



MEMO

Finance

To: Common Council

From: Finance Director

Date: 10/4/2022

Re: Presentation of 5-year Capital Improvement Plan (CIP) for comment and feedback

The Capital improvement plan(CIP) has been historically around the \$5m each year. This aligns well with what the City is paying off in debt service, so it does not increase the overall debt and helps manage the levy when it comes time to payback that debt.

When the City issues the bond for a project on the CIP, the levy/tax rate effects of the borrowing are not noticed until the following year at the earliest. The City's General Obligation (G.O.) notes are amortized over ten years with payments starting one year from issue date. Another factor that influences the levy impact is the source of repayment. Not all the G.O Note debt is paid back by the levy.

You will find this in the 2023 year of the attached CIP with a larger than normal borrowing at \$11.7m. Three projects make up \$8m of which most of the borrowing will be paid back by other sources rather than the levy. The cashflow need is the reason the City needs to borrow for these projects. Below are few tables showing the payback source of the three projects.

Pool Renovation \$6m

- TIF Funding – \$1.7m
- Donor (Capital Campaign) - \$1M
- *True Levy Impact - \$2.5 million*

Library Developer Loan \$600,000

- Developer - \$600,000
- TIF Funding – Any remaining balance
- *True Levy Impact - \$0*

Dreamville Kaukauna (Apartments) Additional Incentives \$2.455m

- TIF Funding \$2.455M
- *True Levy Impact - \$0*

The other revenue sources of these three projects will make up about \$4.8 million dollars of the debt. Which leaves the remaining \$7m that will be paid back by the levy over the next 10 years. The pool project is one of the unique items on the list in 2023. It was last updated in 1991. Without the 30+ year old project update, the debt service in 2023 is like past practice as well as what we are paying back in debt service each year.

This CIP is just a plan for the purpose of planning and budgeting the debt service in section 5 of the budget book. Prior to borrowing staff will finalize the list in Spring of 2023 and come back for approval to borrow the funds. Staff will also comeback for approval to seek bids for the project that are on the list when the time is comes.

Also attached in the packet is the list of the capital projects that will be funded by ARPA funds which was approved back in the August 1 Finance and personal meeting. The unapproved projects have been added to either the CIP or People and operation Plan (POP) for further discussion. I have added this more for a refresher as we discuss capital projects.

Recommended motion: No Action needed. Agenda item is for informational discussion, and comment.

CITY OF KAUKAUNA

updated 9/28/2022

CAPITAL PROJECTS 2023-2027

YEAR	Fund	CLASSIFICATIONS/ DESCRIPTIONS	PROJECT TOTAL	GENERAL OBLIGATION BORROWING	SPECIAL ASSESSMENT	STORM WATER UTILITY	SANITARY SEWER UTILITY	SUBDIVISION FEE FUND	OTHER
2023		EQUIPMENT							
	421 - Equipment	Purchase 3/4 ton (new fleet)		\$53,000	\$53,000				
	421 - Equipment	Replace 2008 2 1/2 Ton Dump Truck (Fleet #213)		\$205,000	\$205,000				
	421 - Equipment	Fire SCBA Harness, Bottle, and Mask Replacements		\$90,000	\$90,000				
	421 - Equipment	Fire Response/Command Vehicle		\$85,000	\$17,000				\$68,000
2023*		SANITARY SEWER*							
	602 - Sanitary	Kenneth Avenue Area (Phase 3 of 3, Klien to Kenneth/3rd)		\$400,000	\$75,000		\$325,000		
	602 - Sanitary	Reaume Avenue Area (4th, 5th, Hendricks)		\$800,000	\$200,000		\$600,000		
	602 - Sanitary	CE Lift Station Interceptor to KHS		\$300,000			\$300,000		
	602 - Sanitary	Manhole Lining/Repair		\$25,000			\$25,000		
2023		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Park Pavillion Maintenance/Updates - Riverside Park Roof		\$30,000	\$30,000				
	422- Parks and Pools	Pool Reconstruction		\$6,000,000	\$5,000,000				\$4,000,000
	422- Parks and Pools	New Flooring in Nature Center		\$15,000	\$15,000				
	422- Parks and Pools	New Siding on Nature Center		\$65,000	\$65,000				
	422- Parks and Pools	Plazas 1st & 2nd Street Ally		\$450,000	\$375,000				\$75,000
	422- Parks and Pools	Municipal Tree Replacement / Reforestation - EAB		\$50,000	\$25,000				\$25,000
2023*		STORM SEWER*							
	601 - Storm	Pool Road and Parking Lot		\$80,000		\$80,000			
	601 - Storm	Quinney / Metoxen Street Area 1 of 2		\$450,000	\$50,000	\$400,000			
	601 - Storm	Schultheis/Oak Street Storm Sewer		\$65,000	\$15,000	\$50,000			
	601 - Storm	Company Woods Pond		\$200,000		\$120,000			\$80,000
	601 - Storm	Parallel 36" Storm in Linda Ct and Thelen Ave		\$600,000		\$600,000			
	601 - Storm	Erosion Control / Remediation - Shoreline/Outfalls/Streambank		\$35,000		\$35,000			

* Funds were borrowed in prior year

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2023		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	White Dove, White Birch, Boxer, Greyhound	\$1,600,000	\$1,000,000	\$600,000				
		Reconstruction							
	420 - Streets and Sidewalk	Quinney/Metoxen Street Area Phase 1	\$1,300,000	\$500,000	\$700,000				
	420 - Streets and Sidewalk	Concrete Street Patch Program	\$500,000	\$500,000					
	420 - Streets and Sidewalk	Schultheis Street/Oak Street	\$300,000	\$200,000	\$100,000				
	420 - Streets and Sidewalk	Loderbauer Rd Urbanization	\$250,000	\$200,000	\$50,000				
	420 - Streets and Sidewalk	Canal Street	\$350,000	\$180,000	\$50,000				\$117,000
	420 - Streets and Sidewalk	Alley Reconstruction (Downtown)	\$350,000	\$200,000	\$150,000				
	420 - Streets and Sidewalk	Bridge Epoxy Overlays - LAwe and Island	\$40,000	\$40,000					
2023		SIDEWALKS							
2023		MISCELLANEOUS							
	423 – Bldgs & Misc	Library Confernce Room Technology Replacement	\$15,000	\$15,000					
	468 - TIF #8	Dreamville Kaukauna (Apartments) Additional Incentives	\$2,455,000	\$2,455,000					\$2,455,000
	468 - TIF #8	Library	\$600,000	\$600,000					\$600,000
		TOTAL	\$17,758,000	\$11,765,000	\$1,990,000	\$1,285,000	\$1,250,000	\$0	\$7,420,000

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2024		EQUIPMENT							
	421 - Equipment	Replace Deweze hill mower		\$48,000	\$48,000				
	421 - Equipment	Replace 1991 John Deere Grader #21		\$400,000	\$400,000				
	421 - Equipment	Athletic Field Groomer (new fleet)		\$26,000	\$26,000				
	421 - Equipment	Replace 2008 Skid Steer Loader (Fleet #30)		\$40,000	\$40,000				
	421 - Equipment	Code Enforcement Truck - EV		\$60,000	\$60,000				
	421 - Equipment	Platform Ladder Truck		\$1,700,000	\$1,700,000				
	421 - Equipment	Election Badger Book		\$40,000	\$0				\$40,000
	421 - Equipment	Replace 2000 Pick Up Truck #19 with EV - Environmental Center		\$60,000	\$60,000				
2024		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Park Pavillion Updates - Park TBD		\$400,000	\$250,000				\$150,000
2024		STORM SEWER*							
	601 - Storm	Quinney/Metoxen Street Area Phase 2		\$400,000	\$50,000	\$350,000			
	601 - Storm	Mini Storm Sewer - East 19th Street		\$150,000	\$50,000	\$100,000			
	601 - Storm	Badger Road Pond		\$350,000		\$350,000			
	601 - Storm	Glenview Avenue Storm Sewer		\$350,000		\$350,000			
	601 - Storm	Erosion Control / Remediation - Shoreline/Outfalls/Streambank		\$35,000		\$35,000			
2024		SANITARY SEWER*							
	602- Sanitary	River Street Sanitary Sewer and Easement		\$150,000	\$10,000		\$140,000		
	602- Sanitary	Thilmany Interceptor		\$90,000	\$10,000		\$80,000		
	602- Sanitary	Kenneth Avenue/3rd Street		\$600,000	\$100,000		\$500,000		
	602- Sanitary	Kaukauna Street Area Relay (Kaukauna, Brothers, Division, Oviatt)		\$1,300,000	\$200,000		\$1,100,000		

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2024		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	South Weiler Road, Campfire Court, Antelope, White Wolf	\$1,300,000	\$600,000	\$700,000				
		Reconstruction							
	420 - Streets and Sidewalk	Quinney/Metoxen Street Area Phase 2	\$1,500,000	\$750,000	\$750,000				
	420 - Streets and Sidewalk	Pool Road and Parking Lot	\$225,000	\$225,000					
	420 - Streets and Sidewalk	3rd Avenue & Kenneth Avenue (3rd to 10th)	\$2,600,000	\$1,900,000	\$700,000				
2024		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks	\$200,000	\$25,000	\$175,000				
2024		MISCELLANEOUS							
	423 – Bldgs & Misc	Library Workroom Redesign and RFID Sorter Installation	\$55,000	\$55,000					
		TOTAL	\$12,079,000	\$6,139,000	\$2,745,000	\$1,185,000	\$1,820,000	\$0	\$190,000

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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 2009 Chevy Silverado 2500 4x4, Emerg. Equip		\$74,000	\$74,000				
	421 - Equipment	Replace 1995 Grader with Wing (Fleet #20)		\$400,000	\$400,000				
	421 - Equipment	Replace 2012 Chevy 1 Ton Dump (Truck 9) With Plow		\$65,000	\$65,000				
	421 - Equipment	Replace 2008 2 1/2 Ton Dump Truck (Fleet #212)		\$168,000	\$168,000				
	421 - Equipment	Replace 2014 Peterbilt Garbage Truck (228)		\$300,000	\$300,000				
	421 - Equipment	Replace 2009 Pick Up Truck (Fleet #14) - Engineering		\$40,000	\$40,000				
	421 - Equipment	Ambulance Cot		\$25,000	\$25,000				
	421 - Equipment	Power Load System (Fire Department)		\$34,100	\$34,100				
2025		PARK & POOL IMPROVEMENTS							
	422- Parks and Pools	Kakalin Trail Extension (TIF 8)		\$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	Riverview Stormwater Detention		\$2,000,000		\$1,400,000			\$600,000
2025		SANITARY SEWER							
	602- Sanitary	Desnoyer Street Area Utility Relay (Seymour, Ducharme, Blackwell, Desnoyer)		\$1,250,000	\$200,000		\$1,050,000		
2025		STREET PAVING							
		New Concrete Streets							
	420 - Streets and Sidewalk	Ridgecrest Drive, Nikki Lane		\$700,000	\$250,000	\$467,000			
		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	High Street (700')		\$150,000	\$75,000	\$75,000			
	420 - Streets and Sidewalk	I-41 Corridor Bridges		\$100,000	\$100,000				
2025		MISCELLANEOUS							
	423 - Buildings and Misc	Replace Video Surveillance Cameras		\$50,000					
		TOTAL		\$8,351,100	\$3,451,100	\$1,517,000	\$1,660,000	\$1,050,000	\$0 \$630,000

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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		\$935,000	\$935,000				
	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	Park Upgrades (Pavilion TBD which park)		\$400,000	\$400,000				
	422- Parks and Pools	Grignon Mansion Project		\$600,000	\$300,000				\$300,000 grant
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	Antelope & Bear Paw (?)		\$900,000	\$300,000	\$600,000			
		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			
2026		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks		\$200,000	\$25,000	\$175,000			
2026		MISCELLANEOUS							
	423 - Buildings and Misc	Replace Library Playmat		\$15,000	\$15,000				
		TOTAL		\$8,755,000	\$4,795,000	\$1,925,000	\$1,635,000	\$0	\$0
									\$100,000

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CITY OF KAUKAUNA

updated 9/28/2022

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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)							
	421 - Equipment	Replace 2012 Chevy Silverado 1500 4 X 4 (Engineering)		\$40,000	\$40,000				
	421 - Equipment	Library Book Mobile		\$205,000					
2027		MUNICIPAL BUILDINGS/STRUCTURES							
	423 – Bldgs & Misc								
2027		SANITARY SEWER							
	602- Sanitary	Sullivan Avenue Area Utility Relay Phase 1 (Sullivan, Kenneth, 11th, 12th, 13th)		\$925,000	\$200,000		\$725,000		
	602 - Sanitary	Cleveland Avenue, E 8th, 9th		\$200,000	\$50,000		\$150,000		
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		STREET PAVING							
		New Cocnrete Streets							
	420 - Streets and Sidewalk								
		Reconstruction							
	420 - Streets and Sidewalk	Kenneth Avenue Area Reconstruction Phase 2 (2022 Utility Work)		\$5,000,000	\$3,500,000				
	420 - Streets and Sidewalk								
2027		SIDEWALKS							
	420 - Streets and Sidewalk	Replace Defective Walks		\$200,000	\$25,000	\$175,000			
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				
		TOTAL		\$7,965,000	\$1,010,000	\$4,375,000	\$345,000	\$875,000	\$0

* Funds were borrowed in prior year

Full ARPA Project List

Updated: 5/10/2022

Project Name	Department	Amount	Project Lead	Submitted By	Recommended	Project Impact (1-5) 1 Being High Impact	Notes
Upgrade boardwalk trail to address safety issues and meet accessibility guidelines	1000 Islands	\$200,000	Debbie Nowak	Debbie Nowak, Mayor Penterman	Yes	2	this only includes materials
Hwy 55 and Hwy 96 Intersection Control	DPW	\$40,000	John Neumeier/Jamie Graff	Police Department, Mayor Penterman	Yes	2	
City Core Façade Grants (Uptown and Downtown areas older buildings in the CCD Zone) & "Live Downtown Program" grants to finish or update second floor City Core residential units	Community Development	\$150,000	Joe Stephenson	Joe Stephenson, Mayor Penterman	Yes	1	redevelopment authority match funding?
Portable Radios - These are the replacements that have been previously discussed. The actual amount needed would likely be at the low end of this estimate. And if necessary, we could spend even less, but then we would need to add a capital project for the remainder.	Fire Department	\$255,300	Chief Carrel	Chief Carrel	Yes	2	applied for grant with other communities, if not approved need funding elsewhere, Reduced to 250k
Large Park Update in an economically distressed neighborhood (visioning sessions for the neighborhood to make it their own) (maybe part ARPA and part CIP funded)	Parks	\$350,000	Joe Stephenson	Joe Stephenson/ Alder Thiele/ Alder Moore/Mayor Penterman	Yes	1	
2021 Risk & Resilience Assessment of the Water Supply System found some weaknesses and it was directed towards physical security. There is a need for safety switches and/or card readers on all doors for documentation who is in and out of plants. This also includes the need for upgrade and moving of cameras.	Kaukauna Utilities	\$125,000	Andy VandenHeuvel	Michael Avanzi	Yes	2	
Defibrillator - This is for our 3 rd ambulance. This has been ordered, but it has not arrived or been paid for yet.	Fire Department	\$34,200	Chief Carrel	Chief Carrel	Yes	1	purchased-transfer to new ambulance

Full ARPA Project List

Updated: 5/10/2022

Project Name	Department	Amount	Project Lead	Submitted By	Recommended	Project Impact (1-5) 1 Being High Impact	Notes
Safe drinking water account to offset costs to those well owners in the city who now have to adhere to the current ordinance regarding wells with an income of over \$65,000/year, not covered by current DNR grants. 54 Private Wells in the city that either need to be tested or abandoned. Need to offer some kind of funding for residents that don't qualify for DNR Funding. This is to protect the safety of our groundwater supply.	Kaukauna Utilities	\$50,000	Andy VandenHeuvel	Alder Moore/Michael Avanzi	Yes	1	about 35 left
Looping Water Main on Loderbauer before city paving. Right now it's a long dead end with very low chlorine residual and lower pressure because of not being looped.	Kaukauna Utilities	\$240,000	Andy VandenHeuvel	Michael Avanzi	Yes	1	
System Study looking for best treatment options to enhance water quality (Hard Water) for Kaukauna Utilities Residential and Commercial Customers. Includes a complete system Asset Management Plan.	Kaukauna Utilities	\$50,000	Andy VandenHeuvel	Michael Avanzi/Alder Moore, Alder Antoine	Yes	1	last study in 2003
2023 Relay on Park, Klein, 4 th , 5 th , Hendricks Ave. Utilities has 92 public side Lead Services at an estimated cost \$2,500 per service on the public side.	Kaukauna Utilities	\$115,000	Andy VandenHeuvel	Michael Avanzi/Alder Moore/Mayor Penterman	Yes	1	put \$115k in sanitary sewer CIP (602)
Cellebrite Machine and Computer allowing investigation to extract data from phones when involved in a situation	Police Department	\$18,500	Chief Graff	Chief Graff	Yes	1	Completed
Badger Election Books	Clerk	\$45,000	Sally Kenney	Mayor Penterman	Yes	2	
TruNark machine (Drug Taskforce machine)	Police Department	\$30,000	Chief Graff	Chief Graff	Yes	2	