



MEMO

Finance and Engineering

To: Board of Public Works
From: Director of Finance, W. Van Rossum, Director of Public Works, J. Neumeier
Date: 04/15/2024
Re: Capital Projects Improvement Plan Review/Approval

Attached is the latest Capital Improvement Plan (CIP) for the City of Kaukauna. Staff has met to review the projects within the plan and adjusted to the latest status of each project. The 2024 year received more attention as that will determine what the borrowing needs are for 2024.

421 – Equipment Fund

The largest cost on the 2024 list is the replacement of the Fire Departments ladder truck at \$1.7m. This was preordered and committed to back in 2022 when lead times and cost were a bit of an unknown. We are expecting to take possession of the ladder truck within the next year. There are a few pool items that are needed with the new Aquatic Center that have been added to the Parks area. The Pickleball has been a highly requested amenity for the past few years. City had borrowed funds back in 2022. The additional funds will cover the updated cost for construction.

601 & 602 – Utility Funds

All sanitary and storm project in 2022-24 have been funded with the 2022 borrowing. This list to keep the project on the radar and give insight on what will be happening. This is the last year of those funds. Staff will look to borrow another three years of project come 2025. Both sections are for informational purpose in the 2024 CIP.

420 – Street and Sidewalk Fund

Street and Sidewalk is following the schedule to replace sections of street after underground utilities have been replaced. The City works in conjunction with Kaukauna Utility on the reconstruction of streets so new streets aren't being torn up after they are paved.

421 – Building and Miscellaneous

There are two projects related to buildings on the list. One is at the library campus and the other at the environmental campus. The library involves a sorting machine and relocating offices that are now in the area where the sorting machine will be placed. The sorting machine is one that will gain efficiency and streamline the process of tracking the catalog of material. RFID technology for the sorting machine since 2013.

The environmental center project is replacing the siding with a durable LP Smart side that will give years of durability and keep the rodents from leaving their mark on the side of the buildings. Department of Public works is planning to do the install as it fits into the schedule.

The other projects within the Miscellaneous section are related to development project and TIF incentives. More specifically TIF 5 – Commerce Crossing. The reserve is a loan that will be paid back over five years. The hotel as well as the Legacy Creekside apartments funds are an incentive. The total of these projects is \$7.7m which will be taxable bonds and a liability of TIF 5 and the developer to repay.

The total borrowing shows to be \$13.2m. Of that the total, General Obligation (GO) debt that the tax levy is responsible for is \$5.5m. The City pays down around \$5m of debt each year. Keeping the annual borrowing close to this amount will keep the tax rate flat as it relates to debt service.

Open projects from previous year CIP are being reviewed and updated. Staff will have a better idea by the first meeting in May on the borrowing needs for 2024 once we have these numbers. Any remaining funds within the capital funds will be applied to the projects reducing the need to borrow. Any projects that are overspent will increase the need for bonding.

Staff Recommended Action:

Review the 2024-28 CIP list and give approval to move ahead with the projects listed in 2024 year of the plan.

Direct the Finance Director to come back at a future meeting for approval of the 2024 bonding needs.

CITY OF KAUKAUNA
CAPITAL PROJECTS 2024-2028

updated 4/10/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2024		EQUIPMENT							
	421 - Equipment	Replace 1991 John Deere Grader #21	\$500,000	\$500,000					
	421 - Equipment	Athletic Field Groomer (new fleet)	\$27,000	\$27,000					
	421 - Equipment	Platform Ladder Truck	\$1,700,000	\$1,700,000					
	421 - Equipment	Concrete buster for backhoe (new attachment)	\$12,000	\$12,000					
2024		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Pickleball & Disc Golf	\$400,000	\$400,000					
	422- Parks and Pools	Pool - Interior Furnishings	\$50,000	\$50,000					
	422- Parks and Pools	Pool - Cameras, Door Swipes, Data Jack	\$70,000	\$70,000					
	422- Parks and Pools	Pool - Exterior Furnishings (Tables, Benches, etc.)	\$70,000	\$70,000					
	422- Parks and Pools	Pool - Sponsorship Donor wall	\$25,000	\$25,000					
	422- Parks and Pools	1000 Islands Boardwalk	\$450,000	\$250,000					\$200,000
	422- Parks and Pools	Plazas 1st & 2nd Street Ally	\$400,000	\$375,000					\$25,000
	422- Parks and Pools	Municipal Tree Replacement / Reforestation - EAB	\$25,000	\$25,000					\$25,000
2024		STORM SEWER*							
	601 - Storm	Quinney/Metoxen Street Area Phase 2	\$950,000		\$250,000	\$700,000			
	601 - Storm	Alley Storm Sewer Downtown	\$130,000		\$10,000	\$120,000			
	601 - Storm	Erosion Control / Remediation - Shoreline/Outfalls/Streambank	\$35,000			\$35,000			
2024		SANITARY SEWER*							
	602- Sanitary	MS 6 Wet Well (was Thilmany Interceptor)	\$90,000		\$0		\$90,000		
	602- Sanitary	Kenneth Avenue/3rd Street	\$1,320,000		\$71,000		\$246,000		\$1,003,000
	602- Sanitary	Aurthur Street	\$660,000		\$85,000		\$270,000		\$305,000
	602- Sanitary	Tobacnoir Street Area Utility Relay - Phase 1 (Kaukauna, Brothers, Division, Oviatt, Blackwell, Tobacnoir) Tob. to Taylor	\$2,500,000		\$225,000		\$1,015,000		\$1,260,000

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2024-2028

updated 4/10/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2024		STREET PAVING							
		New Concrete Streets Reconstruction							
	420 - Streets and Sidewalk	Quinney/Metoxen Street Area Phase 2	\$1,500,000	\$750,000	\$750,000				
	420 - Streets and Sidewalk	Alley Paving Downtown	\$300,000	\$200,000	\$100,000				
	420 - Streets and Sidewalk	Pool Road and Parking Lot	\$250,000	\$250,000					
	420 - Streets and Sidewalk	Horseshoe Parking Lot	\$75,000	\$75,000					
	420 - Streets and Sidewalk	Asphalt overlay Kenneth Ave	\$365,000	\$91,250	\$0		\$91,250		\$182,500
	420 - Streets and Sidewalk	Concrete Street Patch Program	\$100,000	\$100,000	\$0				
2024		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks	\$200,000	\$50,000	\$150,000				
2024		MISCELLANEOUS							
	423 - Buildings and Misc	Library Offices/Sorting Machine/Workroom Redesign	\$400,000	\$400,000					
	423 - Buildings and Misc	New Siding on Nature Center	\$35,000	\$35,000					
	465 - TIF 5 Commerce Crossing	**The Reserve on Arbor way (Loan)	\$6,000,000	\$6,000,000					
	465 - TIF 5 Commerce Crossing	**Grand Stay Hotel Incentive	\$1,300,000	\$1,300,000					
	465 - TIF 5 Commerce Crossing	**Legacy Creekside Apartments Incentive	\$400,000	\$400,000					
		TOTAL	\$20,339,000	\$13,155,250	\$1,641,000	\$855,000	\$1,712,250	\$0	\$3,000,500
		**Taxable Bonds							

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2024-2028

updated 4/10/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2025		EQUIPMENT							
	421 - Equipment	Replace Deweze hill mower	\$48,000	\$48,000					
	421 - Equipment	Replace 2008 Skid Steer Loader (Fleet #30)	\$50,000	\$50,000					
	421 - Equipment	Replace 2009 Chevy Silverado 2500 4x4, Emerg. Equip	\$74,000	\$74,000					
	421 - Equipment	Replace 1991 John Deere Grader #22 / Change to L90 loader with plow and wing	\$400,000	\$400,000					
	421 - Equipment	Replace 2012 Chevy 1 Ton Dump (Truck 9) With Plow	\$70,000	\$70,000					
	421 - Equipment	Replace 2008 2 1/2 Ton Dump Truck (Fleet #212)	\$200,000	\$200,000					
	421 - Equipment	Code Enforcement Truck - EV	\$60,000	\$60,000					
	421 - Equipment	Purchase new Garbage Truck (228)	\$300,000	\$300,000					
	421 - Equipment	Replace 2009 Pick Up Truck (Fleet #14) - Engineering	\$50,000	\$50,000					
	421 - Equipment	Ambulance Cot	\$25,000	\$25,000					
	421 - Equipment	Replace 2000 Pick Up Truck #19 with EV - Environmental Center	\$60,000	\$60,000					
	421 - Equipment	Power Load System (Fire Department)	\$34,100	\$34,100					
	421 - Equipment	Pallet conversion leaf loader for (old 228)	\$50,000	\$50,000					
2025		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Kakalin Trail Extension (TIF 12)	\$50,000	\$50,000					
	422- Parks and Pools	Wisconsin Ave Switch Back Trail	\$150,000	\$150,000					
	422- Parks and Pools	Dog Park updates/upgrades (trees, restrooms, wash station)	\$350,000	\$340,000					\$10,000 grant
	422- Parks and Pools	Playground Update -Strassburg	\$300,000	\$300,000					
2025		STORM SEWER							
	601 - Storm	Washington, Florence, Plank	\$300,000		\$75,000	\$225,000			
	601 - Storm	Erosion Control / Remediation - Shoreline/Outfalls/Streambank	\$35,000			\$35,000			
	601 - Storm	Badger Road Pond	\$350,000			\$350,000			
	601 - Storm	Riverview Stormwater Detention	\$2,000,000			\$1,400,000			\$600,000
2025		SANITARY SEWER							
	602- Sanitary	Desnoyer Street Area Utility Relay (Seymour, Ducharme, Blackwe	\$1,250,000		\$200,000		\$1,050,000		
	602- Sanitary	River Street Sanitary Sewer and Easement	\$160,000		\$20,000		\$140,000		

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2024-2028

updated 4/10/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2025		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	South Weiler Road, Campfire Court, Antelope, White Wolf	\$1,400,000	\$650,000	\$750,000				
	420 - Streets and Sidewalk	Antelope & Bear Paw	\$900,000	\$400,000	\$500,000				
	420 - Streets and Sidewalk	Ash Grove + Walk Extension	\$350,000	\$150,000	\$200,000				
		Reconstruction							
	420 - Streets and Sidewalk	Washington, Florence, Plank, Lower Thilmany	\$1,300,000	\$650,000	\$650,000				
	420 - Streets and Sidewalk	River Street/Parking Area	\$450,000	\$400,000	\$50,000				
	420 - Streets and Sidewalk	Central Park Road	\$60,000	\$30,000					\$30,000
	420 - Streets and Sidewalk	Alley Paving	\$400,000	\$200,000	\$200,000				
	420 - Streets and Sidewalk	I-41 Corridor Bridges	\$100,000	\$100,000					
2025		SIDEWALKS							
2025		MISCELLANEOUS							
	423 - Buildings and Misc	Fox Shores RR Site Remediation	\$60,000	\$60,000					
	423 - Buildings and Misc	Replace Video Surveillance Cameras	\$50,000	\$50,000					
	423 - Buildings and Misc	Rail Crossing Quiet Zone Project	\$100,000	\$100,000					
		TOTAL	\$11,438,100	\$4,953,100	\$2,645,000	\$2,010,000	\$1,190,000	\$0	\$630,000

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2024-2028

updated 4/10/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2026		EQUIPMENT							
	421 - Equipment	Replace 2003 Pierce Fire Engine	\$985,000	\$985,000					
	421 - Equipment	Replace 2011 John Deere Gator (118)	\$20,000	\$20,000					
	421 - Equipment	Replace 2001 Snow Go Snow Blower							
	421 - Equipment	Replace 2014 F350 4x4 Dump (Truck 8)	\$65,000	\$65,000					
	421 - Equipment	Replace 2012 GMC Sierra (Truck 3)	\$35,000	\$35,000					
	421 - Equipment	2010 Elgin Pelican Street Sweeper (25)							
2026		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Red Hills Trail to 1000 Islands/OCC	\$800,000	\$700,000					\$100,000
	422- Parks and Pools	LaFollette Park Restrooms, BB Court, Parking Lot, Sidewalks	\$1,000,000	\$1,000,000					
	422- Parks and Pools	Grignon Mansion Parking Lot and Stormwater on land acquired in	\$500,000	\$500,000					
2026		STORM SEWER							
	601 - Storm	Erosion Control / Remediation - Shoreline/Outfalls/Streambank	\$35,000			\$35,000			
2026		SANITARY SEWER							
	602- Sanitary	Industrial Park Sanitary Sewer	\$1,600,000				\$1,600,000		
	602- Sanitary	Diedrich Street Area Utility Relay (Jefferson, Black, Diedrich, Margaret, Maria, Idlewild)	\$750,000	\$650,000	\$100,000				
2026		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	Ridgecrest Drive, Nikki Lane	\$700,000	\$250,000	\$467,000				
		Reconstruction							
	420 - Streets and Sidewalk	9th Street (Brill To Crooks)	\$2,000,000	\$1,100,000	\$900,000				
	420 - Streets and Sidewalk	Brill Street (7th to 9th)	\$400,000	\$250,000	\$150,000				
	420 - Streets and Sidewalk	MSB Parking Lot	\$200,000	\$200,000					
	420 - Streets and Sidewalk	High Street (700')	\$200,000	\$100,000	\$100,000				
	420 - Streets and Sidewalk	Alley Paving	\$400,000	\$200,000	\$200,000				
2026		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks	\$225,000	\$50,000	\$175,000				
2026		MISCELLANEOUS							
	423 - Buildings and Misc	Replace Library Playmat	\$15,000	\$15,000					
		TOTAL	\$9,930,000	\$6,120,000	\$2,092,000	\$35,000	\$1,600,000	\$0	\$100,000

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2024-2028

updated 4/10/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2027		EQUIPMENT							
	421 - Equipment	Replace 2012 Chevy Silverado 1500 (Truck 10)	\$35,000	\$35,000					
	421 - Equipment	Replace 2007 International Workstar 7300 (Truck 216)	\$205,000	\$205,000					
	421 - Equipment	Replace 2007 International Workstar 7300 (Truck 217)	\$205,000	\$205,000					
	421 - Equipment	Replace 2012 Volvo Loader L90C (Tractor 22)							
2027		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Park Upgrades (Playground equipment TBD which park)	\$350,000		\$350,000				
	422- Parks and Pools	Bicycle Check Out Hub	\$100,000						
2027		STORM SEWER							
	601 - Storm	Kenneth Avenue Area Reconstruction Phase 2 (2022 Utility Work)	\$400,000		\$100,000	\$300,000			
	601 - Storm	Pond/Stream Bank Restoration	\$45,000			\$45,000			
2027		SANITARY SEWER							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 1 (Sullivan, Kenneth, 11	\$925,000		\$200,000		\$725,000		
	602- Sanitary	Cleveland Avenue, E 8th, 9th	\$200,000		\$50,000		\$150,000		
2027		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	Bluestem 3/4	\$1,100,000	\$500,000	\$600,000				
		Reconstruction							
	420 - Streets and Sidewalk	Kenneth Avenue Area Reconstruction Phase 2 (2022 Utility Work)	\$3,000,000	\$1,500,000	\$1,500,000				
	420 - Streets and Sidewalk	Alley Paving	\$400,000	\$200,000	\$200,000				
2027		SIDEWALKS							
2027		MISCELLANEOUS							
	423 - Buildings and Misc	Connect Kaukauna's Fiber Network to Wisnet's Appleton POP	\$300,000	\$300,000					
	423 - Buildings and Misc	Broadband light poles at key roads exiting the city to include cameras.	\$200,000	\$200,000					
	423 - Buildings and Misc	<i>Refund Pool 2023C Note</i>	<i>\$3,500,000</i>	<i>\$3,500,000</i>					
		TOTAL	\$10,965,000	\$6,645,000	\$3,000,000	\$345,000	\$875,000	\$0	\$0

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2024-2028

updated 4/10/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2028		EQUIPMENT							
	421 - Equipment	Replace 2012 Chevy Silverado 1500 4 X 4 (Engineering)	\$40,000	\$40,000					
	421 - Equipment	Replace 2009 Ford E450 Ambulance	\$360,000	\$360,000					
	421 - Equipment		\$0	\$0					
	421 - Equipment		\$0	\$0					
	421 - Equipment		\$0	\$0					
	421 - Equipment		\$0	\$0					
2028		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools								
	422- Parks and Pools		\$0	\$0					
2028		STORM SEWER							
	601 - Storm	Kenneth Avenue Area Reconstruction Phase 3 (2023 Utility Work)	\$400,000		\$100,000	\$300,000			
	601 - Storm	Kenneth Ave Storm Sewer (Possibly Move based on Grant determination)	\$300,000			\$300,000			
	601 - Storm		\$0	\$0					
	601 - Storm		\$0	\$0					
2028		SANITARY SEWER							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 2 (Sullivan, Kenneth, 14	\$1,200,000		\$200,000		\$1,000,000		
	602- Sanitary		\$0	\$0					
	602 - Sanitary		\$0	\$0					

* Funds were borrowed in prior year

CITY OF KAUKAUNA
CAPITAL PROJECTS 2024-2028

updated 4/10/24

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2028		STREET PAVING							
		New Concrete Streets							
		Reconstruction							
	420 - Streets and Sidewalk	Kenneth Avenue Area Reconstruction Phase 3 (2023 Utility Work)	\$3,000,000	\$1,500,000	\$1,500,000				
	420 - Streets and Sidewalk	3rd Avenue & Kenneth Avenue (3rd to 10th) (Possibly Move based on Grant determination)	\$4,500,000	\$450,000	\$450,000				\$3,600,000
	420 - Streets and Sidewalk	Alley Paving	\$400,000	\$200,000	\$200,000				
	420 - Streets and Sidewalk		\$0	\$0					
2028		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks	\$250,000	\$50,000	\$200,000				
	420 - Streets and Sidewalk		\$0	\$0					
2028		MISCELLANEOUS							
	423 - Buildings and Misc		\$0	\$0					
		TOTAL	\$10,450,000	\$2,600,000	\$2,650,000	\$600,000	\$1,000,000	\$0	\$3,600,000

* Funds were borrowed in prior year