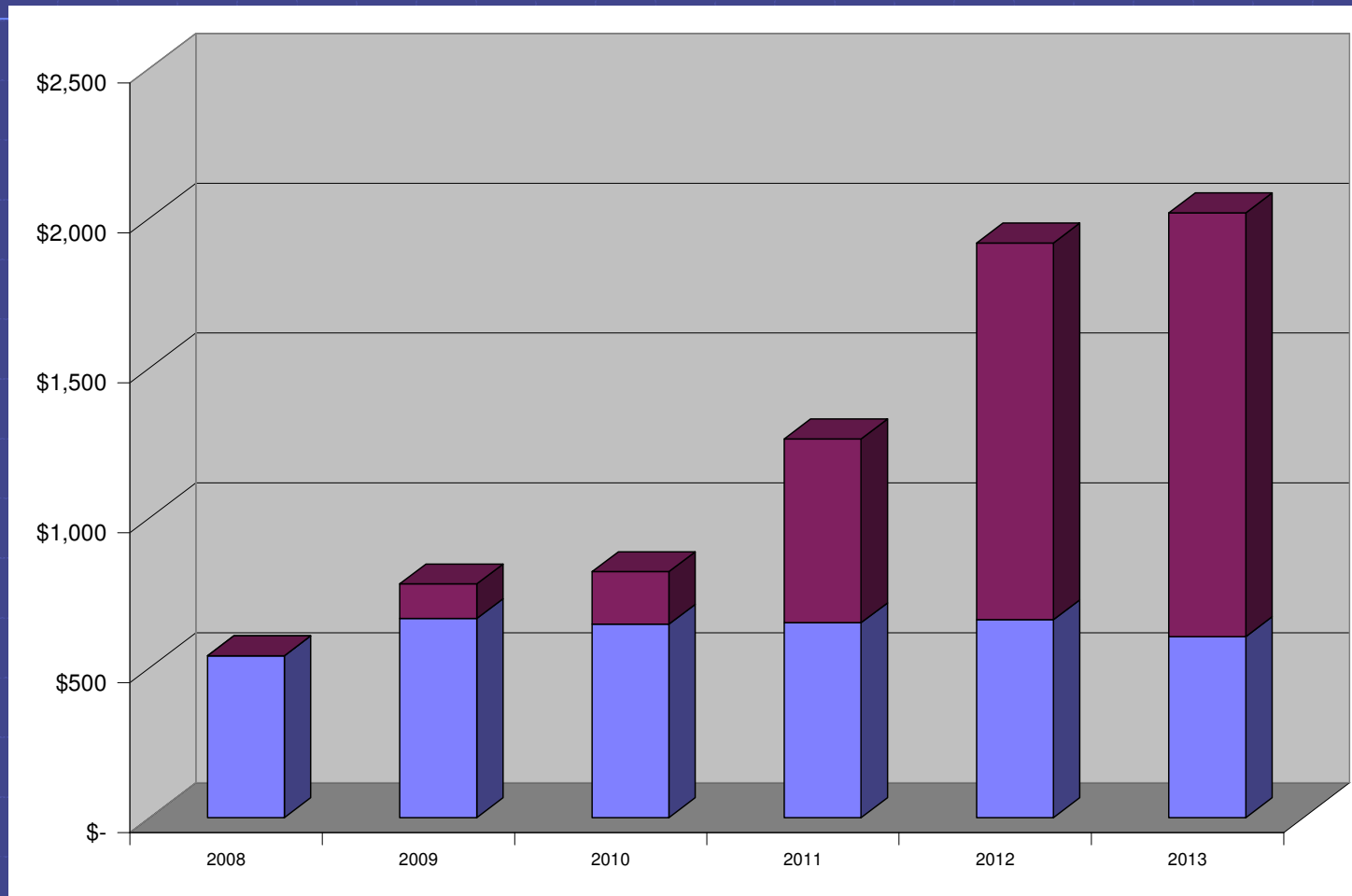




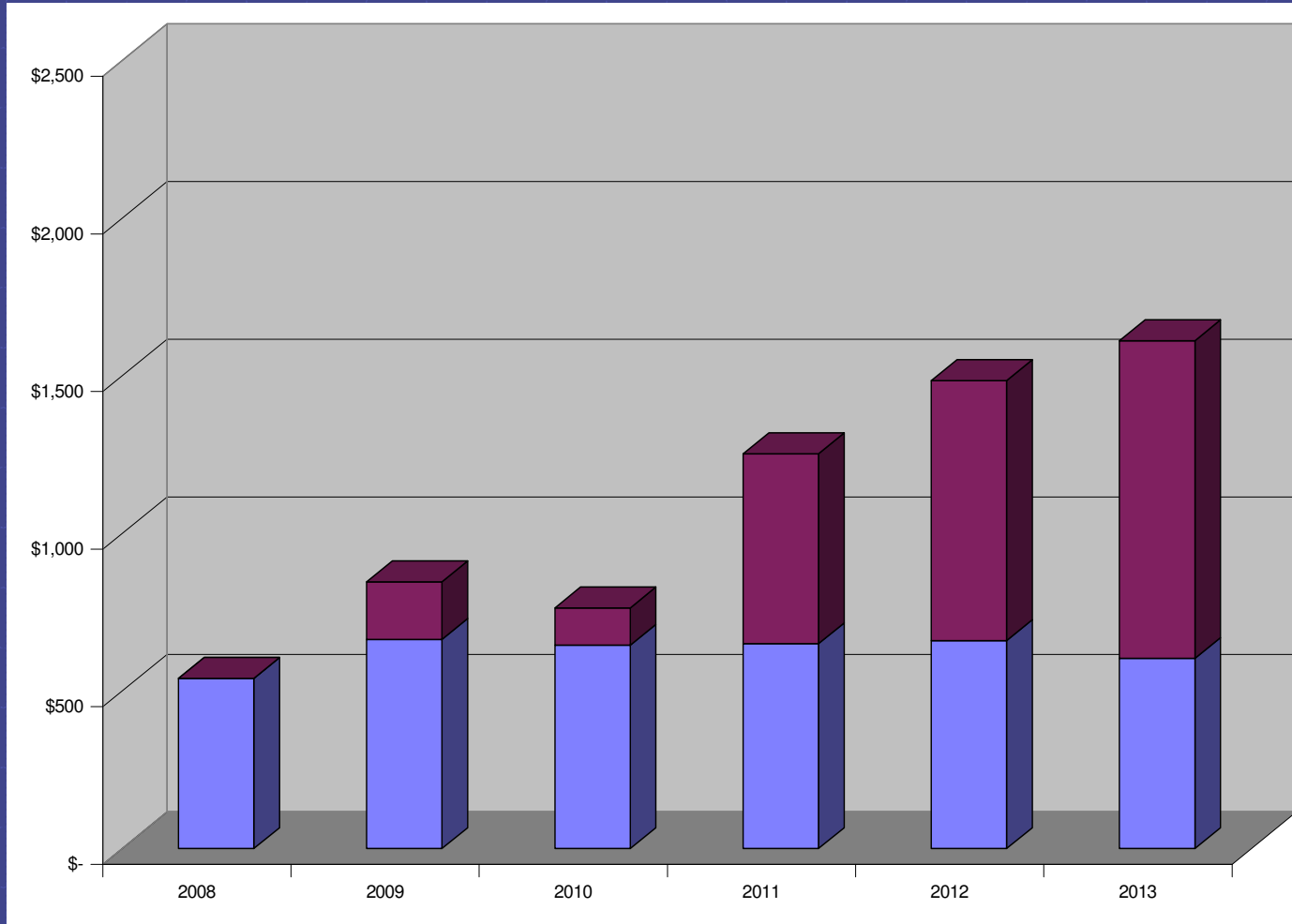
# Impact of the CIP – owner of a \$220,000 home with franchise fee and local option sales tax offsets



# Impact of the CIP – owner of a \$600,000 commercial property



# Impact of the CIP – owner of a \$600,000 commercial property with franchise fee and local option sales tax offsets



# Public Comments

- ◆ Submit questions, comments over the next two months;
- ◆ Subcommittee will incorporate input into the 2009 – 2013 CIP

# How to submit comments

- ◆ At this meeting or at a future Council meeting during the Open Public Comments section;
- ◆ Complete a “Comment / Information Request Card”
- ◆ Call, write or email us