

**AGENDA**  
**MAPLEWOOD CITY COUNCIL**  
**MANAGER WORKSHOP**  
5:15P.M. Monday, February 6, 2012  
Council Chambers, City Hall

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. UNFINISHED BUSINESS**
- E. NEW BUSINESS**
  - 1. Review of Draft 2013 – 2017 Capital Improvement Plan
  - 2. Discussion of Options for Police Department / City Hall Expansion Project in 2012 – 2013
    - a. Discussion of Police Department / City Hall Expansion Design Approach
- F. ADJOURNMENT**

**\*Times Listed Are Approximate**

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## AGENDA REPORT

**TO:** City Manager Jim Antonen  
**FROM:** Charles Ahl, Assistant City Manager  
 Gayle Bauman, Finance Manager  
**SUBJECT:** Capital Improvement Plan for 2013 – 2017  
**DATE:** February 1, 2011

### INTRODUCTION

The Capital Improvement Plan is an annually prepared document and begins the process for preparation of the 2013 Budget. The Capital Improvement Plan is being released for review by the various Commissions and a Public Hearing on the CIP will be held at the Planning Commission on March 6, 2012. This year's CIP covers the years of 2013 through 2017 and is being prepared 2-3 months earlier than normal due to the need to add the East Metro/Marshlands Public Safety Training Facility into the plan. That project received state grant funds as part of the July State Bonding Plan approved as part of the State Government Shutdown settlement. That July approval occurred after the CIP for 2012 – 2016 was adopted. We also need to have the Police Department Expansion project in the CIP prior to issuance of any bonds, so that we are not issuing dual bonds during 2012. Rather than amend the 2012- 2016 CIP, the City staff determined that the new CIP for 2013- 2017 would be prepared earlier.

This Work Session is to provide the Council with the first review of the draft CIP as proposed by the staff. No action by the Council is recommended. The draft CIP will be presented to the Commissions and following the receipt of recommendations from all the Commissions, the City Council will be asked to adopt the CIP in March 2012. Adopting the CIP does not commit the Council to the proposed projects, nor implement the assumptions made during the preparation; however, this is the basis for the 2013 Budget as we proceed with its preparation.

### Background Information

Instructions from the Assistant City Manager were provided to the Department Heads in October 2011 based upon available funding anticipated for the five-year planning period. The budget process starts with the assumptions of funding that might be available from 2011 as well as major capital projects. Unlike 2010 when funds were available for MCC Pool and Phone system upgrades, it was assumed that no additional funds would be available for 2012 projects other than those programmed in the 2012 budget. The direct instructions were that only minimal new funds are available and that new proposals will likely require reductions in expenditures within other areas of the budget. This remains consistent with the Council's goal to establish Financial Sustainability into the overall planning for all areas of the City Budget. The CIP was prepared assuming no referendum. That can be changed as the process is evaluated, but the staff assumption is to attempt to implement goals without the benefit of a referendum discussion.

Attached to this report is a Draft of the 2013 – 2017 Capital Improvement Plan for review. The Transmittal Letter highlights the major projects and revisions within the Plan for consideration. The biggest revision is the inclusion of the new Fire Stations and expansion of the Police Department / City Hall, which adds \$8.8 million in improvements to the plan. In addition, as noted previously, the East Metro / Marshlands Fire Training Facility has been added to the plan. The document explains each of the proposed projects, as well as analyzes the impacts on the budget for the various funds, along with the tax impact necessary to implement these projects as proposed.

**Capital Improvement Plan Process**

The Council provided guidance in 2011 by adopting goals for the coming years. A clear goal of the Council was financial sustainability combined with a focus on funding for City facilities. The key issue involved a long-term vision for public safety facilities. The staff submits projects based upon those goals, and the finance staff analyzes the funds available for capital projects along with the impacts of the staff proposals. A number of revisions are made in the project submittals based upon the analysis of finance, as well as management priorities to achieve the attached CIP plan. This document reflects the final accumulation of that process.

**Summary of CIP**

The 2010 – 2014 CIP was approved at a \$77.76 Million level; while the 2011 – 2015 CIP was approved at a reduced \$65.74 Million level. The 2012 – 2106 CIP was approved at \$65.32 Million. The proposed draft of the 2013 – 2017 CIP is at \$76,883,880. This is an increase of \$11.5 million from last year’s plan. The reasons are the addition of the City Hall/Police Department Expansion project, which added \$6.78 million to the plan; replacement of two Fire Stations, which added \$2.0 million to the plan; and the addition of the East Metro/Marshlands Fire Training Facility. These three public safety facilities added \$9 million to the plan. In addition, the Hillcrest Redevelopment Proposal has been added to the 2017 project list adds \$4.5 million. As noted below, staff is recommending consideration of reductions in the proposed projects that reduces the total approved CIP projects by about \$10 million.

In previous years, each project would be analyzed, and management would determine that a number of proposed projects should be removed from the next 5 years of consideration and listed in the Declined Category. During this year’s CIP, the Commissions and Council will be provided with financial impact analysis and determine if projects should be declined. That decision will be made by the Council prior to adoption of the CIP, which is planned for March 12<sup>th</sup> after all Commissions have commented on the plan.

The proposed 2013 – 2017 CIP can be divided into sections based upon the need for new revenues for 2013, as well as projected impacts in future years, as follows:

<b><u>2013 Budget Impact-*</u></b>	<b><u>2012 Tax Levy</u></b>	<b><u>2013 Tax Levy</u></b>
1. Debt Service Fund:	\$4,208,103	\$4,208,529
2. Capital Improvement Projects Fund	\$ 145,000	\$ 180,000
3. Fire Truck Replacement Fund	\$ 50,000	\$ 50,000
4. Public Safety Facilities Fund:	\$ 200,000	\$ 200,000
5. Redevelopment Fund:	\$ 0	\$ 40,000
6. Maplewood Area EDA Fund:	\$ 0	\$ 89,270
7. Ambulance Fund:	\$ 350,000	\$ 350,000
8. Maplewood Community Center Fund:	\$ 460,000	\$ 460,000
9. Recreation Program Fund:	\$ 175,000	\$ 175,000
10. Park Development Fund:	\$ 0	\$ 0

- - Note: Impact shown is based on capital projects; does not include analysis of annual operating expenses.

**Explanation of by Fund**

**1. Debt Service Fund**

a. Annual projections:

i. 2012 Budget:	\$4,208,103
ii. 2013 Projected:	\$4,208,103
iii. 2014 Projected:	\$4,578,642
iv. 2015 Projected:	\$4,418,783
v. 2016 Projected:	\$4,494,917
vi. 2017 Projected:	\$4,313,834

b. What does this investment provide?

i. **New Fire Stations:**

1. A new station within the South Leg of Maplewood on or near the 3M Campus is to be built in 2012 – 2013 without the need for a referendum. We have assumed that we could implement an assessment to a partner and then sell bonds for both the assessment as well as the Fire Station expense to provide for the \$5.0 million expense. This proposal is expected to involve an agreement with 3M to provide Tax Increment Financing for expansion of facilities and jobs on their campus.
2. Refurbishment/replacement of Fire Station #7 at Hazelwood and County Road C in 2014 – 2015 at a cost of \$3.5 million will be paid from the Public Safety Expansion Fund and will not require City Bonding. This assumes that the Century Avenue, Londin Lane and McMenemy Street stations are abandoned; the property sold at a value of \$2.5 million by 2014. This funding would then be used for the construction of new Fire Station #7 at the same location and improvements at the Gladstone Station. This is discussed under the Public Safety Expansion category.

ii. **Police Department Expansion beginning in 2012 - 2013**

1. A space needs study has been completed documenting that our Police Department has only 45% of the required space for their operations. This project proposes to expend \$4.0 million in 2013 and a second phase of \$3.38 million in 2014. This would be through the issuance of CIP Bonds and would include departments moving to the unfinished vacant space at Public Works and expanding the Police Department into existing space at City Hall. No referendum is necessary to make this work.

iii. **Continuation of a Reduced Street Reconstruction Program**

1. The streets program was significantly reduced in the 2012 – 2106 CIP, and continues to invest at reduced levels through 2016 and then expands in 2017. In the interim, projects such as TH 36 – English; the Gladstone project and overlay of MSAS streets are implemented that do not require significant impacts to debt service.

c. Financial Issues with this plan?

i. **Debt Service exceeds 2.0% of Market Value in 2013 – 2015**

1. It has been a policy to keep debt service levels at or below 2.0% of taxable Market Value. The tax levy for Debt Service remains steady in 2013; however, property values have fallen. In addition, the inclusion of debt for the Police Department Expansion; New Fire Stations and Street Reconstruction Program will push the percentage above 2.0%. Projections are that the debt level will return below 2.0% in 2016. Some adjustments should be considered.

**Debt Service Fund [continued]**

**ii. Debt Service requires tax increase in 2014-15**

1. It is anticipated that a tax increase will be needed for debt service payments in 2014 or 2015, if the debt level is in the \$4.4-\$4.5 million range. Long range planning indicates that the debt level should stay consistent in the \$4.0-\$4.2 million range for the next 2-5 years.

**d. Staff Recommended Revisions:**

- i. Based on the Market Value Considerations, and to keep any needed tax increase to less than 1.0%, the following proposed project revisions should be considered:
  1. Move the Hillcrest Area Streetscape [\$2.5 million] and Hillcrest Area Roadway Improvement [\$2.0 million] projects to the deferred category to reduce future debt levels and to await redevelopment efforts in the area.
  2. Delay the Second Phase of the Police Department Expansion [\$3.38 million] to 2017 or beyond. This allows Phase One [\$4.0 million] to occur in 2013 as proposed and address the highest priority space needs and allows relocation and re-allocation of current spaces at City Hall and Public Works to be used prior to building expansion.
  3. Delay the refurbishment of the Gladstone Fire Station [\$1.0 million] to the deferred project list will be recommended under Public Safety Fund.

**2. Capital Improvement Projects Fund**

- a. Annual Projections = \$180,000 per year for 2013 - 2017
- b. What does this investment provide?

**i. Fire Training Facility / Marshlands Proposal**

1. This project was added to the City project list as part of State Bonding being provided in the July 2011 Bonding Plan. It had been put on hold with the note that the project would be re-instated upon state bonding being received. Project financing includes:
  - a. State Grant: \$3,000,000
  - b. Ramsey County Grant: \$ 450,000
  - c. Capital Improvement Fund: \$ 250,000
  - d. Environmental Utility Fund: \$ 250,000 [for Marshlands]

**ii. Public Works Building Carpet Replacement**

1. This project proposes to replace the carpet in the Public Works building in 2016 at a cost of \$61,000.

**iii. Upgrades to Community Park Fields and Park Equipment**

1. This project proposes to replace and upgrade equipment within our parks as well as upgrade park fields in various locations and areas at \$100,000 per year.

**c. Financial issues with this plan?**

- i. Increase of \$35,000 annually will be needed from tax increase.

**d. Staff Recommended Revisions:**

- i. Based on the need to reduce the need for tax increases:

1. Move the replacement of the carpet at Public Works Building into the expenses for the City Hall / Police Department Expansion project and thus this expense is eliminated from the plan.

**3. Fire Truck Replacement Fund**

- a. Annual projections = \$50,000 per year
- b. What does this investment provide?
  - i. **Replacement of Fire Truck in 2014**
- c. Financial issues with this plan?
  - i. No impact on taxes.
- d. Staff Recommended Revisions:
  - i. No revisions.

**4. Public Safety Facilities Fund**

- a. Annual projections = \$200,000 per year
- b. What does this investment provide?
  - ii. **Rehabilitation of Fire Station #7 and #2**
    - 1. As part of Chief Lukin's proposal for the fire department, he identified needs for improvements at the three main fire stations. The new Fire Station at 3M is proposed to be paid through a tax increment agreement with 3M that will not cost levy funds. The improvement at Station #7 will cost \$2.5 million and will be paid from a sale of property [\$2.5 million]. The third project will be rehabilitation at the Gladstone Station [\$1.0 million], which will require a new levy of funds.
- c. Financial issues with this plan?
  - i. A reduction in this fund's annual need for levy was planned to offset the debt service increase for the Police Department expansion. This current plan requires maintaining the annual levy.
- d. Staff Recommended Revisions:
  - i. Delay the Gladstone Station Improvements to post 2017. Staff has identified a funding approach for two of the three stations, but this third project will need to be delayed to post 2017. An alternative would be to raise the levy an additional 1% above the recommended levy to generate an estimated \$175,000 per year for this need.

**5. Redevelopment Fund**

- a. Annual projections = \$40,000 per year
- b. What does this investment provide?
  - i. **Housing Replacement Program**
    - 1. The City previously provided an allocation to the Housing and Redevelopment Authority for the purchase and upgrade of property. That was discontinued in 2005 for budget reasons. This proposal is to reinstate funding for an every other year expenditure of \$100,000.
- c. Financial Issues with this plan?
  - i. New expenditure requires a levy increase.
- d. Staff Recommended Revisions:
  - i. Find expenses within current budget to fund this program without a tax increase. This program should be a priority.

**6. Maplewood Area EDA Fund**

- a. Annual projections = \$89,270 per year
- b. What does this investment provide?
  - i. Commercial Property Redevelopment Program**
    - 1. The City established the Economic Development Authority and the Business and Economic Development Commission in 2010 but did not dedicate funding for property loans or improvements. This plan would establish a levy of 0.5% of the levy toward this purpose.
- c. Financial issues with this plan?
  - i. This new program requires a tax increase.
- d. Staff Recommended Revisions:
  - i. No revisions recommended, as dedicated funding source for these purposes are necessary to move this program forward.

**7. Ambulance Fund**

- a. Annual projections = \$350,000 per year.
- b. What does this investment provide?
  - i. Rehabilitation of Ambulance Fleet and to Offset deficit in Operations**
- c. Financial issues with this plan?
  - i. None; City increased the levy in 2012 to move this fund to sustainable levels.
- d. Staff Recommended Revisions:
  - i. None

**8. Maplewood Community Center Fund**

- a. Annual projections = \$460,000 per year
- b. What does this projection provide?
  - i. Capital Investment to keep MCC Upgraded**
    - 1. The five-year MCC Sustainability Plan proposed by staff and reviewed with the Council in 2011 is implemented with this plan. An allocation of \$150,000 was provided in 2011 and an additional \$100,000 will be allocated in 2012 - 2017 to meet the requested \$250,000 annual needs.
- c. Financial issues with this plan?
  - i. The original proposal for the MCC sustainability was that the allocation of levy money would be reduced moving forward over the next 3-5 years. Given the scope of improvements and lack of revenue enhancements, that plan looks more like a 7 – 10 year plan.
- d. Staff Recommended Revisions:
  - i. None

**9. Recreation Program Fund**

- a. Annual Projections = \$175,000 per year
- b. What does this projection provide?
  - i. No capital projects. This allocation provides support for recreational activities through Maplewood.
- c. Financial issues with this plan?
  - i. This program is currently operating at a deficit and will need reductions and cuts in expenditures in 2013 to be sustainable.
- d. Staff Recommended Revisions:
  - i. None

10. **Park Development Fund**

- a. Annual Projections = \$0 per year
- b. What does this projection provide?
  - i. No capital projects are funded with tax levy dollars. The Parks Improvement Program is totally funded by contributions from new development through Park Availability Charges. Due to the shortage of development funds, park projects proposed have been delayed or revised as follows:
    - 1. Deer Control and Campus Programs will need to be funded from the existing operating budget.
    - 2. Reduced the Emerald Ash Borer program from \$25,000 per year for five years to \$25,000 in 2014 and 2015.
    - 3. Reduced the expenditure in Joy Parks from \$225K to \$175K.
    - 4. Assumed a level of \$200,000 per year in PAC based on new development and new fees.
    - 5. Delayed the improvements in Goodrich Park by one year.
    - 6. Expected levy dollars to Parks in 2013:
      - a. Community Center - \$460,000
      - b. Recreation Fund - \$175,000
      - c. Trail Rehab - \$ 80,000 [within Pub Wks Budget]
      - d. Fields and Equip - \$100,000
      - e. Nature Center - \$ 53,000 for building in 2014

**Budgetary Consideration**

As noted within the CIP Document and this memorandum, the proposed approach can be implemented with a 3 % projected levy increase. The final amount will depend upon the level of reductions that the Council wishes to remove from the program. If staff recommendations are accepted, the levy increase will be less than 1.0% based on this plan. Other expenses will impact the 2013 levy and will be reviewed with the Council on February 27<sup>th</sup>. Those items will be reviewed along with the impacts of cuts within the various departments and programs during the budget meetings in July 2012 as the Council moves forward with budget determinations and directions.

As noted, these are the assumptions that the CIP was based upon for presentation to the Commissions and City Council. The assumptions will be reviewed in detail as the budget process proceeds over the next months.

**Recommended Action**

The Council should review the proposed projects within the 2013 – 2017 Capital Improvement Plan. No action is recommended at this time. Review by the various commissions is proposed during February and then revisions will be implemented as part of the adoption of the plan on March 12<sup>th</sup>.

Attachments:

- 1. Draft 2013 – 2017 Capital Improvement Plan



# City of Maplewood Capital Improvement Plan 2013-2017



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# INTRODUCTION

**CITY OF MAPLEWOOD, MINNESOTA**  
**PRINCIPAL CITY OFFICIALS**

JANUARY 2012

**CITY COUNCIL**

WILLIAM ROSSBACH, MAYOR  
Term Expires 01-05-2014

KATHLEEN JUENEMANN, COUNCILMEMBER  
Term Expires 01-05-2014

JAMES LLANAS, COUNCILMEMBER  
Term Expires 01-05-2014

ROBERT CARDINAL, COUNCILMEMBER  
Term Expires 01-04-2016

MARV KOPPEN, COUNCILMEMBER  
Term Expires 01-04-2016

**CITY MANAGERIAL STAFF**

<u>Employee</u>	<u>Position</u>	<u>Date Appointed</u>
James W. Antonen	City Manager	March 9, 2009
R. Charles Ahl	Assistant City Manager	March 24, 2009
R. Charles Ahl	Director of Public Works	March 5, 2001
R. Charles Ahl	Director of Community & Economic Development	January 1, 2011
Gayle Bauman	Finance Manager	May 10, 2010
DuWayne Konewko	Director of Parks & Recreation	January 1, 2011
Mychal Fowlds	Director of Information Technology	February 6, 2006
Karen Guilfoile	Director of Citizen Services	August 5, 1996
Steve Lukin	Fire Chief	March 17, 2000
Michael Thompson	City Engineer/Deputy Director of Public Works	March 30, 2009
Dave Thomalla	Police Chief	November 16, 2002

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Mayor and City Council

Honorable Mayor and Council Members:

The 2013 – 2017 Proposed Capital Improvement Plan (CIP) for the City of Maplewood is submitted herewith. The intent of this document is to coordinate the planning, financing and timing of major equipment purchases and construction projects. The document is divided into four sections: Introduction, Debt Capacity and Financing Strategy, Project Details, and Appendix.

The focus of this CIP is on the maintenance and protection of the City's existing assets, its buildings and streets/infrastructure, as well as to begin an investment into Public Safety facilities. This Public Safety facility investment is a major Council goal as established at the February 2011 City Council – Staff Retreat. The staff has spent numerous hours of analysis in an attempt to provide the most cost-effective and prioritized projects for 2013 - 2017 to meet that focus. This effort includes a summarized look forward at the 2013 Budget and provides an outlook for the budget based upon Council input on the level of a levy increase for the priorities within this plan.

Highlights of the 2013 – 2017 CIP are:

1. The proposed construction of a new Fire Station in 2012 – 2013 within the Southern Leg of Maplewood near or possibly on the 3M Campus. This new Fire Station would replace the stations on Century Avenue, near Maryland Avenue, and the Fire Station at Londin Lane. This is part of a revamping and consolidation of fire service that provides for enhanced fire delivery over the next 40 – 50 years for Maplewood. As the construction of a new Fire Station allows for the abandonment of the stations on Century Avenue and on Londin Lane, the consolidation of service also provides for the abandonment of the Fire Station on McMenemy Road. The sale of these old stations and the property, that are in bad need of repair, will generate funds for the reconstruction in 2014 of Fire Station #7, located at Hazelwood Avenue and County Road C.
2. The proposed expansion of the Maplewood Police Department at City Hall. A space needs study was performed during 2011 to determine the extent of improvements necessary for Police Department needs. The current plan calls for a 2012 – 2014 expansion of the Police Department wing of City Hall. Various functions at City Hall may be relocated to accommodate some of the Police Department needs. CIP bonds will be required to finance this project.
3. The Gladstone redevelopment initiative is reflected in this plan. Major improvements totaling \$7,398,300 are planned for Phase 1 in 2011-2013, plus an additional \$1,580,000 for the Gladstone Savanna in 2012-2016. The second phase of the redevelopment is estimated to occur in 2017 at \$4,100,000 while the third phase has been delayed in this plan until post 2017 due to lack of funding.
4. The Hillcrest Area Redevelopment initiative is reflected in this plan. In 2017, the Hillcrest Area Roadway Improvement and the Hillcrest Area Streetscape projects are planned totaling \$4,500,000.



5. It is proposed that \$50,000 of tax levy funds be dedicated in 2013 for Community Field Upgrades, as well as an additional \$50,000 in tax levy for Park Equipment replacements. There are no additional levy allocations beyond this one proposed for Park Improvements during the 2013 – 2017 planning period. This allocation is provided due to a commitment for a \$50,000 reduction in operating expenses within Parks Department operations.
6. Additional improvements are proposed to continue maintenance of City facilities at the Maplewood Community Center (MCC). The Maplewood Community Center has been unable to support operational costs over the past years. A 5-year plan has been proposed by the management staff to bring a definite operational component along with a facility investment component into the annual subsidy discussion. This plan proposes a tax levy of \$460,000 per year with \$200,000 being allocated to capital replacement and upgrades at the MCC. This increased allocation to the MCC comes at the expense of replacement funding for projects at City Hall as well as within the Park Development Fund.
7. An annual expenditure of \$270,000 to \$315,000 is proposed for the planning period for replacement of vehicles and equipment in the Fleet Management Fund. This investment is necessary to keep maintenance costs to a minimum.
8. The Park Development Fund is continuing to show a slow down of revenues as the housing market and building of commercial industrial facilities slows due to the economy. The request for a levy increase for park funding was reviewed, but does not appear doable within the next 3 – 5 years due to the commitment to Public Safety Facilities and the Maplewood Community Center. Park projects listed in this plan will only move forward if the Park Availability Charge (PAC) revenue comes in as projected.
9. The Fire Training Facility has been moved from the declined list to the proposed list after the State of Minnesota allocated \$3 million in state bonding funds to this project in 2011. The East Metro area is lacking in a quality fire training facility. This facility will allow firefighters to enhance their skills in a safe environment. Much of the cost of this facility was proposed to be financed with grants including the grant of the land from MnDOT along with an allocation of state bonding funds.
10. TH 36 and English Street will be under pressure to be revised to an interchange due to the project that removed signals from TH 36 in North St. Paul. Funding is proposed for a major interchange project in 2012-2014. Most funding, \$13,788,000 of the \$17,780,000 total will need to come from grants and MnDOT sources. In addition to this project, five other street projects and one bridge replacement are proposed for 2013-2017.

The total 2013 – 2017 CIP reflects an increase in investment of capital assets. This CIP shows a 17.7% increase from the previous year's program. The \$11,562,010 increase is reflected in the changes and re-prioritization for new Fire Stations and an expansion of the Police Department as well as continued redevelopment of the Gladstone neighborhood. Significant re-prioritizing of funds shows that investment is proposed to increase for redevelopment and buildings and decrease for equipment, parks and public works infrastructure. The 2012 – 2016 CIP was a \$65.3 Million plan, while the proposed 2013 – 2017 CIP is listed for \$76.9 Million in expenditures.



As with the previous year, Deferred Projects are listed within the Appendix section of this CIP. These are projects that were recommended by staff and Commissions and are significant needs within the City. An analysis of the impacts of these projects identified that funding is not available under current programs totaling \$5,773,910. Due to the lack of funding dedicated to capital replacement and Council priorities established in February 2011, a number of projects were not proposed or have been removed. If other funds become available, these projects may be reconsidered in future years.

The property tax impact of projects included in this CIP was evaluated. Estimates were prepared of the new tax levies that will be required to support these projects assuming that new bonds will be issued to finance CIP projects. For 2012, the city's total tax levy was \$17,853,523 and of that amount, \$4,208,103 was for debt service on bond issues. The total Debt outstanding for Maplewood is proposed to be \$76,803,897 in 2012 based upon the current plan within this CIP. 2011 total debt is \$78,017,297. The City's total debt is limited by statute to not more than 3% of market value of taxable property of the City. Very little of the debt of the City, approximately \$3,940,000 in 2011, is actually subject to the legal debt margin. Staff continues to monitor total city debt as a percent of market value with the intention of keeping total debt within 2%. With the new debt projected by this CIP, the City will not meet that objective until 2016 when the rate drops to 1.9%.

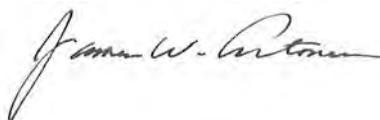
It is recommended that the CIP be formally adopted by the City Council following a Public Hearing that is required to be held by the Planning Commission. As part of this adoption process, a strong commitment is needed to follow the construction and financing schedule for the public improvement projects planned for 2013. This allows the City's engineering staff to be fully utilized and will minimize the need for consultant engineers. Also, it will facilitate the planning for the year 2012 & 2013 bond issues by the Finance Department.

The CIP, by design, is a planning tool for City staff and elected officials. The CIP gives the City Council the flexibility to proceed with the proposed projects based on the political, economic, and financial realities of each year. After the CIP has been formally adopted by the City Council, the projects scheduled for 2013 will be included in the Proposed 2013 Budget document. This will provide the City Council another opportunity to review the proposed 2013 projects.

The 2013 – 2017 CIP presents an excellent combination of maintenance and redevelopment projects. By proceeding with these scheduled improvements, the City Council can be assured the City's infrastructure, facility and equipment needs meet those of its citizens.

R. Charles Ahl  
Assistant City Manager

James W. Antonen  
City Manager



## HIGHLIGHTS OF THE CAPITAL IMPROVEMENT PLAN

The five-year total expenditures within the 2013-2017 C.I.P. are \$76,883,880. Changes by project category over the last C.I.P. are as follows:

	<u>2011-2015 C.I.P</u>	<u>2012-2016 C.I.P</u>	<u>2013-2017 C.I.P</u>	<u>Increase Amount</u>	<u>(Decrease) Percent</u>
<b>Buildings</b>	\$3,849,000	\$7,814,400	\$16,729,400	8,915,000	114.1%
<b>Redevelopment</b>	14,550,000	5,375,000	11,340,000	5,965,000	111.0%
<b>Equipment</b>	3,089,185	2,947,470	2,273,480	(673,990)	-22.9%
<b>Parks</b>	6,900,000	6,750,000	5,450,000	(1,300,000)	-19.3%
<b>Public Works</b>	37,347,200	42,435,000	41,091,000	(1,344,000)	-3.2%
<b>TOTALS</b>	\$65,735,385	\$65,321,870	\$76,883,880	11,562,010	17.7%

The five largest projects within the C.I.P. are as follows:

**1. TH 36 - English Intersection Improvements - \$17,780,000**

Construction of this project is planned for 2013. With the recent improvements along TH36, this is the only remaining signaled intersection. \$2.5 million of City funding is anticipated with the rest coming from grants and other state funding.

**2. Police Department Expansion - \$7,750,000**

This project is to expand and improve the existing police department over the next two years. The police department has been operating for many years in restricted spaces. Expansion and improvement is needed to continue progressive operations in a space that the department has occupied for 25 years.

**3. Crestview/Highwood Area Streets - \$7,520,000**

Construction of this project is planned for 2017. The majority of the streets will require partial reconstruction while others will require full reconstruction due to utilities improvements.

**4. Gladstone Area Streetscape Phase I - \$7,398,300**

Construction of this project is planned for 2011-2013. The majority of the project will include improvements that are coordinated with the redevelopment of the Tourist Cabin property.

**5. Replacement of Fire Station - \$5,000,000**

Four out of the five stations are over 30 years old and were built when the city was just starting to expand in its commercial and residential growth. This proposal assumes a new fire station within southern Maplewood in 2012.

Details regarding the projects included within the C.I.P. are in the third section of this document. The projects are grouped by neighborhoods and there is a separate page for each project. There are 48 projects in the current C.I.P. The 2012-2016 C.I.P. had 49 projects.

## NEW PROJECTS IN THE CAPITAL IMPROVEMENT PLAN

Changes in project expenditures for the years 2013-2017 within this C.I.P. compared to the previous C.I.P. are as follows:

<u>Year</u>	<u>2012-2016 C.I.P.</u>	<u>2013-2017 C.I.P.</u>	<u>Increase (Decrease)</u>	
			<u>Amount</u>	<u>Percent</u>
2013	18,325,201	27,483,350	9,158,149	50.0%
2014	11,736,618	19,775,550	8,038,932	68.5%
2015	14,123,031	6,769,730	(7,353,301)	-52.1%
2016	8,781,308	5,859,240	(2,922,068)	-33.3%
TOTALS	\$52,966,158	\$59,887,870	\$6,921,712	13.1%

Some of the changes listed above are due to changes in the time schedule for projects. The new projects total \$420,000. These projects are as follows:

PARKS

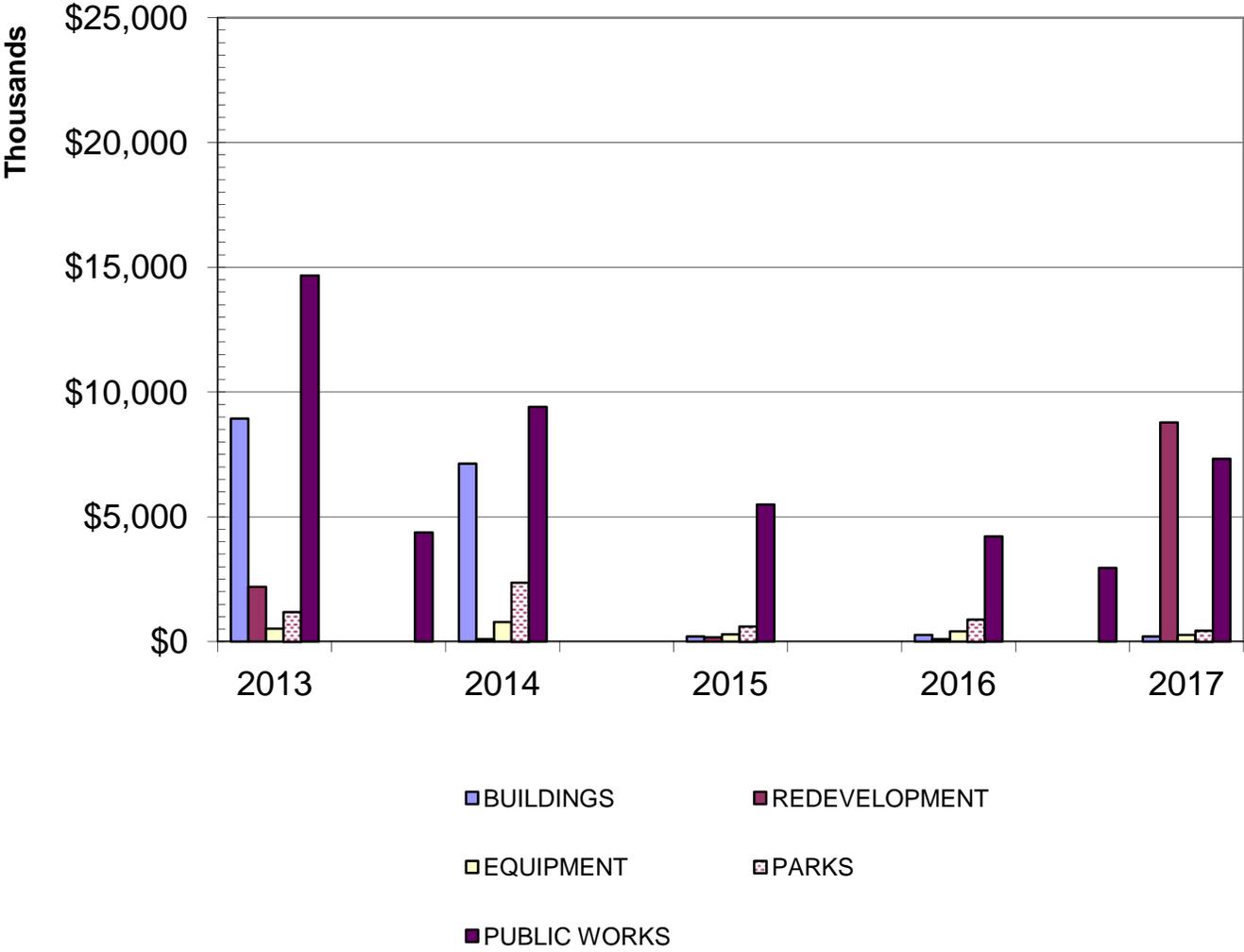
<u>\$50,000</u>	EAB Ash Removal and Replanting
\$50,000	

PUBLIC WORKS

\$30,000	Three trailers
170,000	Water Tanker
<u>170,000</u>	Street Sweeper
\$370,000	

<u><u>\$420,000</u></u>	Grand Total
-------------------------	-------------

# PROJECTS BY CATEGORY 2013-2017



**FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
BY PROJECT CATEGORY**

PROJECT CATEGORY	TOTAL	ALLOCATION OF COSTS BY YEAR				
		2013	2014	2015	2016	2017
BUILDINGS	\$16,729,400	\$8,935,000	\$7,133,400	\$200,000	\$261,000	\$200,000
REDEVELOPMENT	11,340,000	2,190,000	100,000	175,000	100,000	8,775,000
EQUIPMENT	2,273,480	517,350	782,150	294,730	408,240	271,010
PARKS	5,450,000	1,180,000	2,355,000	605,000	880,000	430,000
PUBLIC WORKS	41,091,000	14,661,000	9,405,000	5,495,000	4,210,000	7,320,000
<b>TOTALS</b>	<b>\$76,883,880</b>	<b>\$27,483,350</b>	<b>\$19,775,550</b>	<b>\$6,769,730</b>	<b>\$5,859,240</b>	<b>\$16,996,010</b>

## SCHEDULE FOR CONSTRUCTION AND FINANCING OF 2013 PROJECTS

The Capital Improvement Plan coordinates the financing and timing of major equipment purchases and construction projects. Therefore, it is very important that the C.I.P. be followed as much as possible.

This is especially important for the Public Works and Finance Departments. Public improvement projects need to be scheduled to avoid peaks and valleys in workloads. This will allow the engineering staff in the Public Works Department to provide the engineering services required and minimize the need to hire engineering consultants. A closely followed schedule for construction projects will also facilitate Finance Department planning for bond issues.

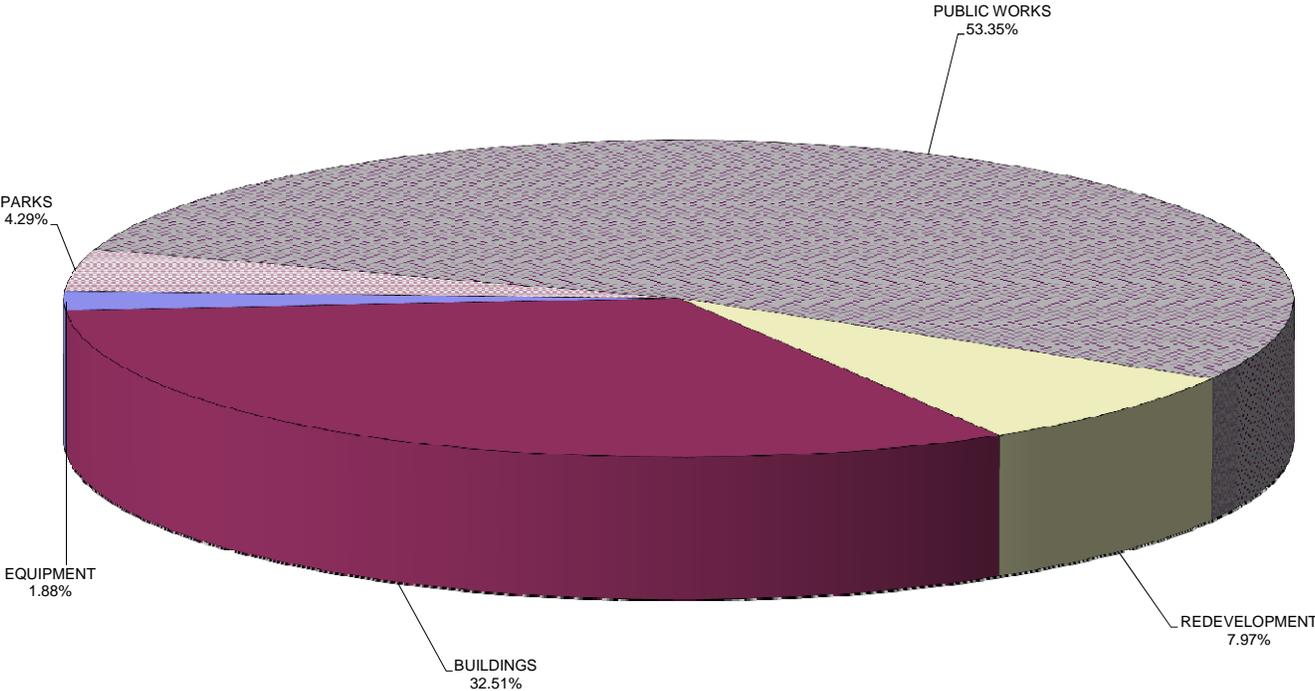
The schedule that needs to be followed for construction of the public improvement projects listed in this document for 2013 is as follows:

<b>SCHEDULE FOR PUBLIC IMPROVEMENT PROJECTS TO BE CONSTRUCTED IN 2013</b>	
August 2012	Begin Neighborhood Meetings
November 2012	Council receives Engineer's Report and orders Public Hearing
November 2012	Publish Legal Notice
December thru February 2013	Public Hearings; Order Improvement and Preparation Plans and Specifications
February 2013	Approve Plans and Specifications; Authorization to Advertise for Bids
March 2013	Award Bids

It is planned that bonds will be sold in May 2013 to finance the capital improvement projects that will be constructed in 2013. The schedule for the issuance of these bonds is as follows:

<b>SCHEDULE FOR 2013 BOND ISSUE</b>	
March 25, 2013	Last day for City Council to order projects to be financed by the bond issue
March 29, 2013	Financial data on projects to be financed due to financial consultant
April 12, 2013	Resolution setting bond sale due from bond council bond sale details due from financial consultant
April 22, 2013	City Council adoption of resolution authorizing bond issue
May 13, 2013	Official statement (prospectus) distributed to rating agency, City, and prospective bidders
May 15, 2013	Bond rating due from Standard and Poor's.
May 20, 2013	Bid opening and award of bids
June 17, 2013	Bond proceeds delivered to City

# PROJECTS BY CATEGORY 2013



- REDEVELOPMENT
- BUILDINGS
- EQUIPMENT
- PARKS
- PUBLIC WORKS

## PROJECTS SCHEDULED FOR 2013

PROJECT NUMBER	PROJECT TITLE	PROJECT CATEGORY	COST
FD10.010	Replacement of Fire Station	Buildings	\$4,500,000
FD09.030	Fire Training Facility	Buildings	235,000
MT12.010	Maplewood Community Center Improvements	Buildings	200,000
PD11.010	Police Department Expansion	Buildings	<u>4,000,000</u>
			\$8,935,000
FD08.010	Ambulance Replacement	Equipment	\$121,850
IT12.010	Election Equipment	Equipment	125,000
PW06.010	Street Sweeper	Equipment	69,500
PW08.020	Two Jacobson Park Maintenance Machines	Equipment	139,000
PW09.030	1 Ton Truck	Equipment	<u>62,000</u>
			\$517,350
PM11.010	Fish Creek Open Space	Parks	\$875,000
PM03.060	Joy Park Improvements	Parks	175,000
PM07.010	Community Field Upgrades	Parks	50,000
PM08.040	Park Equipment, Fence and Court Replacement	Parks	50,000
PM08.060	Open Space Improvements	Parks	<u>30,000</u>
			\$1,180,000
PW11.090	Arkwright/Sunrise Area Streets	Public Works	\$4,400,000
PW02.120	City Landfill Closure	Public Works	246,000
PW03.210	Lift Station Upgrade Program	Public Works	250,000
PW07.100	TH 36 & English Intersection Improvements	Public Works	9,565,000
PW08.050	Lakewood/Sterling Area Streets	Public Works	<u>200,000</u>
			\$14,661,000
CD04.010	Gladstone Area Streetscape - Phase 1	Redevelopment	\$2,090,000
CD09.010	Commercial Property Redevelopment	Redevelopment	<u>100,000</u>
			\$2,190,000
	Grand Total		\$27,483,350

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# FUNDING SOURCES FOR THE CAPITAL IMPROVEMENT PLAN

## **Bonds and Notes:**

**Capital Notes** – these are a form of short-term indebtedness that are backed by the full faith, credit, and taxing powers of the City of Maplewood. They are usually issued with a five-year term to finance large equipment purchases.

**General Obligation Bonds** – G.O. bonds are backed by the full faith, credit, and taxing powers of the City of Maplewood. Within this C.I.P. document, general obligation bonds means bonds that are 100% supported by tax levies. Bonds that are more than 80% supported by tax levies require voter approval before they can be issued.

**General Obligation Improvement Bonds** – these bonds are similar to General Obligation Bonds except they do not require voter approval for issuance. This is because they represent the portion of public improvement project costs that are not assessed. At least 20% of the project cost must be assessed to issue these bonds.

**Municipal State Aid Bonds** – these bonds are issued to finance improvements to municipal state-aid streets. Under state law, future allotments of state street aid are pledged to pay the principal and interest on the bonds. The bonds are also backed by the full faith, credit, and taxing powers of the city..

**Special Assessment Bonds** – these bonds are payable from charges made to property owners who benefit from public improvements. These charges are referred to as special assessments and are billed to property owners with their property taxes. Under state law, special assessment bonds can be issued without voter approval provided that at least 20% of the improvement cost has been assessed. Special assessment bonds issued by Maplewood also are backed by the full faith, credit, and taxing powers of the city.

**Tax Increment Bonds** – these bonds can be issued for housing, economic development (e.g., to pay for a site for a business), construction of public facilities or infrastructure, and redevelopment of blighted areas. The bonds can be revenue bonds or general obligation and are not subject to referendum approval.

**Ambulance Service Fund** –this fund was established in 2005 to account for customer service charges that are used to finance emergency medical services.

**Capital Improvement Projects Fund** – this fund was established to finance major capital outlay expenditures that cannot be easily financed by alternative revenue sources. Property taxes are levied annually for this fund. On the project detail pages in Section 3 this fund is referred to as the C.I.P. Fund.

**Community Center Operations Fund** – accounts for revenues and expenses related to the operation of the community center building and related activities.

**Economic Development Authority** – within this C.I.P. document this is used to identify a portion of improvement costs that are paid by the Maplewood Area Economic Development Authority.

**Electric Franchise Fee** – the franchise agreement with Excel Energy allows the City to impose a franchise fee of not more than four percent of the company’s gross revenues. A franchise fee of \$.50 per household has been imposed by the City.

**Environmental Utility Fund** – this fund was established to finance maintenance and improvements to the storm water utility system. Revenues for the fund are generated by a utility charge for surface water runoff.

**Federal Aid** – within this C.I.P. document this is used to identify a portion of public works improvement costs that are paid by the Federal Government.

**Fire Truck Replacement Fund** – this fund was established to finance all future purchases of fire trucks. Property taxes are levied annually as needed to provide for planned purchases.

**Fleet Management Fund** – this fund accounts for the operating expenses of all city vehicles and major pieces of equipment (except for public safety vehicles). These operating expenses, including depreciation, are used as a basis to establish rental rates that are charged to the departments using the vehicles. The accounting procedures used in this fund result in a cash reserve for the replacement of vehicles and major pieces of equipment. On the project detail pages in Section 3 this fund is referred to as the V.E.M. Fund.

**General Fund** – this fund accounts for all financial resources except those required to be accounted for in another fund. The fund accounts for the majority of the City’s operating budget.

**Information Technology Fund** – accounts for the maintenance, repair, and operation of the city’s computer hardware and software.

**Little Canada** – within this C.I.P. document this is used to identify that portion of public works improvement costs that are paid by the City of Little Canada. When roads on the border between Maplewood and Little Canada are improved, the two governments jointly finance the cost of the improvement.

**MnDOT** – within this C.I.P. document this is used to identify a portion of public works improvement costs that are paid by the Minnesota Department of Transportation.

**North St. Paul** – within this C.I.P. document this is used to identify that portion of public works improvement costs that are paid by the City of North St. Paul. When roads on the border between Maplewood and North St. Paul are improved, the two governments jointly finance the cost of the improvement.

**Oakdale** – within this C.I.P. document this is used to identify that portion of public works improvement costs that are paid by the City of Oakdale. When roads on the border between Maplewood and Oakdale are improved, the two governments jointly finance the cost of the improvement.

**Park Development Fund** – this fund accounts for the receipt and disbursement of park availability charges. These charges are levied against all new buildings constructed and are paid when the building permit is issued. Money from P.A.C. on residential buildings can only be spent on park developments within the neighborhood where the building is constructed. Money from commercial park availability charges can be spent on any park development.

**Public Safety Expansion Fund** – this fund was established to finance major capital outlay expenditures related to Public Safety buildings. Property taxes are proposed to be levied annually for this fund.

**Ramsey County** – within this C.I.P. document this is used to identify that portion of public works improvement costs that are paid for by Ramsey County. When county roads within the city are improved, the cost of the improvements is jointly financed by the two governments.

**RWMWD** – within this C.I.P. document this is used to identify a portion of public works improvement costs that are paid by the Ramsey Washington Metro Watershed District.

**Redevelopment Fund** – accounts for cash assets that are for a redevelopment and housing rehabilitation and replacement program that is designed to eliminate scattered blighted housing, provide new housing, and provide funds for rehabilitation and repair.

**Sewer Fund** – this fund accounts for customer sanitary sewer service charges that are used to finance the sanitary sewer system operating expenses.

**St. Paul Water** – within this C.I.P. document this is used to identify a portion of public works improvement costs that are paid by the St. Paul Regional Water Services.

**St. Paul Water Availability Charge Fund** – this fund accounts for revenue from water connection charges and a water surcharge that is paid by the owners of property that receive water from St. Paul Regional Water Services. These revenues are used to finance water system costs that cannot be assessed.

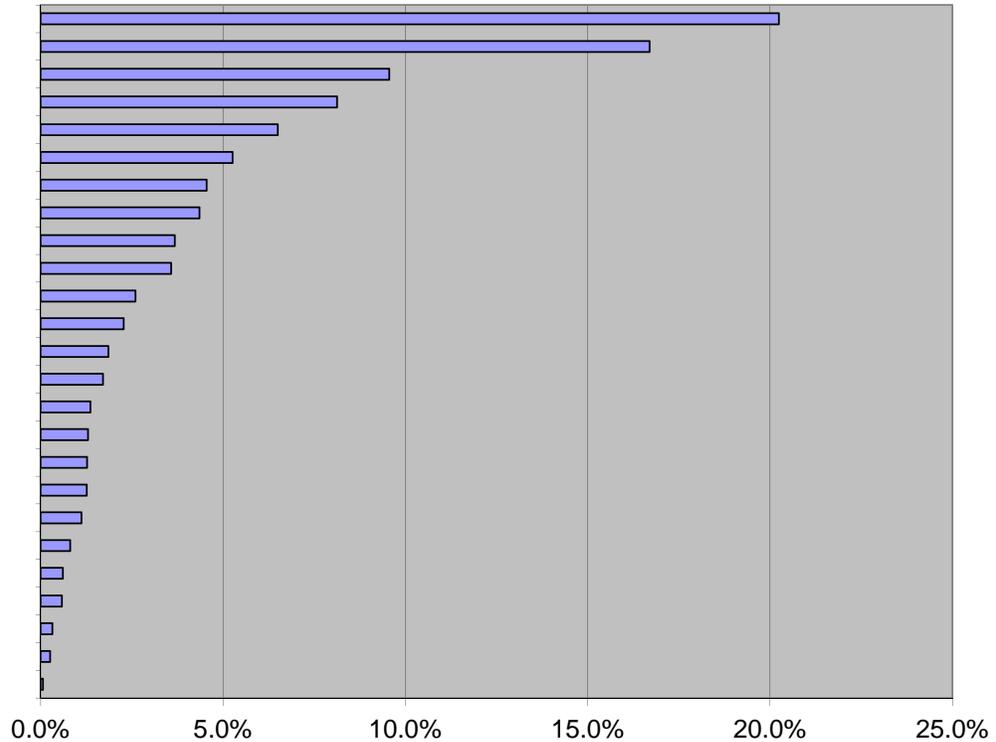
**State Aid** – within this C.I.P. document under project funding source on the project detail pages the term State Aid refers to money received from the state for street construction projects. State aid allotments for street construction are based on two factors: population and fiscal need. Fiscal need is determined by the estimated costs of construction and maintenance of the city's state aid streets over 25 years.

**Street Light Utility Fund** – this fund accounts for revenues established through a franchise agreement with electricity providers to property within the City. A charge is placed on all electric bills and the funds raised from that charge are provided to the City for the use on street light, power system and traffic control systems.

**Tree Preservation Fund** – developers who are unable to comply with city policies on tree preservation may be allowed to deposit funds for furtherance of city tree goals in other parts of the city.

**Vadnais Heights** – within this C.I.P. document this is used to identify a portion of public works improvement costs that are paid by the City of Vadnais Heights. When roads on the border between Maplewood and Vadnais Heights are improved, the two governments jointly finance the cost of the improvement.

# FIVE - YEAR CAPITAL IMPROVEMENT PLAN BY FUNDING SOURCES



BONDS-G.O. IMPROVEMENT	15,563,600
BONDS-SPECIAL ASSESSMENT	12,838,000
FEDERAL AID	7,350,000
BONDS-TAX INCREMENT	6,250,000
MN/DOT	5,000,000
ENVIRONMENTAL UTILITY FUND	4,047,000
PUBLIC SAFETY EXPANSION FUND	3,500,000
GRANTS	3,350,000
BONDS-M.S.A.	2,828,000
SANITARY SEWER FUND	2,751,300
PARK DEVELOPMENT FUND	2,000,000
ST. PAUL WAC FUND	1,750,500
FLEET MANAGEMENT FUND	1,429,450
STREET LIGHT UTILITY FUND	1,315,000
STATE AID	1,050,000
COMMUNITY CENTER OPERATIONS	1,000,000
RWMWD	980,000
C.I.P. FUND	974,400
ST. PAUL WATER	862,600
RAMSEY COUNTY	625,000
FIRE TRUCK REPLACEMENT FUND	469,730
ECONOMIC DEVELOPMENT AUTHORITY	450,000
AMBULANCE SERVICE FUND	249,300
REDEVELOPMENT FUND	200,000
TREE PRESERVATION FUND	50,000
<b>TOTAL</b>	<b>\$76,883,880</b>

## GENERAL COMMUNITY DEVELOPMENT INFORMATION

### Community Growth

The population of Maplewood has been increasing steadily. According to the 2010 census, the population of Maplewood has increased slightly compared to the previous population projection in last year's CIP. The city's population, as determined by the 2010 census, is 38,018. The previous 2010 estimate by the Metropolitan Council was 37,800. Since the 2000 census, Maplewood's population has increased from 35,258 to 38,018 – an increase of 2,760 persons. The following table shows the recent and projected population and housing trends:

#### Population, Households and Household Size

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
<b>Occupied Housing Units</b>	11,496	13,758	14,882	16,650	18,150
<b>Household Size (people per household)</b>	2.69	2.56	2.55	2.31	2.25
<b>Population</b>	30,954	35,258	38,018	38,500	40,900

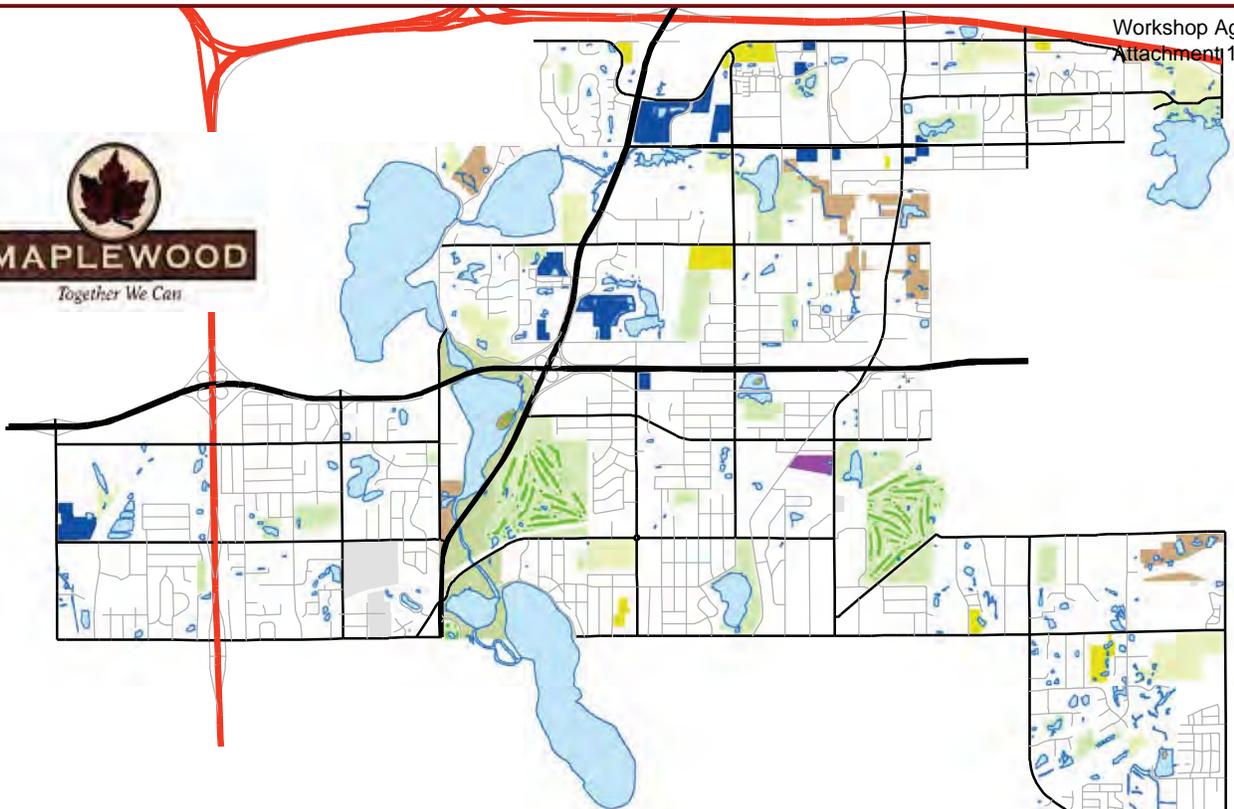
Sources: Metropolitan Council and City Staff

### Undeveloped Land

The following map shows the location of the undeveloped land in the City. The largest concentration of undeveloped residential land is in the southerly tip of Maplewood south of Carver Avenue. Maplewood, however, has pockets of undeveloped land throughout the City. The largest amount of undeveloped commercial land in Maplewood is found at 3M Center and near Highway 61 between Highway 36 and I-694. There are areas of vacant commercially-zoned land around the City.

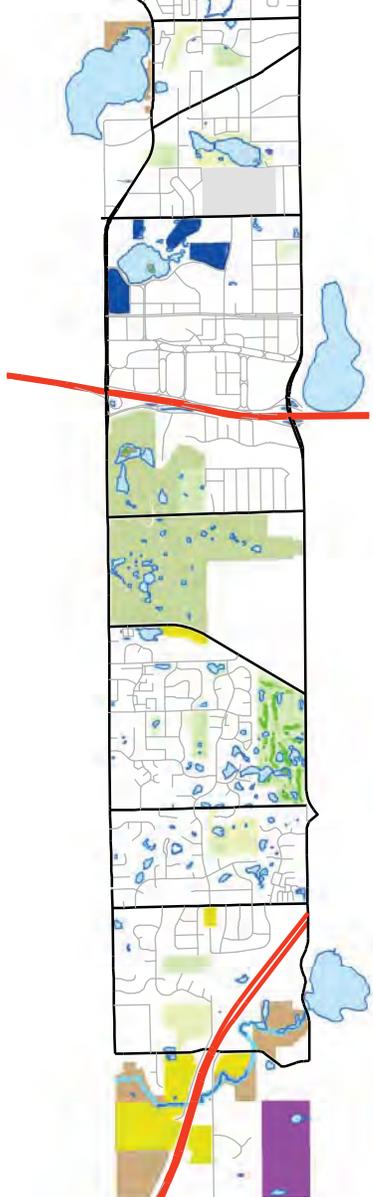
### Projected Population

The 2010 census gives the recent population count for Maplewood at 38,018 persons. The following table of population and household statistics and estimates are derived from the Metropolitan Council's data and projections for 2020 and 2030.



### ***Undeveloped Land in Maplewood***

-  Commercial Property
-  Mixed Use Property
-  Residential Property



<b>MAPLEWOOD POPULATION STATISTICS</b>				
<b>YEAR</b>	<b>ESTIMATED POPULATION</b>	<b>POPULATION GAIN</b>	<b>NEW DWELLING UNITS</b>	<b>OCCUPIED HOUSEHOLD UNITS</b>
1995	32,935	515	137	12,826
1996	33,295	360	372	12,963
1997	33,943	648	182	13,335
1998	34,412	469	139	13,517
1999	34,723	311	263	13,656
2000	35,258	535	129	13,758
2001	35,773	515	293	13,818
2002	36,217	444	191	14,171
2003	36,618	401	233	14,263
2004	36,994	376	143	14,365
2005	37,238	244	94	14,436
2006	37,426	188	49	14,643
2007	37,581	155	19	14,818
2008	37,671	90	41	14,890
2009	37,755	84	20	15,094
2010	38,018	263	16	14,882
2011	38,068	50	16	15,058
2012	38,118	50	20	15,234
2013	38,168	50	20	15,410
2014	38,218	50	20	15,586
2015	38,268	50	20	15,762
2016	38,318	50	20	15,938
2017	38,368	50	20	16,114

**Sources:**

**Estimated Population**

2000 & 2010 - U.S. CENSUS

1995-2009 - Met Council Estimates

2011-2017 - City of Maplewood Staff Estimates

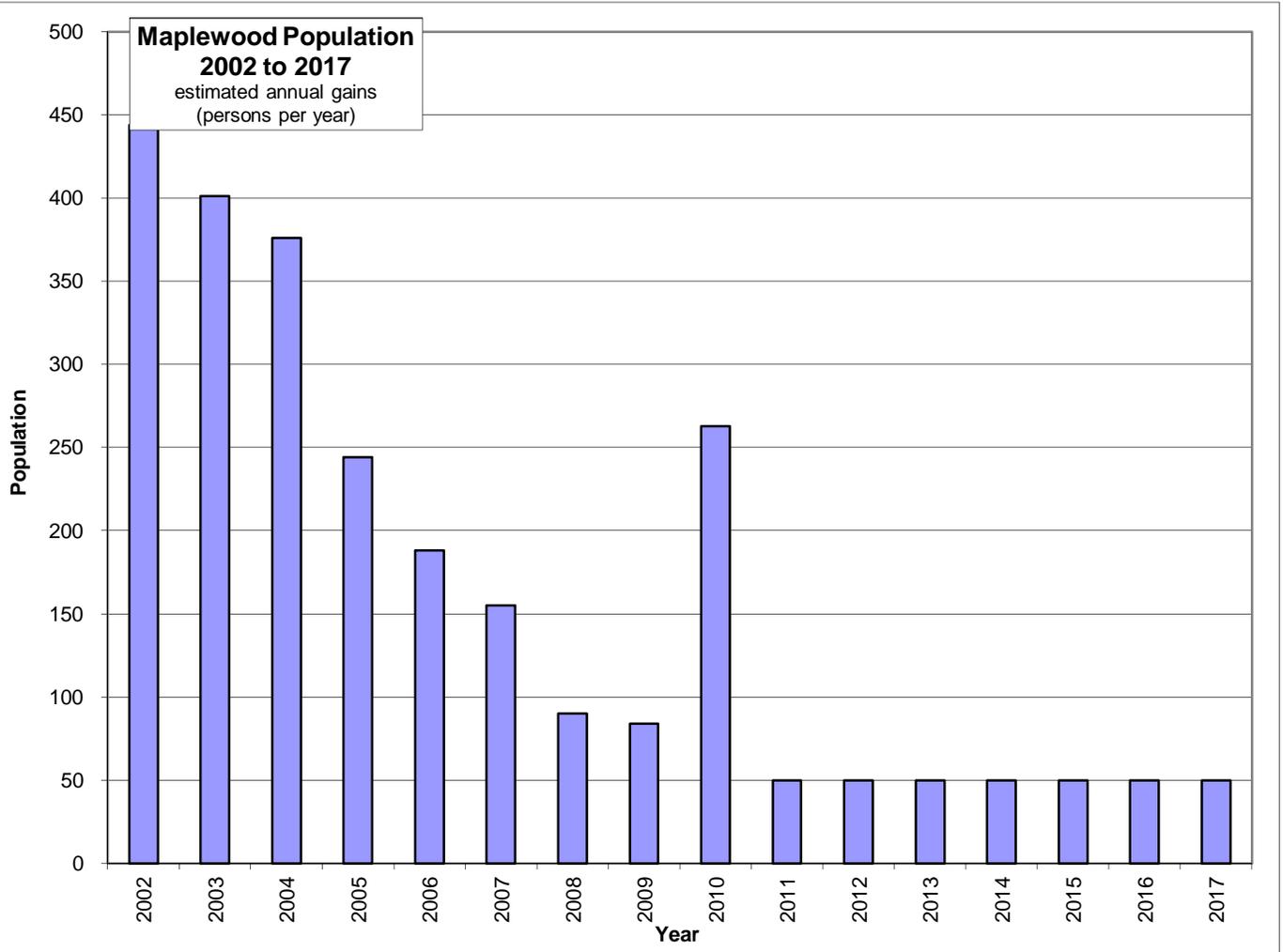
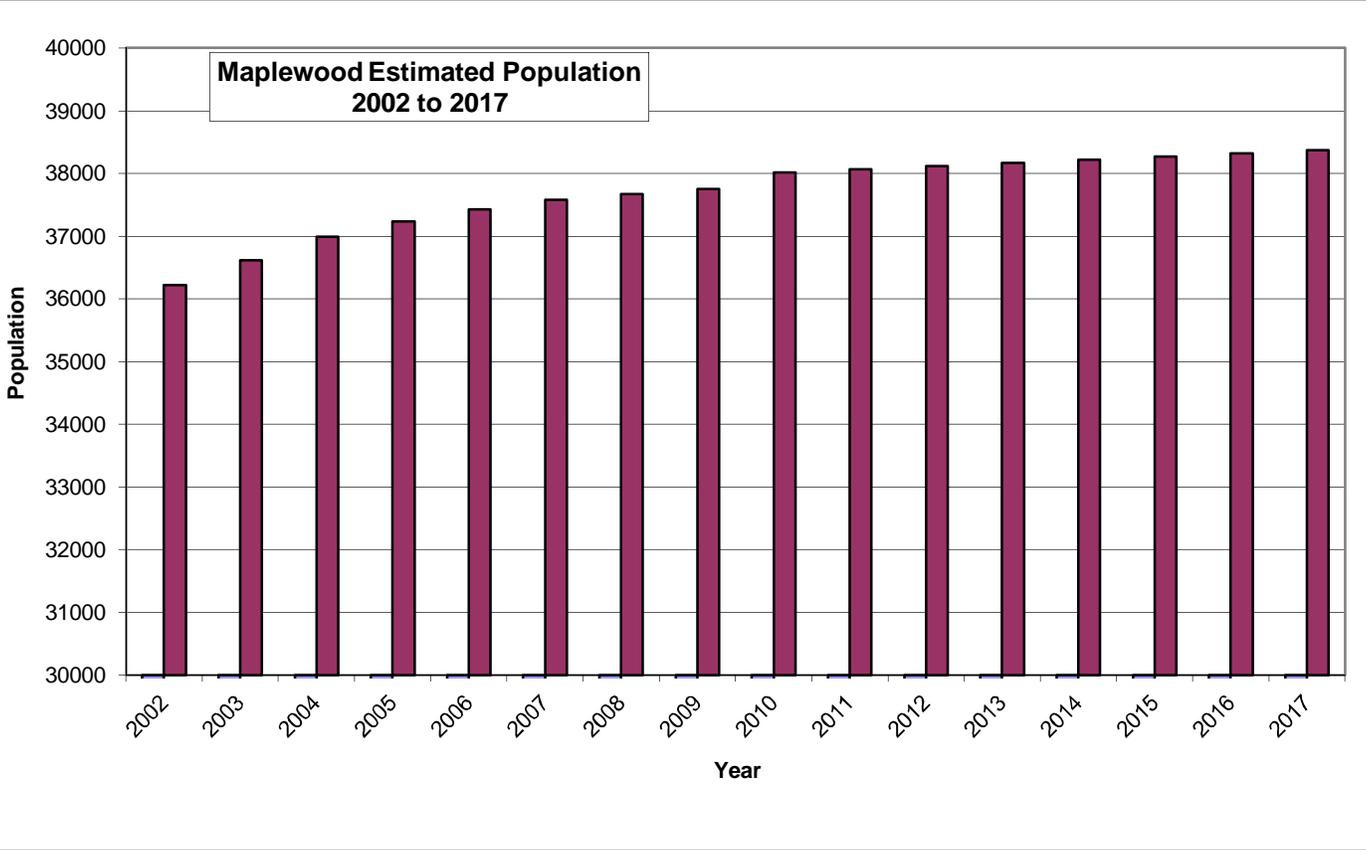
**New Dwelling Units**

City of Maplewood Permit Applications

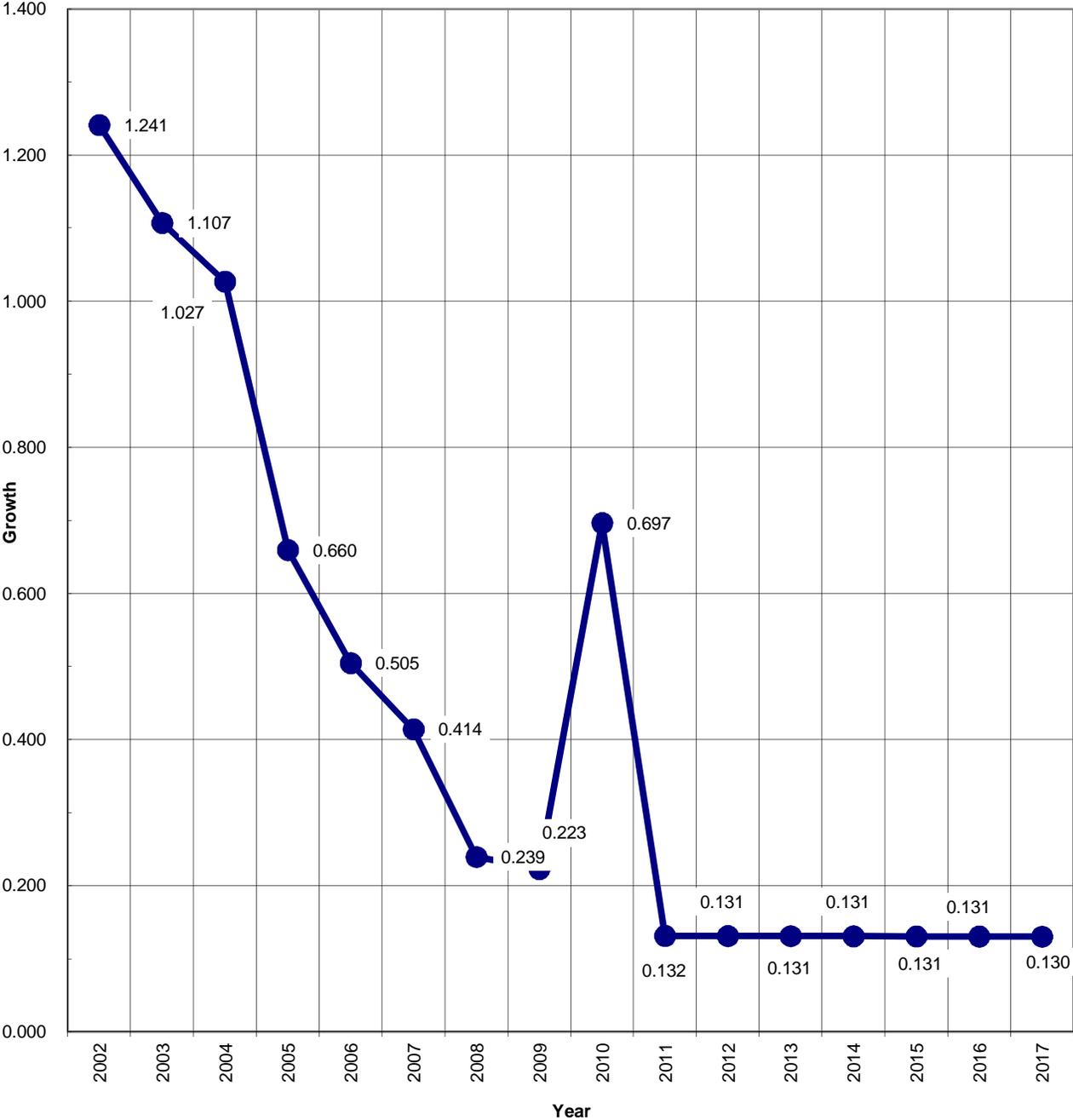
**Occupied Household Units**

2000 & 2010 - U.S. CENSUS

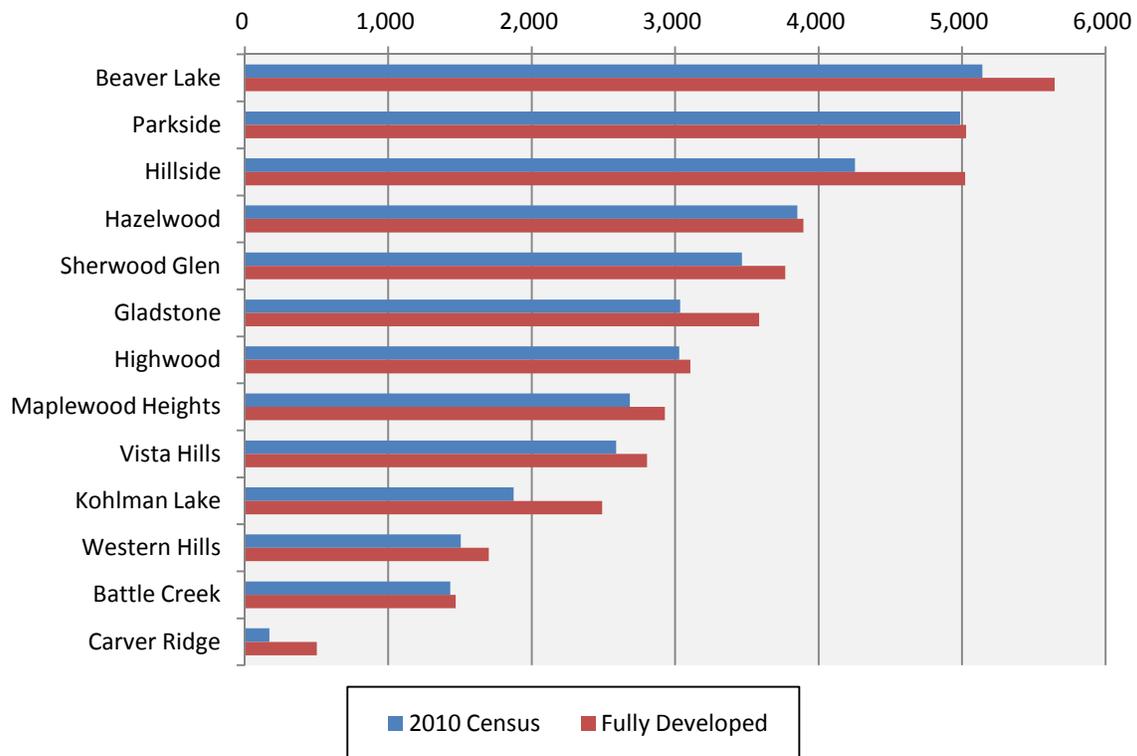
2000-2009 - Met Council Estimates



**Maplewood Population 2002- 2017**  
ANNUAL ESTIMATED RATES OF GROWTH  
(percentage population increase each year)



## City of Maplewood Population by Neighborhood



	<u>2010 Census</u>	<u>Fully Developed</u>
Beaver Lake	5,142	5,646
Parkside	4,987	5,028
Hillside	4,253	5,023
Hazelwood	3,853	3,895
Sherwood Glen	3,466	3,767
Gladstone	3,034	3,586
Highwood	3,028	3,106
Maplewood Heights	2,685	2,929
Vista Hills	2,589	2,805
Kohlman Lake	1,874	2,490
Western Hills	1,505	1,700
Battle Creek	1,432	1,470
Carver Ridge	170	501
<b>Total</b>	<b>38,018</b>	<b>41,946</b>

# **DEBT CAPACITY AND FINANCING STRATEGY**

## DEBT CAPACITY

During the preparation of this Capital Improvement Plan, the City's present and future debt capacity was evaluated. This was done to determine the amount of additional bonds that could be issued to finance the projects that were requested by departments for the Capital Improvement Plan. The primary emphasis of the debt capacity analysis was to determine the amount of debt that could be issued without causing a downgrading of the City's bond rating. Also, the analysis included a projection of the City's legal debt margin which is the difference between the maximum debt allowed under state law and the amount of debt outstanding.

Bond ratings are based on economic, debt, administrative, and fiscal factors. Consequently, ratings are subjective and there is not a formula that can be followed to calculate a bond rating. However, there are two quantitative measures for comparing relative debt burdens: debt per capita and the ratio of debt to tax base. Unfortunately there are not any absolute benchmarks as to what these ratios should be. Until 1998 Moody's Investors Service annually published medians that indicated averages based upon population categories of cities.

The analysis of Maplewood's debt capacity included a review of data for the past five years on debt ratios and bond ratings. Also, the analysis included a projection of future debt transactions, population changes, tax base growth, and debt ratios.

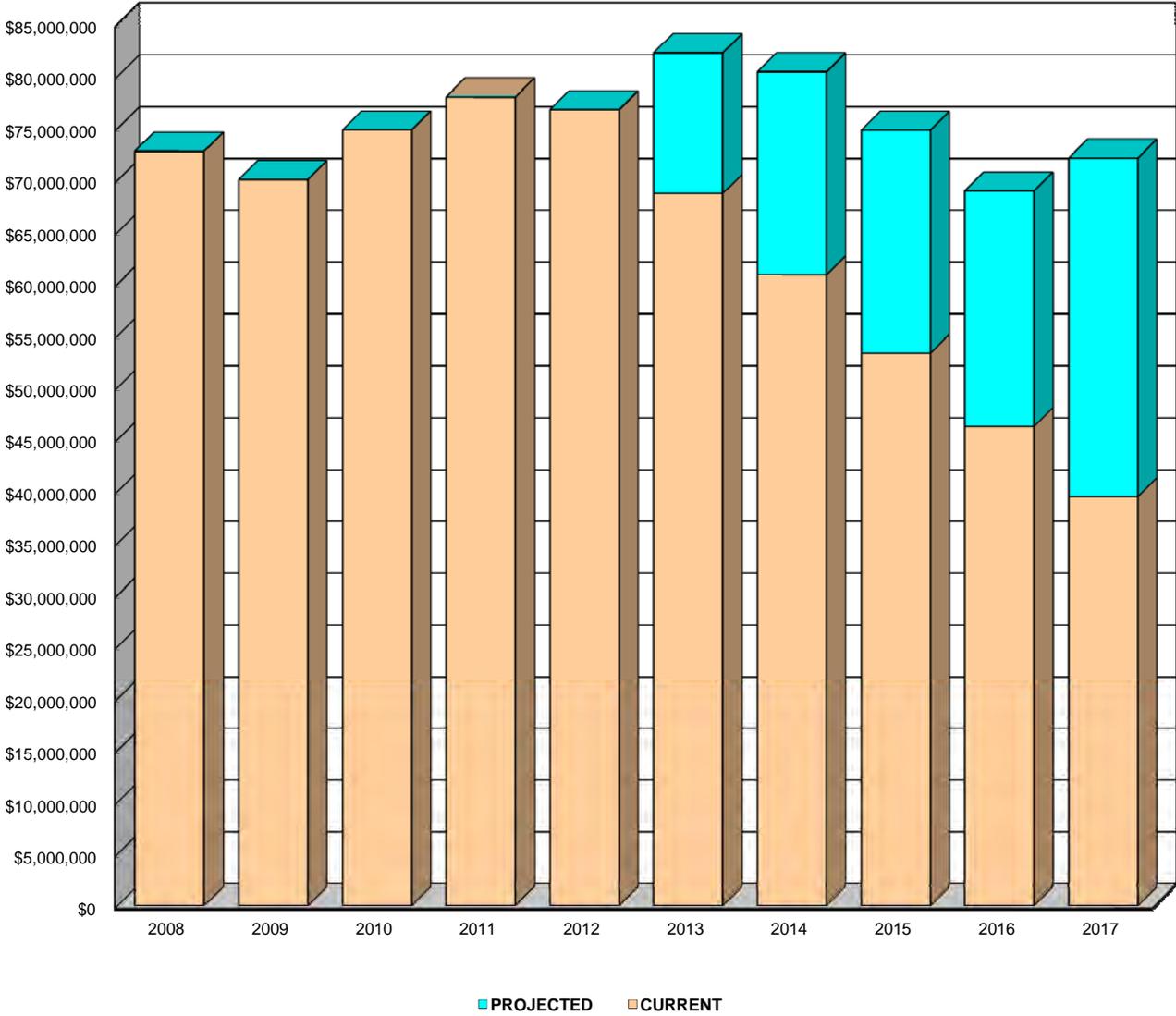
The amount of debt anticipated to be issued in 2013-2017 is \$37,764,000. Most of the bonds planned to be issued between 2013 and 2017 will be for public works improvements and public safety infrastructure. Debt transactions and outstanding debt for 2008-2017 are shown on the next two pages.

**DEBT TRANSACTIONS  
PAST FIVE YEARS AND NEXT FIVE YEARS**

<b>Year</b>	<b>New Debt Issued</b>	<b>Debt Paid</b>	<b>Debt Outstanding</b>	<b>Less Escrow Funds</b>	<b>Net Debt Outstanding</b>
2008	Balance Forward		75,352,297	(2,560,000)	72,792,297
2009	7,370,000	(10,105,000)	72,617,297	(2,560,000)	70,057,297
2010	15,840,000	(9,485,000)	78,972,297	(4,125,000)	74,847,297
2011	10,000,000	(10,955,000)	78,017,297	0	78,017,297
2012	5,611,600	(6,825,000)	76,803,897	0	76,803,897
2013	13,555,000	(8,072,458)	82,286,439	0	82,286,439
2014	6,868,000	(8,719,672)	80,434,767	0	80,434,767
2015	3,147,000	(8,765,537)	74,816,231	0	74,816,231
2016	2,654,000	(8,516,101)	68,954,130	0	68,954,130
2017	11,540,000	(8,367,818)	72,126,312	0	72,126,312

# C.I.P IMPACT ON CITY DEBT

2008 TO 2017 - CURRENT AND PROJECTED



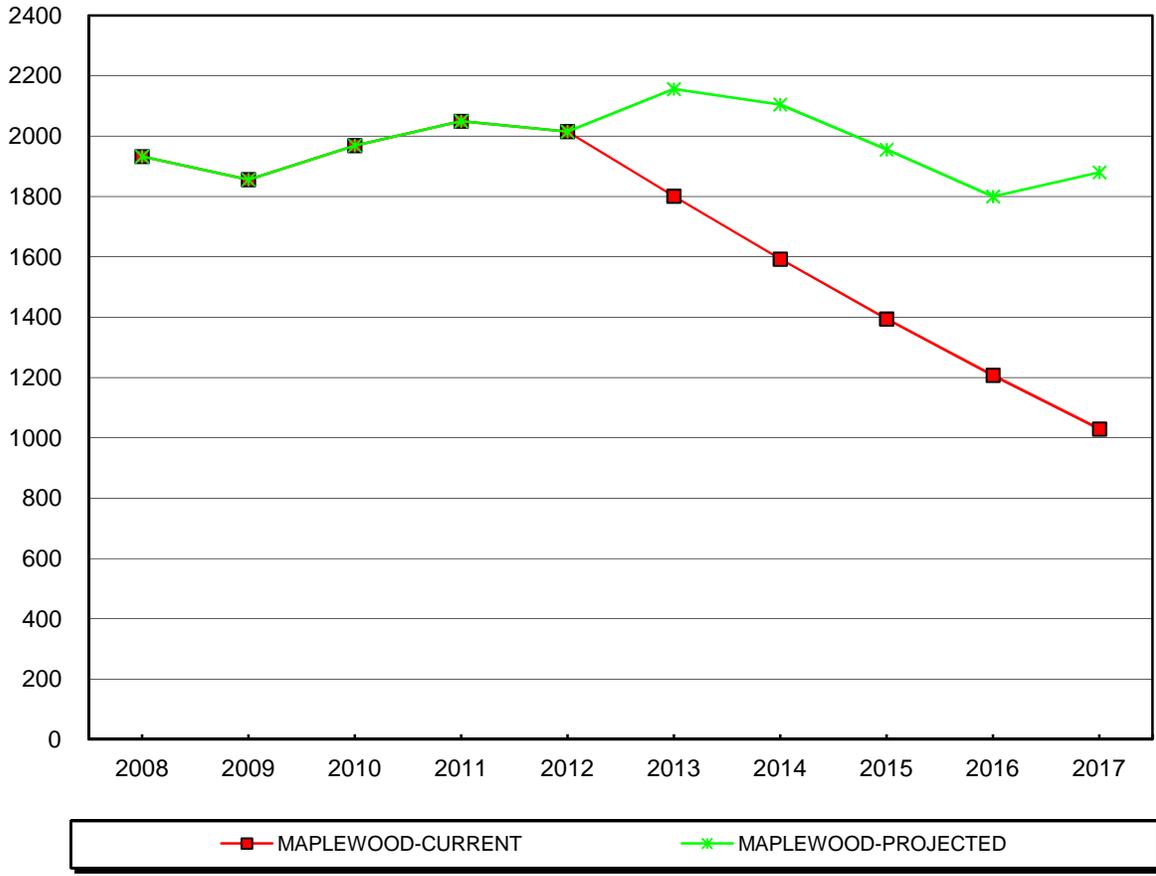
Population projections for the next five years were made in order to project the debt per capita. (Debt per capita is calculated by dividing the outstanding debt by the population.) These projections are explained at the end of Section 1 under the heading General Community Development Information. The following table is a compilation of the preceding projections:

<b>PROJECTED DEBT PER CAPITA</b>					
Year	Debt Outstanding		Projected Population	Debt Per Capita	
	Without New Debt	With New Debt		Without New Debt	With New Debt
2013	68,731,439	82,286,439	38,168	1,801	2,156
2014	60,861,767	80,434,767	38,218	1,592	2,105
2015	53,336,231	74,816,231	38,268	1,394	1,955
2016	46,260,130	68,954,130	38,318	1,207	1,800
2017	39,492,312	72,126,312	38,368	1,029	1,880

The data in the above table is displayed in the graph on the next page.

# DEBT PER CAPITA

## 2008 TO 2017 - CURRENT AND PROJECTED

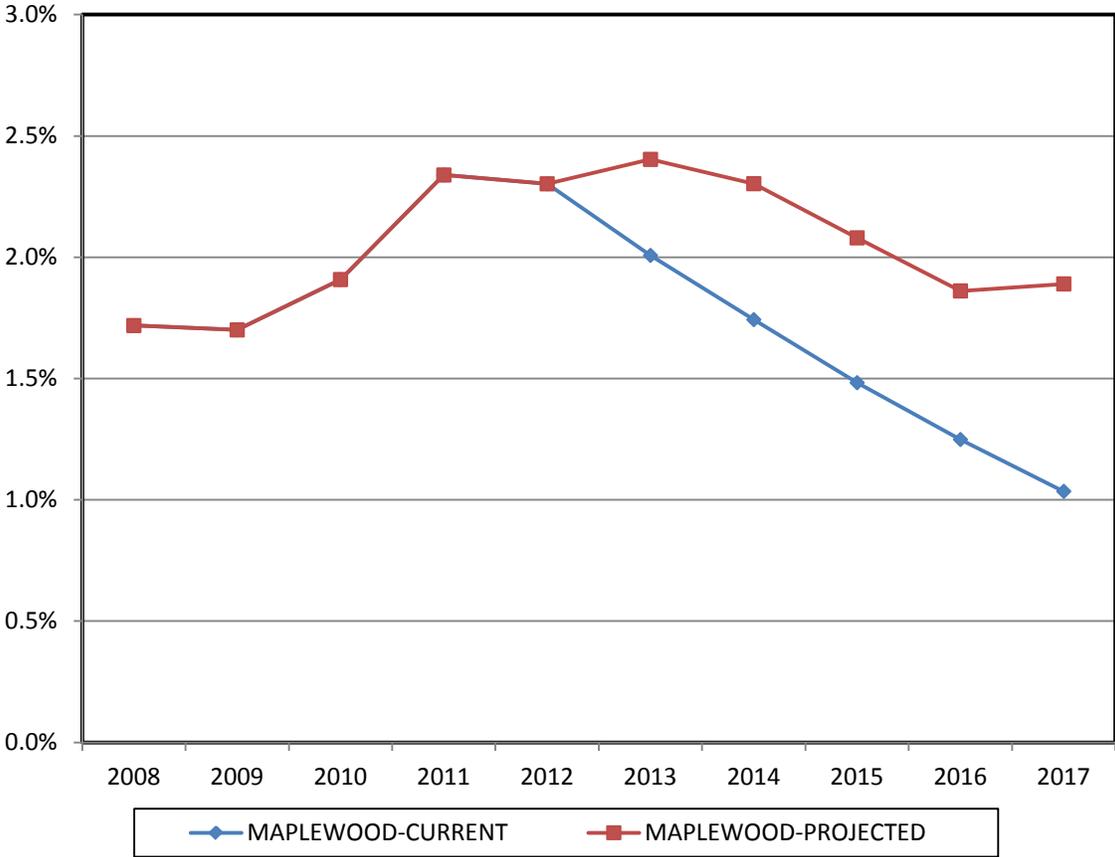


The ratio of debt to tax base was also analyzed. This ratio is calculated by dividing the debt outstanding by the estimated full market value of Maplewood's tax base. The estimated full market value of the City's tax base was projected for 2013-2017 based upon the assumption that it would not change in 2013 and increase by 2% in 2014, 3% in 2015, 3% in 2016 and 3% in 2017. The following table is a compilation of the preceding projections:

<b>PROJECTED DEBT TO MARKET VALUE</b>					
Year	<u>Debt Outstanding</u>		Projected Tax Base Market Value	<u>Debt To Market Value</u>	
	Without New Debt	With New Debt		Without New Debt	With New Debt
2013	68,731,439	82,286,439	3,423,750,000	2.0%	2.4%
2014	60,861,767	80,434,767	3,492,225,000	1.7%	2.3%
2015	53,336,231	74,816,231	3,596,992,000	1.5%	2.1%
2016	46,260,130	68,954,130	3,704,902,000	1.2%	1.9%
2017	39,492,312	72,126,312	3,816,049,000	1.0%	1.9%

The data in the above table is graphically displayed on the next page.

### RATIO OF DEBT TO MARKET VALUE 2008 TO 2017 - Current and Projected



City bonds have an “Aa1” rating from Moody’s Investors Service according to their report dated May 6, 2011. The previous rating was “Aa+” by Standard and Poor’s Investor Rating Service according to their report dated April 8, 2010. Prior to that, the City maintained an “Aa2” rating with Moody’s Investors Service for many years. A rating of “Aa+” from Standard and Poor’s is comparable to an “Aa1” rating by Moody’s which means an increase for the City. The last rating increase from “A-1” to “Aa” in 1989 was due to “continued growth and diversification of the City’s economy, strength and long-term stability of its dominant taxpayer and well maintained finances add to margins of protection for debt which poses a moderate burden.” The more current increase in the rating was partially due to a globalization by the rating industry to make ratings of government general obligation debt comparable to the ratings of corporate debt of equal risk. In addition, Moody’s noted “the city’s sizable and growing tax base favorably located in the Twin Cities metro area; stable financial operations, supported by satisfactory General Fund reserves and sound fiscal policies; and above-average though manageable debt profile with limited future borrowing planned.” Only about 15% of Moody’s ratings for cities nationwide are “Aa1” or better. The projected debt ratios indicate that Maplewood will probably be able to maintain its present bond rating through 2017.

Another important factor related to the City’s debt capacity is the State legal debt limit. This limit is 3.0% of the assessor’s market value of the City’s tax base. Bond issues covered by this limit are those that are financed by property taxes unless at least 20% of the annual debt service costs are financed by special assessments or tax increments. If the Police Department Expansion project moves forward as proposed, Maplewood will have four debt issues that are subject to the debt limit in 2013-2017.

The difference between the statutory debt limit and the bonds outstanding that are covered by the debt limit is referred to as the legal debt margin. The table below shows Maplewood’s legal debt margin for the years 2013-2017. It indicates that the City is currently and will be significantly under the legal debt limit for the entire period.

**Projection of Legal Debt Margin  
December 31**

	2013	2014	2015	2016	2017
Market value of taxable property	\$3,423,750,000	\$3,492,225,000	\$3,596,992,000	\$3,704,902,000	\$3,816,049,000
Statutory debt limit: 3.0% of market value	102,712,500	104,766,750	107,909,760	111,147,060	114,481,470
<u>Amount of debt applicable to debt limit:</u>					
Open Space Refunding Bonds 2002D	365,000	0	0	0	0
Fire Safety Refunding Bonds 2004A	1,935,000	1,715,000	1,495,000	1,270,000	1,035,000
Capital Improvement Plan Bonds 2004D	455,000	420,000	385,000	350,000	315,000
Police Department Expansion	7,380,000	7,010,000	6,640,000	6,270,000	5,900,000
Total debt applicable to debt limit	10,135,000	9,145,000	8,520,000	7,890,000	7,250,000
Legal debt margin	92,577,500	95,621,750	99,389,760	103,257,060	107,231,470

## CAPITAL IMPROVEMENT PLAN FINANCING STRATEGY

The five-year total for the projects in the C. I. P. is \$76,883,880. Funding sources by year for the C.I.P. are as follows:

### FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS GROUPED BY FUNDING SOURCE

FUNDING SOURCE	TOTAL	ALLOCATION OF COSTS BY YEAR				
		2013	2014	2015	2016	2017
AMBULANCE REPLACEMENT	\$249,300	\$121,850	\$0	\$0	\$127,450	\$0
BONDS-G.O. IMPROVEMENT	15,563,600	5,820,000	4,966,300	1,462,600	1,180,100	2,134,600
BONDS-M.S.A.	2,828,000	700,000	400,000	215,000	0	1,513,000
BONDS-SP. ASSESSMENT	12,838,000	3,035,000	1,218,000	1,469,000	1,474,000	5,642,000
BONDS-TAX INCREMENT	6,250,000	4,000,000	0	0	0	2,250,000
C.I.P. FUND	974,400	460,000	153,400	100,000	161,000	100,000
COMMUNITY CENTER OPERATIONS	1,000,000	200,000	200,000	200,000	200,000	200,000
ENVIRONMENTAL UTILITY FUND	4,047,000	1,056,000	523,000	418,000	682,000	1,368,000
FEDERAL AID	7,350,000	4,200,000	3,150,000	0	0	0
FIRE TRUCK REPLACEMENT FUND	469,730	0	469,730	0	0	0
FLEET MANAGEMENT FUND	1,429,450	270,500	312,420	294,730	280,790	271,010
GRANTS	3,350,000	1,200,000	675,000	75,000	75,000	1,325,000
MnDOT	5,000,000	2,250,000	1,650,000	1,100,000	0	0
PARK DEVELOPMENT FUND	2,000,000	355,000	330,000	405,000	655,000	255,000
RAMSEY COUNTY	625,000	375,000	250,000	0	0	0
REDEVELOPMENT FUND	200,000	0	100,000	0	100,000	0
SANITARY SEWER FUND	2,751,300	679,000	795,300	296,000	345,000	636,000
SAINT PAUL W.A.C. FUND	1,750,500	268,000	483,700	367,200	368,400	263,200
SAINT PAUL WATER	862,600	138,000	83,700	167,200	210,500	263,200
STATE AID	1,050,000	1,050,000	0	0	0	0
STREET LIGHT UTILITY FUND	1,315,000	715,000	0	0	0	600,000
RWMWD	980,000	490,000	490,000	0	0	0
PUBLIC SAFETY EXPANSION FUND	3,500,000	0	3,500,000	0	0	0
TREE PRESERVATION FUND	50,000	0	25,000	25,000	0	0
ECONOMIC DEVELOPMENT AUTH.	450,000	100,000	0	175,000	0	175,000
<b>TOTALS</b>	<b>\$76,883,880</b>	<b>\$27,483,350</b>	<b>\$19,775,550</b>	<b>\$6,769,730</b>	<b>\$5,859,240</b>	<b>\$16,996,010</b>

The financial resources available and appropriate for each project are partly determined by its category. General obligation improvement bonds, municipal state aid bonds, special assessment bonds and St. Paul Water Availability Funds will be used for public works projects. Tax increment bonds, Special Assessment Bonds, and the Redevelopment Fund will be used for redevelopment projects. The Ambulance Service Fund can only be used for ambulances. The Environmental Utility Fund can only be used for storm water system improvements. The Fleet Management Fund can only be used for non-public safety vehicles and equipment. The Park Development Fund can only be used for park development projects and the Sanitary Sewer Fund can only be used for sanitary sewer utility system items.

General obligation bonds and the Capital Improvement Projects Fund can be used for more than one type of project. General obligation bonds (that are not supported by special assessments) require voter approval and can be generally issued for any public purpose. Tax increment bonds and the tax increment funds can be used for redevelopment, park development and public works improvements provided they are done within a reasonable proximity of the property development that created the increment. There should also be a relationship between the need for the improvement projects and the property development.

The 2013-2017 C.I.P. assumes that no bond issue referendums will be held during this five-year period. Bonds totaling \$37,764,000 are planned to be issued in 2013-2017 to finance project costs. Under state law, at least 20% of a project's costs must be assessed in order to issue special assessment and general obligation improvement bonds without a referendum. Projects from 2013-2017 will have 40 - 50% of costs assessed.

Several projects and major purchases in the C.I.P. will be financed by the Ambulance Service Fund, Capital Improvement Projects (CIP) Fund, Community Center Operations Fund, Environmental Utility Fund, Fire Truck Replacement Fund, Fleet Management Fund, Park Development Fund, Redevelopment Fund, Sanitary Sewer Fund, St. Paul Water Availability Charges (WAC) Fund, Street Light Utility Fund, Public Safety Expansion Fund, Tree Preservation Fund and the Maplewood Area EDA Fund. Financial resources have been and will be accumulated in these funds for the specified projects.

Impact on Property Taxes

General obligation improvement bonds are issued to finance public works project costs that are not assessed and not financed by other revenue sources (e.g., state aid, Sanitary Sewer Fund, Ramsey County, or other cities). The annual principal and interest payments on these bonds are financed by property taxes in the debt service portion of the city's annual budget. These debt service property tax levies were \$3,958,103 for 2011 and \$4,208,103 for 2012. New general obligation improvement bonds totaling \$15,563,600 are anticipated to be issued over the next five years to finance projects. The tax levies required for the principal and interest payments on existing and new bonds are listed in the table below. Property taxes are also levied for several funds to finance other projects in the Capital Improvement Plan. The property tax levies for projects by fund are also listed in the table below.

FUND	TOTAL	Planned Levies Per CIP				
		2013	2014	2015	2016	2017
DEBT SERVICE:						
FOR BONDS ISSUED PRIOR TO 2011	\$18,343,705	\$4,100,529	\$4,050,642	\$3,511,783	\$3,475,917	\$3,204,834
FOR BONDS ISSUED IN 2011	415,000	83,000	83,000	83,000	83,000	83,000
FOR IMPROVEMENT BONDS ISSUED 2012-2016	3,231,000	0	445,000	824,000	936,000	1,026,000
DEBT SERVICE TOTAL	21,989,705	4,183,529	4,578,642	4,418,783	4,494,917	4,313,834
CAPITAL IMPROVEMENT PROJECTS	900,000	180,000	180,000	180,000	180,000	180,000
FIRE TRUCK REPLACEMENT	250,000	50,000	50,000	50,000	50,000	50,000
PUBLIC SAFETY EXPANSION	1,000,000	200,000	200,000	200,000	200,000	200,000
REDEVELOPMENT	200,000	40,000	40,000	40,000	40,000	40,000
MAPLEWOOD AREA EDA	446,350	89,270	89,270	89,270	89,270	89,270
TOTAL	\$24,786,055	\$4,742,799	\$5,137,912	\$4,978,053	\$5,054,187	\$4,873,104

The financial resources within the Capital Improvement Projects Fund are derived primarily from property taxes. This fund is used to finance major capital outlay expenditures that cannot be easily financed by alternative methods and that individually cost in excess of \$50,000. The tax levy for the Capital Improvement Projects Fund was \$145,000 for 2012. In order to finance the 2013-2017 C.I.P., the tax levy will need to total \$900,000 over the next five years.

The Fire Truck Replacement Fund was established in 1999. The tax levy for this fund was \$50,000 in 2012. A continued annual tax levy of \$50,000 is required in order to replace fire trucks after they are 20 years old.

The Public Safety Expansion Fund was established in 2011 to finance major capital outlay expenditures related to Public Safety buildings. The tax levy for this fund was \$200,000 in 2012 and will need to continue at this level through 2017.

The Redevelopment Fund accounts for cash assets that are for redevelopment including a housing rehabilitation and replacement program that is designed to eliminate scattered blighted housing, provide new housing, and provide funds for rehabilitation and repair. The tax levy for this fund was \$0 in 2012. Beginning with taxes payable in 2013, it will require an annual tax levy of \$40,000 to finance the housing program and other redevelopment.

The Maplewood Area EDA was established in 2009 and is proposing a .5% tax levy beginning with taxes payable in 2013.

Overall, the projects included within the 2013-2017 C.I.P. can be financed without depleting the City's financial resources. Each year when a new C.I.P. is prepared, the financing plans will be reviewed and refined as necessary.

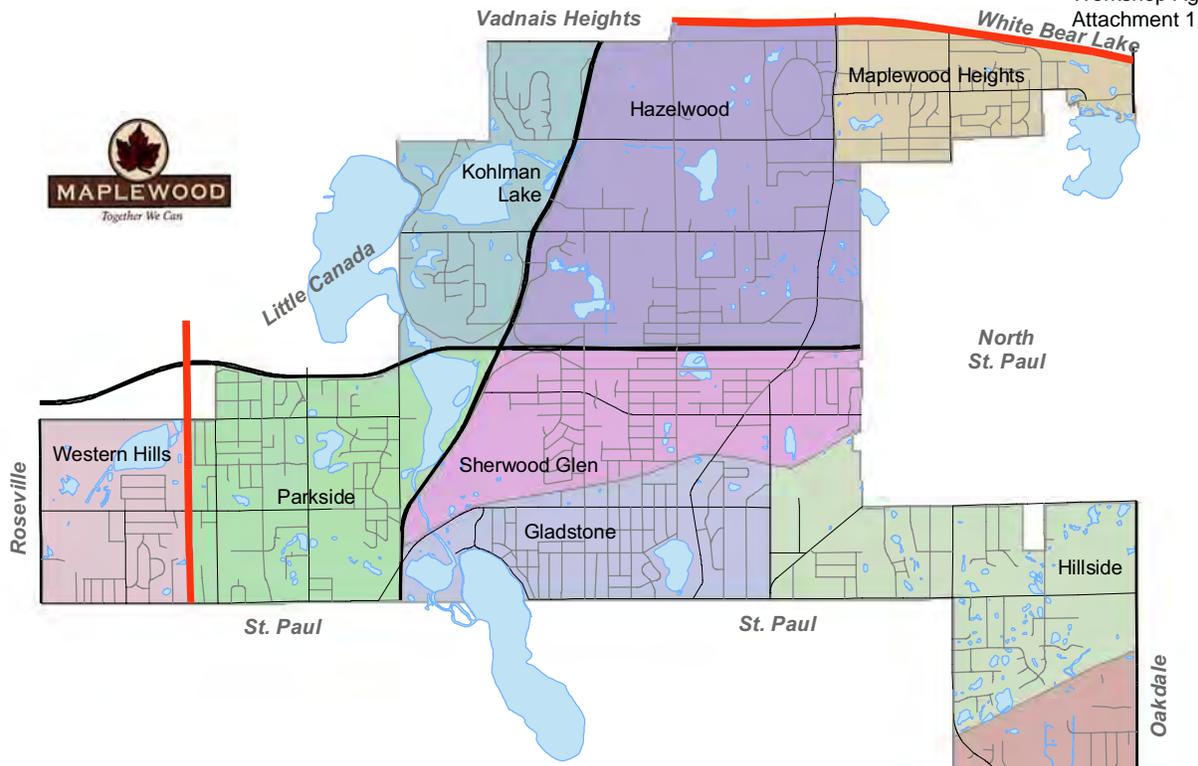
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# PROJECT DETAILS

## PROJECT DETAILS

The pages in this section consist of a one-page summary for each project and maps showing the location of each project. The projects are grouped by neighborhood beginning with Western Hills-Neighborhood #1 which is in the northwest corner of the city. There are 13 neighborhoods in Maplewood and the location of each is shown on the map on the next page. The 14th part of this section consists of projects without a neighborhood designation. Most of these projects are large equipment purchases which will be used throughout the city.

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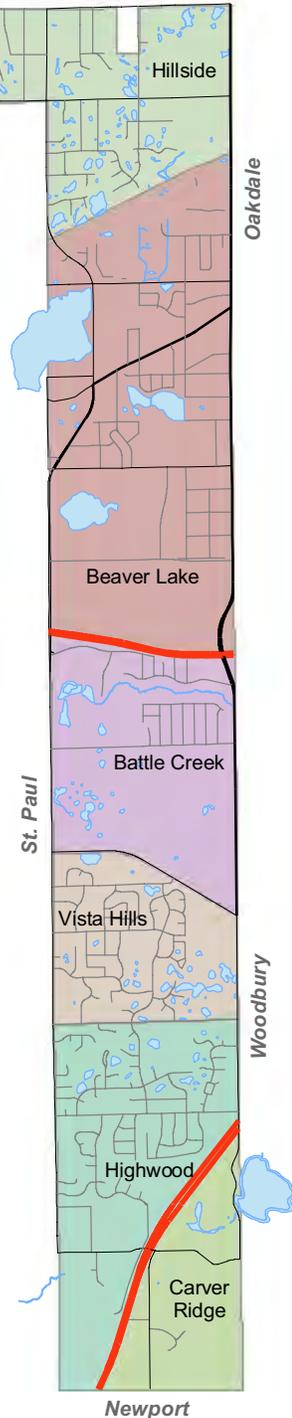


## Maplewood Neighborhoods

- 1 Western Hills
- 2 Parkside
- 3 Kohlman Lake
- 4 Hazelwood
- 5 Maplewood Heights
- 6 Sherwood Glen
- 7 Gladstone
- 8 Hillside
- 9 Beaver Lake
- 10 Battle Creek
- 11 Vista Hills
- 12 Highwood
- 13 Carver Ridge

visit us on the web at: [www.ci.maplewood.mn.us](http://www.ci.maplewood.mn.us)

*This map is for planning purposes only and should not be used where precise measurement is required.*



CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017

Projects Located in  
Western Hills - Neighborhood #1

<u>Map Legend</u>	<u>Project Description</u>	<u>C.I.P. Project #</u>
-----------------------	----------------------------	-----------------------------

No projects are planned for this neighborhood.

---

Neighborhood Population

---

2010 – 1,505

Fully developed – 1,700

Breakdown by density:

790 – Low density

37 – medium density

873 – High density



# Western Hills Neighborhood #1

CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017

Projects Located in  
Parkside - Neighborhood #2

<u>Map Legend</u>	<u>Project Description</u>	<u>C.I.P. Project #</u>
A	Arkwright/Sunrise Area Streets	PW11.090

---

Neighborhood Population

---

2010 – 4,987

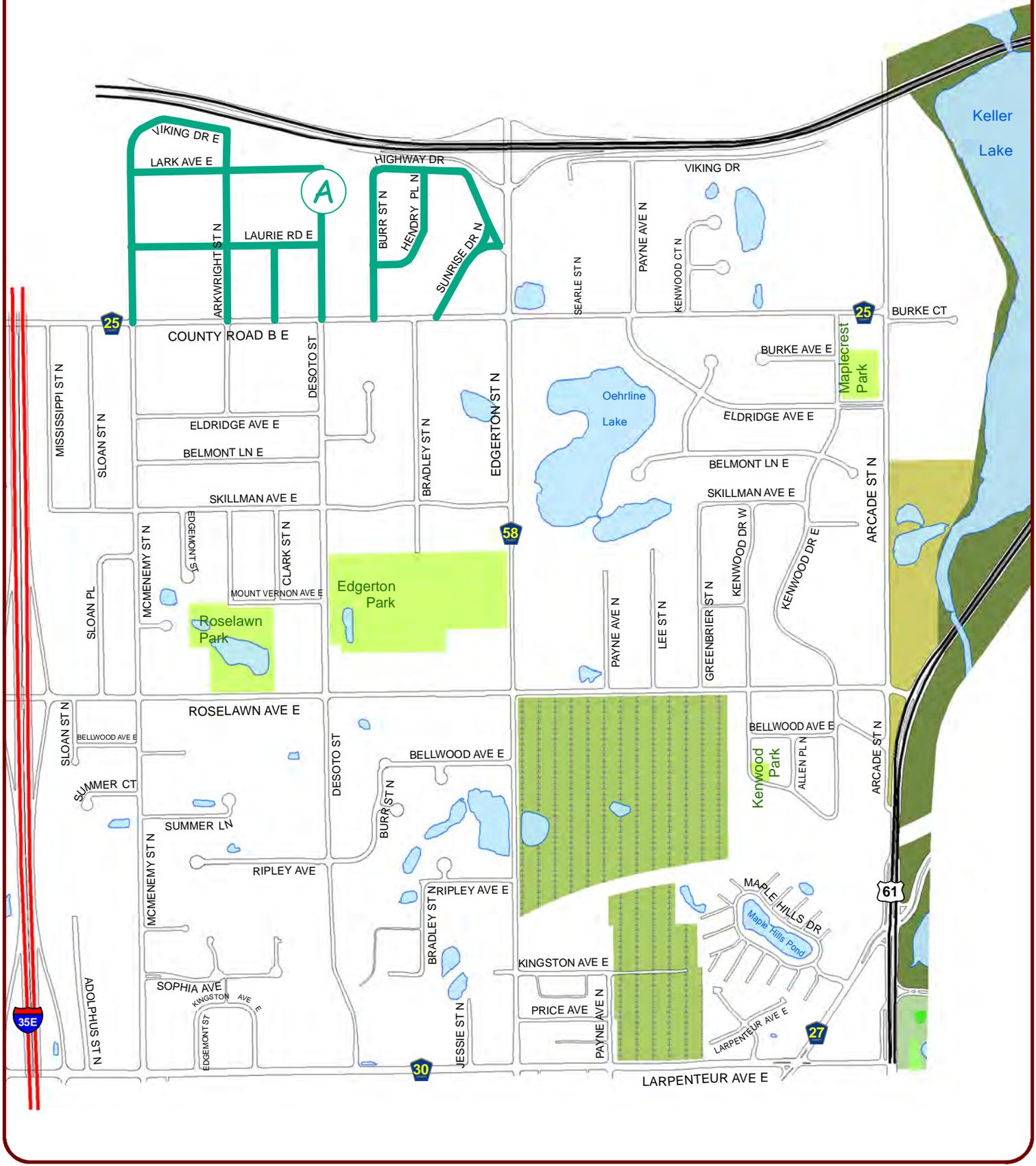
Fully developed – 5,028

Breakdown by density:

3,572 – Low density

481 – medium density

975 – High density



## Parkside Neighborhood #2

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Arkwright/Sunrise Area Streets	<b>TOTAL COST:</b> \$4,600,000
<b>PROJECT NUMBER:</b> PW11.090	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Neighborhood area street reconstruction	

**JUSTIFICATION:**

The Arkwright and Sunrise area streets are very badly deteriorated and existing drainage conditions are poor. The streets in this area are in bad condition and in need of major reconstruction. Replacement will include upgrades to the area drainage system in coordination with the improvements to the area streets. This area is a key neighborhood in need of improvement according to the Street Superintendent. Streets in this project area include: McMenemy St, Highway Dr, Lark Ave, Arkwright St, Clark St, Burr St, Hendry Pl, Desoto St, and Sunrise.  
2.2 miles of streets, Average PCI: 33

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-G.O. Improvement	200,000	1,620,000	0	0	0	0	1,820,000
Bonds-Special Assessment	0	1,615,000	0	0	0	0	1,615,000
Environmental Utility Fund	0	460,000	0	0	0	0	460,000
Sanitary Sewer Fund	0	329,000	0	0	0	0	329,000
St. Paul W.A.C. Fund	0	238,000	0	0	0	0	238,000
St. Paul Water	0	138,000	0	0	0	0	138,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> August 2012	<b>Preliminaries:</b> \$200,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2013	<b>Construction:</b> \$4,400,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 02 - Parkside	<b>Project Costs:</b> \$4,600,000

CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017

Projects Located in  
Kohlman Lake - Neighborhood #3

<u>Map Legend</u>	<u>Project Description</u>	<u>C.I.P. Project #</u>
-----------------------	----------------------------	-----------------------------

No projects are planned for this neighborhood.

---

Neighborhood Population

---

2010 – 1,874

Fully developed – 2,490

Breakdown by density:

2,133 – Low density

357 – medium density

0 – High density



# Kohlman Lake Neighborhood #3

CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017

Projects Located in  
Hazelwood - Neighborhood #4

<u>Map Legend</u>	<u>Project Description</u>	<u>C.I.P. Project #</u>
-----------------------	----------------------------	-----------------------------

No projects are planned for this neighborhood.

---

Neighborhood Population

---

2010 – 3,853

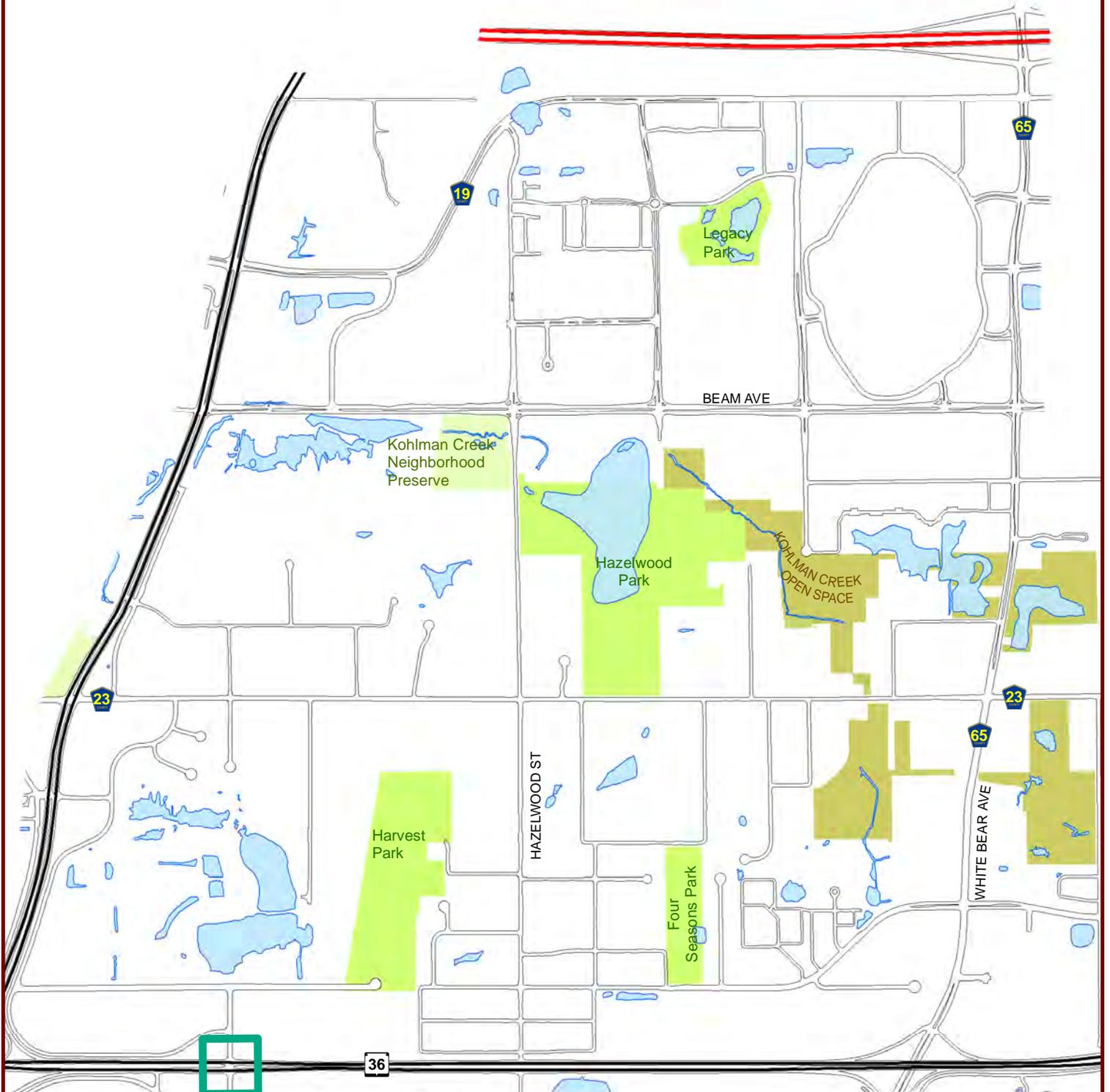
Breakdown by density:

Fully developed – 3,895

2,538 – Low density

228 – medium density

1,129 – High density



Portion of Sherwood  
CIP Project PW07.100

# Hazelwood Neighborhood #4

CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017

Projects Located in  
Maplewood Heights - Neighborhood #5

<u>Map Legend</u>	<u>Project Description</u>	<u>C.I.P. Project #</u>
A	Joy Park Improvements	PM03.060

---

Neighborhood Population

---

2010 – 2,685

Fully developed – 2,929

Breakdown by density:

1,549 – Low density

1,300 – medium density

80 – High density



# Maplewood Heights Neighborhood #5

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Joy Park Improvements	<b>TOTAL COST:</b> \$475,000
<b>PROJECT NUMBER:</b> PM03.060	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> Joy Park Development/Management/Trail/Shoreland Protection	

**JUSTIFICATION:**

Joy Park is a 63-acre park site that was conveyed to the city in 1995. The park is located at the intersection of Joy Road and Century Avenue. Joy Park is arguably one of the most beautiful land forms in the city park system. Phase I improvements began in 2008-09 with construction of the Lake Links Trail, reconstruction of the boat launch parking lot, installation of five rain gardens, and enhancement of the western wetlands. In 2010, 250' of shoreline was restored and two step platforms and one fishing pier were installed. In 2011, improvements continued with reconstruction of the western parking lot, installation of parking lot raingardens, bituminous trails, rustic trails, and additional shoreline restoration and step access points. Funds are requested for 2013 to install a picnic shelter, finish the trail plan, restoration work completion, and additional recreation opportunities.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Park Development Fund	300,000	175,000	0	0	0	0	475,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> May 2007	<b>Preliminaries:</b> \$25,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2013	<b>Construction:</b> \$400,000
	<b>Equipment and Other:</b> \$50,000
<b>NEIGHBORHOOD:</b> 05 - Maplewood Heights	<b>Project Costs:</b> \$475,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 – 2017

### Projects Located in Sherwood Glen - Neighborhood #6

Map Legend	Project Description	C.I.P. Project #
A	Public Works Carpeting	MT08.130
B	Maplewood Community Center Improvements	MT12.010
C	Police Department Expansion	PD11.010
D	TH 36 – English Intersection Improvements	PW07.100

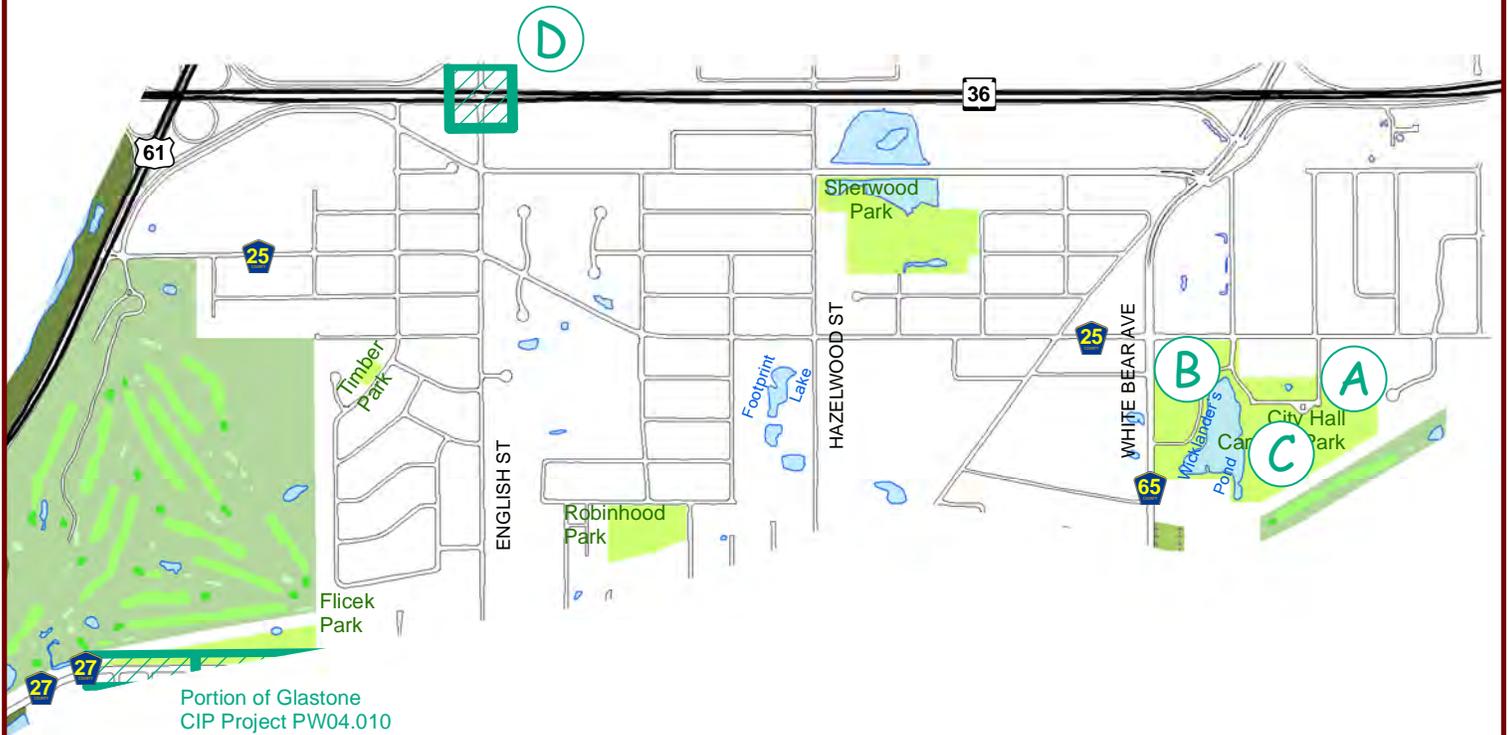
### Neighborhood Population

2010 – 3,466

Fully developed – 3,767

Breakdown by density:

2,721 – Low density  
712 – medium density  
334 – High density



# Sherwood Glen Neighborhood #6

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Public Works Carpeting	<b>TOTAL COST:</b> \$61,000
<b>PROJECT NUMBER:</b> MT08.130	<b>PROJECT CATEGORY:</b> Building Maintenance
<b>DESCRIPTION:</b> Public Works Carpeting	

**JUSTIFICATION:**

The carpet at Public Works is wearing out and/or failing due to age and usage and needs to be replaced. The carpet will be evaluated each year to determine which areas need to be replaced.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
C.I.P. Fund	0	0	0	0	61,000	0	61,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> June 2016	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> July 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$61,000
<b>NEIGHBORHOOD:</b> 06 - Sherwood Glen	<b>Project Costs:</b> \$61,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Maplewood Community Center Improvements	<b>TOTAL COST:</b> \$1,250,000
<b>PROJECT NUMBER:</b> MT12.010	<b>PROJECT CATEGORY:</b> Building Maintenance
<b>DESCRIPTION:</b> MCC Master Project List Repairs, Replacement, Improvements and Upgrades	

**JUSTIFICATION:**

These items are from the Maplewood Community Center Building and Maintenance Long Range Project List that has been compiled from past, current and future repairs, replacement, improvements, and upgrades. The goal is to perform planned maintenance projects over the next five (5) years while limiting the expenses to \$200,000 per year. Individual projects are not listed here as the priority for each individual project will most certainly change over the next 5 years.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Community Center Operations Fund	250,000	200,000	200,000	200,000	200,000	200,000	1,250,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2012	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2017	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$1,250,000
<b>NEIGHBORHOOD:</b> 06 - Sherwood Glen	<b>Project Costs:</b> \$1,250,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

**PROJECT TITLE:** Police Department Expansion **TOTAL COST:** \$7,750,000

**PROJECT NUMBER:** PD11.010 **PROJECT CATEGORY:** Building Maintenance

**DESCRIPTION:** Expansion of the Current Police Department

**JUSTIFICATION:**

This project is to expand and improve the existing police department over the next two years. The police department has been operating for many years in restricted spaces. Expansion and improvement is needed to continue progressive operations in a space that the department has occupied for 25 years. A space needs study was conducted in 2011 which provided a template to proceed with improvements. This template proposed expansion in several areas of the building in the form of work area "pods" and enclosing and covering the police vehicle parking area with relocation of the undersized and poorly-ventilated locker rooms to the area above that parking space. Construction of these different "pods" could be spaced out over a few years or completed all at once. Planning for the additions will begin in 2012 with construction projected for 2013 and 2014.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Public Safety Expansion Fund	370,000	0	0	0	0	0	370,000
Bonds-G.O. Improvement	0	4,000,000	3,380,000	0	0	0	7,380,000

<b>PROJECT STARTING DATE:</b> March 2012  <b>PROJECT COMPLETION DATE:</b> December 2014  <b>NEIGHBORHOOD:</b> 06 - Sherwood Glen	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$250,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$7,500,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$7,750,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> TH 36 - English Intersection Improvements	<b>TOTAL COST:</b> \$17,780,000
<b>PROJECT NUMBER:</b> PW07.100	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Interchange Improvement	

**JUSTIFICATION:**

The TH 36 Access Management Project involves removing the last at-grade intersections along Highway 36 between the eastern Ramsey County line in North Saint Paul and Interstate 35W in Roseville. The project involves access improvements along Highway 36 at English Street, Atlantic Street, and Hazelwood Street. The preferred alternative includes construction of a diamond interchange at English Street and Highway 36. Other improvements include auxiliary lanes between the English Street ramps and the TH 61 ramps, reconstructing a portion of English Street, installation of traffic signals, eliminating right-in/right-out access points at Atlantic Street and Hazelwood Street, a new bridge over TH 36 for the Ramsey County Bruce Vento Trail, and local roadway improvements to enhance local circulation.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Environmental Utility Fund	100,000	100,000	100,000	0	0	0	300,000
Bonds-M.S.A.	900,000	700,000	400,000	0	0	0	2,000,000
Mn/DOT	600,000	2,250,000	1,650,000	0	0	0	4,500,000
Bonds-Special Assessment	0	420,000	0	0	0	0	420,000
RWMWD	0	490,000	490,000	0	0	0	980,000
Ramsey County	0	250,000	250,000	0	0	0	500,000
St. Paul W.A.C. Fund	0	30,000	0	0	0	0	30,000
Sanitary Sewer Fund	0	50,000	0	0	0	0	50,000
Federal Aid	0	4,200,000	3,150,000	0	0	0	7,350,000
Grants	0	575,000	575,000	0	0	0	1,150,000
Bonds-Tax Increment	0	500,000	0	0	0	0	500,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> April 2005	<b>Preliminaries:</b> \$2,200,000
	<b>Land Acquisition:</b> \$1,000,000
<b>PROJECT COMPLETION DATE:</b> October 2014	<b>Construction:</b> \$14,580,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 06 - Sherwood Glen	<b>Project Costs:</b> \$17,780,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 – 2017

### Projects Located in Gladstone - Neighborhood #7

Map Legend	Project Description	C.I.P. Project #
A	Gladstone Area Streetscape – Phase I	CD04.010
B	Gladstone – Phase II	CD09.020
C	Gladstone Savanna Improvements	PM08.050

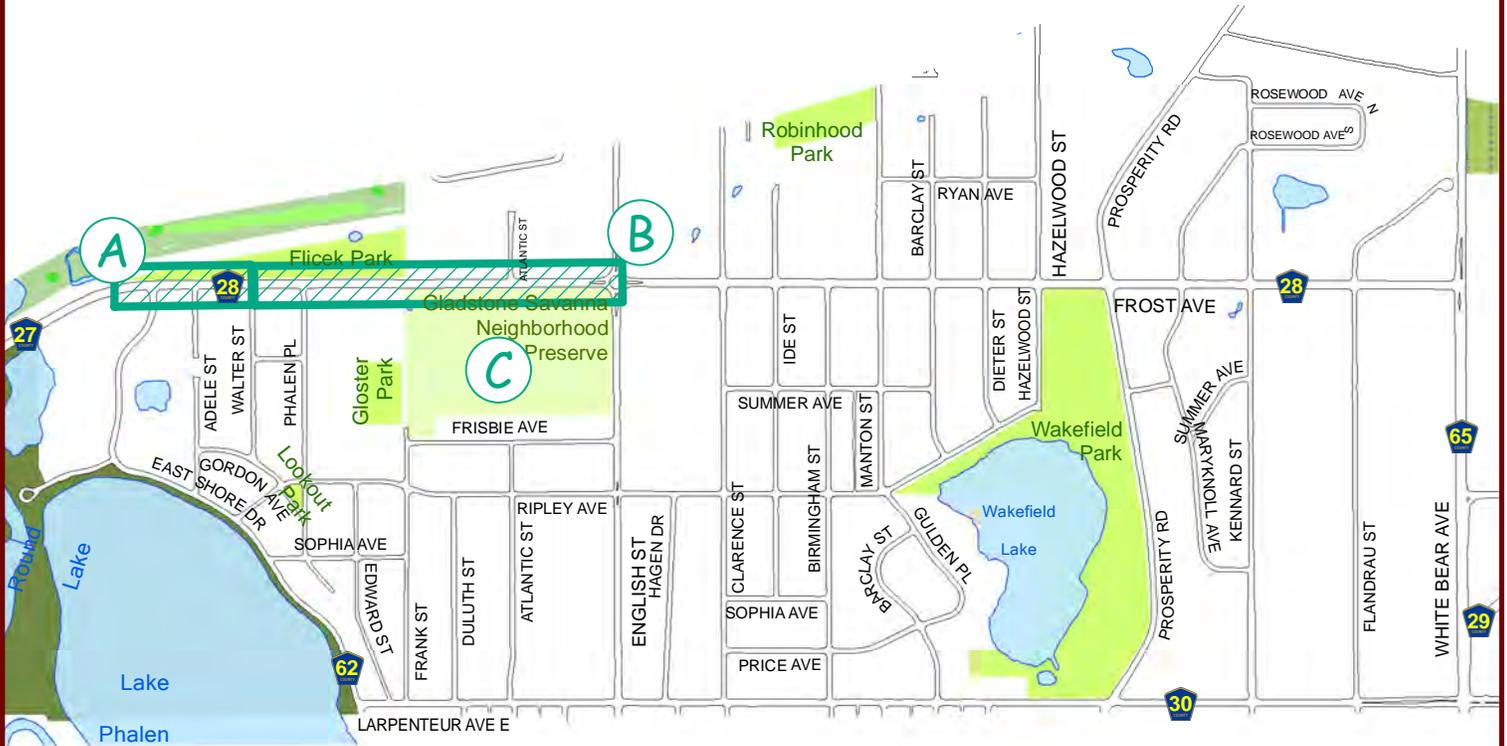
### Neighborhood Population

2010 – 3,034

Breakdown by density:

Fully developed – 3,586

3,027 – Low density  
422 – medium density  
137 – High density



# Gladstone Neighborhood #7

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Gladstone Area Streetscape- Phase I	<b>TOTAL COST:</b> \$7,398,300
<b>PROJECT NUMBER:</b> CD04.010	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Gladstone Area (Frost and English Streets) Improvements	

**JUSTIFICATION:**

The redevelopment of the Gladstone area was proposed to begin in 2008. A failure of the original development proposal delayed the project 3+ years. This project will include street improvements as part of Phase I at the former St. Paul Tourist Cabin Site. Proposed improvements include installation of sidewalks, decorative streetlights, entry monuments, street side landscaping, and colored concrete crosswalks. A portion of the project will begin in 2011 with completion in 2013. The level of the improvements require an agreement with the developer of The Shores project and are TIF supported in order to accomplish the goals as noted within the Master Plan. Major storm water improvements and improvements to the Savanna are included in various stages of the project elsewhere in the Capital Improvement Plan.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Environmental Utility Fund	475,000	250,000	0	0	0	0	725,000
Street Light Utility Fund	0	715,000	0	0	0	0	715,000
Bonds-Special Assessment	2,200,000	0	0	0	0	0	2,200,000
Mn/DOT	1,371,300	0	0	0	0	0	1,371,300
Sanitary Sewer Fund	175,000	50,000	0	0	0	0	225,000
St. Paul W.A.C. Fund	50,000	0	0	0	0	0	50,000
Grants	0	25,000	0	0	0	0	25,000
Bonds-G.O. Improvement	1,037,000	0	0	0	0	0	1,037,000
State Aid	0	1,050,000	0	0	0	0	1,050,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> April 2011	<b>Preliminaries:</b> \$800,000
	<b>Land Acquisition:</b> \$1,000,000
<b>PROJECT COMPLETION DATE:</b> November 2013	<b>Construction:</b> \$5,598,300
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 07 - Gladstone	<b>Project Costs:</b> \$7,398,300

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Gladstone - Phase II	<b>TOTAL COST:</b> \$4,100,000
<b>PROJECT NUMBER:</b> CD09.020	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Redevelopment of Gladstone	

**JUSTIFICATION:**

The second phase of Gladstone is proposed to include improvements from Walter Street (the terminus of Phase I) and extend easterly through and include English Street. The improvements will include burial of power lines, streetscape, new roadways for development, new storm water initiatives and utility extensions. It is proposed that this be a cooperative project with a developer although it may be necessary for the City to show investment to spur the development community. The grants are not secured at this time but are part of the future proposed financing needs to proceed with projects.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-Special Assessment	0	0	0	0	0	1,500,000	1,500,000
Bonds-M.S.A.	0	0	0	0	0	350,000	350,000
Grants	0	0	0	0	0	1,250,000	1,250,000
Sanitary Sewer Fund	0	0	0	0	0	250,000	250,000
Environmental Utility Fund	0	0	0	0	0	150,000	150,000
Street Light Utility Fund	0	0	0	0	0	600,000	600,000

<p><b>PROJECT STARTING DATE:</b> January 2017</p> <p><b>PROJECT COMPLETION DATE:</b> November 2018</p> <p><b>NEIGHBORHOOD:</b> 07 - Gladstone</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$1,000,000
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$3,100,000
	<b>Equipment and Other:</b> \$0
	<b>Project Costs:</b> \$4,100,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Gladstone Savanna Improvements	<b>TOTAL COST:</b> \$1,580,000
<b>PROJECT NUMBER:</b> PM08.050	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> Restore Native Plant Communities and Install Trails and Interpretive Signage	

**JUSTIFICATION:**

Gladstone Savanna is a 23-acre neighborhood preserve that formerly housed railroad maintenance facilities. Located in an area undergoing redevelopment, the improvements at the preserve will add much to the neighborhood and will celebrate Maplewood's cultural and natural heritage.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Environmental Utility Fund	100,000	0	50,000	0	50,000	0	200,000
Bonds-Special Assessment	400,000	0	0	0	0	0	400,000
Bonds-G.O. Improvement	200,000	0	0	0	0	0	200,000
Park Development Fund	280,000	0	250,000	0	250,000	0	780,000

<p><b>PROJECT STARTING DATE:</b> July 2012</p> <p><b>PROJECT COMPLETION DATE:</b> November 2016</p> <p><b>NEIGHBORHOOD:</b> 07 - Gladstone</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$300,000
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$1,280,000
	<b>Equipment and Other:</b> \$0
	<b>Project Costs:</b> \$1,580,000

# CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 – 2017

## Projects Located in Hillside - Neighborhood #8

Map Legend	Project Description	C.I.P. Project #
A	Hillcrest Area Roadway Improvements	CD04.030
B	Hillcrest Area Streetscape	CD04.050
C	Fire Training Facility	FD09.030
D	Goodrich Park Improvements	PM11.020

### Neighborhood Population

2010 – 4,253

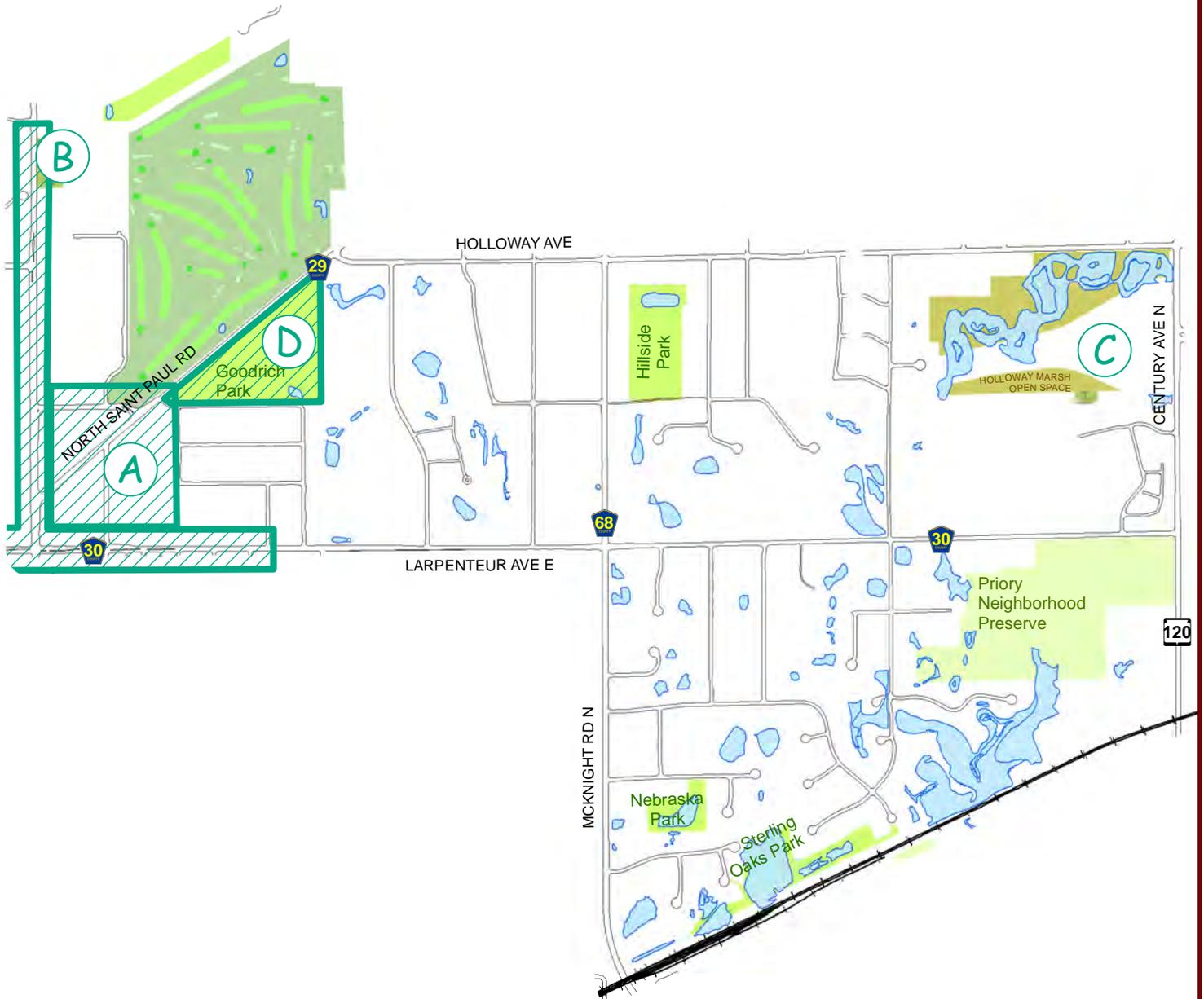
Fully developed – 5,023

Breakdown by density:

2,257 – Low density

2,517 – medium density

249 – High density



# Hillside Neighborhood #8

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Hillcrest Area Roadway Improvements	<b>TOTAL COST:</b> \$2,000,000
<b>PROJECT NUMBER:</b> CD04.030	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Hillcrest Area (Larpenteur at White Bear Avenue) Roadway Improvements	

**JUSTIFICATION:**

The redevelopment of the Hillcrest area is proposed to begin with a streetscape improvement. The second phase will include roadway improvements to N. St. Paul Road, Van Dyke, and two new east-west roadways, along with upgrades to White Bear Avenue. Proposed improvements include the realignment of N. St. Paul Road at White Bear Avenue, a new Van Dyke between N. St. Paul Road and Ripley, two new roads between White Bear and Van Dyke, and rehabilitation of Larpenteur and White Bear Avenues with colored and concrete block crosswalks. This project has been delayed pending completion of the Gladstone Neighborhood Redevelopment Project.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-Tax Increment	0	0	0	0	0	1,000,000	1,000,000
Bonds-Special Assessment	0	0	0	0	0	1,000,000	1,000,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> June 2017	<b>Preliminaries:</b> \$500,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2019	<b>Construction:</b> \$1,500,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 08 - Hillside	<b>Project Costs:</b> \$2,000,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Hillcrest Area Streetscape	<b>TOTAL COST:</b> \$2,500,000
<b>PROJECT NUMBER:</b> CD04.050	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Hillcrest area (Larpenteur at White Bear Avenue) streetscape improvements	

**JUSTIFICATION:**

The redevelopment of the Hillcrest area is proposed to begin with a streetscape improvement. The first phase will include streetscape improvements to Larpenteur Avenue from Kennard to Stanich and along White Bear Avenue from Larpenteur to the Gateway Trail. Proposed improvements include the burying of the overhead power lines, installation of sidewalks, decorative streetlights with banners and flower baskets, entry monuments, street side landscaping, and colored concrete crosswalks. This project has been delayed pending completion of the Gladstone Neighborhood Redevelopment Project.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-Tax Increment	0	0	0	0	0	1,250,000	1,250,000
Bonds-M.S.A.	0	0	0	0	0	750,000	750,000
Bonds-Special Assessment	0	0	0	0	0	500,000	500,000

<p><b>PROJECT STARTING DATE:</b> June 2017</p> <p><b>PROJECT COMPLETION DATE:</b> November 2019</p> <p><b>NEIGHBORHOOD:</b> 08 - Hillside</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$250,000
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$2,250,000
	<b>Equipment and Other:</b> \$0
	<b>Project Costs:</b> \$2,500,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Fire Training Facility	<b>TOTAL COST:</b> \$3,950,000
<b>PROJECT NUMBER:</b> FD09.030	<b>PROJECT CATEGORY:</b> Building Maintenance
<b>DESCRIPTION:</b> East Metro Fire Training Facility	

**JUSTIFICATION:**

The East Metro area is lacking a quality fire training facility. This facility will allow firefighters to enhance their skills in a safe environment. It will allow for better training with the additions of a burn building, confined space area, tower burn building, training room and other training props as needed. This facility will be operated under a joint powers agreement with all fire departments who would like to be a part of it. The property that is available for us is located west of the intersection of Highways 120 and Highway 5. The facility will be built on five acres and will be environmentally friendly utilizing wind solar and geothermal. This facility will bring a sustainable green environment to the location. We have already received the property along with site cleanup funds totaling \$1.95 million so the total cost that needs to be funded from grants or bonding is the amount of \$3.5 million.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Ramsey County	450,000	0	0	0	0	0	450,000
Environmental Utility Fund	250,000	0	0	0	0	0	250,000
Grants	3,000,000	0	0	0	0	0	3,000,000
C.I.P. Fund	15,000	235,000	0	0	0	0	250,000

<p><b>PROJECT STARTING DATE:</b> January 2012</p> <p><b>PROJECT COMPLETION DATE:</b> November 2013</p> <p><b>NEIGHBORHOOD:</b> 08 - Hillside</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$500,000
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$3,450,000
	<b>Equipment and Other:</b> \$0
	<b>Project Costs:</b> \$3,950,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Goodrich Park Improvements	<b>TOTAL COST:</b> \$1,468,000
<b>PROJECT NUMBER:</b> PM11.020	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> Goodrich Park Improvements	

**JUSTIFICATION:**

Goodrich Park is a 25 Acre Park located at 1980 No. St. Paul Rd. The park is in extremely poor condition. It is the host site for our adult softball program. There is significant erosion, standing water, and major water drainage problems throughout the park. Parking has also become an increasing issue. The playground equipment is in extremely poor condition. In 2011, phase one of the redevelopment plan was completed with the installation of new state of the art lighting on Field #1. In 2012, under City Council and the Parks and Recreation Commission direction, staff will be changing the name of Goodrich Park to Veteran's Memorial Park to honor our veterans. In addition to the funding requested from the Park Development Fund, staff will be actively looking for grants and alternative funding to offset the cost of this project.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Grants	0	0	100,000	75,000	75,000	75,000	325,000
Park Development Fund	118,000	0	50,000	375,000	375,000	225,000	1,143,000

<p><b>PROJECT STARTING DATE:</b> April 2011</p> <p><b>PROJECT COMPLETION DATE:</b> October 2017</p> <p><b>NEIGHBORHOOD:</b> 08 - Hillside</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$18,000
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$1,450,000
	<b>Equipment and Other:</b> \$0
	<b>Project Costs:</b> \$1,468,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 – 2017

### Projects Located in Beaver Lake - Neighborhood #9

Map Legend	Project Description	C.I.P. Project #
A	Nature Center Building Improvements	MT12.020
B	City Landfill Closure	PW02.120
C	Farrell/Ferndale Area Street Improvements	PW09.080

### Neighborhood Population

2010 – 5,142

Breakdown by density:

Fully developed – 5,646

2,173 – Low density

2,958 – medium density

515 – High density



# Beaver Lake Neighborhood #9

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Nature Center Building Improvements	<b>TOTAL COST:</b> \$53,400
<b>PROJECT NUMBER:</b> MT12.020	<b>PROJECT CATEGORY:</b> Building Maintenance
<b>DESCRIPTION:</b> Exterior Siding Repair/Replacement, Roof Repair, Interior Improvements, Furnace Upgrade	

**JUSTIFICATION:**

The Nature Center is a educational facility that is enjoyed by the surrounding communities and benefits the youth and adults alike in learning about nature and to appreciate, preserve, and protect our environment. The building needs to have the cedar siding replaced in areas due to rotting The shake roof shakes are deteriorating, splitting, and sliding out which may require either repairing or replacing upon further investigation. The flat roof areas need to be inspected, repaired or replaced due to interior leaking along with extending the drain scuppers and flashing correctly in such a way as to shed water away from the building siding. The interior improvements include carpet replacement, updating the rooms, furnace / airconditioning unit number two (2) replaced, and energy saving improvements.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
C.I.P. Fund	0	0	53,400	0	0	0	53,400

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2014	<b>Preliminaries:</b> \$53,400
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2014	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 09 - Beaver Lake	<b>Project Costs:</b> \$53,400

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> City Landfill Closure	<b>TOTAL COST:</b> \$375,000
<b>PROJECT NUMBER:</b> PW02.120	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Closure of city dump west of Century, north of Ivy	

**JUSTIFICATION:**

The Minnesota Pollution Control Agency is requiring the City of Maplewood to properly close the old city dump site. Closure will include a liner and stabilization channel for a drainage ditch to cross the site. This will eliminate storm water from inundating the waste and transferring leachate to other locations within the community. This project has been delayed from 2007 to 2012 due to funding limitations. The Grant is proposed to be a cooperative venture with the Minnesota Pollution Control Agency.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Grants	50,000	0	0	0	0	0	50,000
Environmental Utility Fund	79,000	246,000	0	0	0	0	325,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> June 2012	<b>Preliminaries:</b> \$50,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2013	<b>Construction:</b> \$325,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 09 - Beaver Lake	<b>Project Costs:</b> \$375,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Farrell/Ferndale Area Street Improvements	<b>TOTAL COST:</b> \$4,180,000
<b>PROJECT NUMBER:</b> PW09.080	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Neighborhood Area Street Reconstruction	

**JUSTIFICATION:**

The streets just east of 3M and south of Minnehaha Ave are in need of full street reconstruction including significant drainage improvements. Most streets have no curbing and water cannot properly be channeled out of the street section. Storm water pipe and BMPs will be required in the neighborhood. Infiltration basins, rainwater gardens, and other techniques will have to be explored to address drainage and treatment deficiencies. The following streets are included in the improvements: Margaret Ave, 5th Ave, Fremont Ave, Farrell St, Ferndale St, and Conway Service Dr. 2.1 miles of street, Average PCI: 43/100.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-G.O. Improvement	0	0	200,000	1,262,600	0	0	1,462,600
Bonds-Special Assessment	0	0	0	1,469,000	0	0	1,469,000
Sanitary Sewer Fund	0	0	0	296,000	0	0	296,000
St. Paul W.A.C. Fund	0	0	0	367,200	0	0	367,200
Environmental Utility Fund	0	0	0	418,000	0	0	418,000
St. Paul Water	0	0	0	167,200	0	0	167,200

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> July 2014	<b>Preliminaries:</b> \$200,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2015	<b>Construction:</b> \$3,980,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 09 - Beaver Lake	<b>Project Costs:</b> \$4,180,000

CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017

Projects Located in  
Battle Creek - Neighborhood #10

<u>Map Legend</u>	<u>Project Description</u>	<u>C.I.P. Project #</u>
A	Dennis/McClelland Area Street Improvements	PW09.100

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Neighborhood Population

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2010 – 1,432

Fully developed – 1,470

Breakdown by density:

1,270 – Low density

0 – medium density

200 – High density



# Battle Creek Neighborhood #10

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Dennis/McClelland Area Street Improvements	<b>TOTAL COST:</b> \$4,210,000
<b>PROJECT NUMBER:</b> PW09.100	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Neighborhood Area Street Reconstruction	

**JUSTIFICATION:**

These streets have continued to deteriorate and will require a full street reconstruction with the addition of concrete curb and gutter. The following streets are included in the improvements: Sterling St, James Dr, McClelland St, Ferndale St, Dennis Ln, O'Day St, Mayer Ln, Farrell St, and Mayhill Rd. Unique storm water treatment methods will be required in this area near Battle Creek along with installation of drainage infrastructure.

2 miles of streets, Average PCI: 55/100

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-G.O. Improvement	0	0	0	200,000	980,100	0	1,180,100
Bonds-Special Assessment	0	0	0	0	1,474,000	0	1,474,000
Sanitary Sewer Fund	0	0	0	0	345,000	0	345,000
St. Paul Water	0	0	0	0	210,500	0	210,500
St. Paul W.A.C. Fund	0	0	0	0	368,400	0	368,400
Environmental Utility Fund	0	0	0	0	632,000	0	632,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> July 2015	<b>Preliminaries:</b> \$200,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2016	<b>Construction:</b> \$4,010,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 10 - Battle Creek	<b>Project Costs:</b> \$4,210,000

CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017

Projects Located in  
Vista Hills - Neighborhood #11

Map Legend	Project Description	C.I.P. Project #
A	Crestview/Highwood Area Streets	PW08.060

Neighborhood Population

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2010 – 2,589

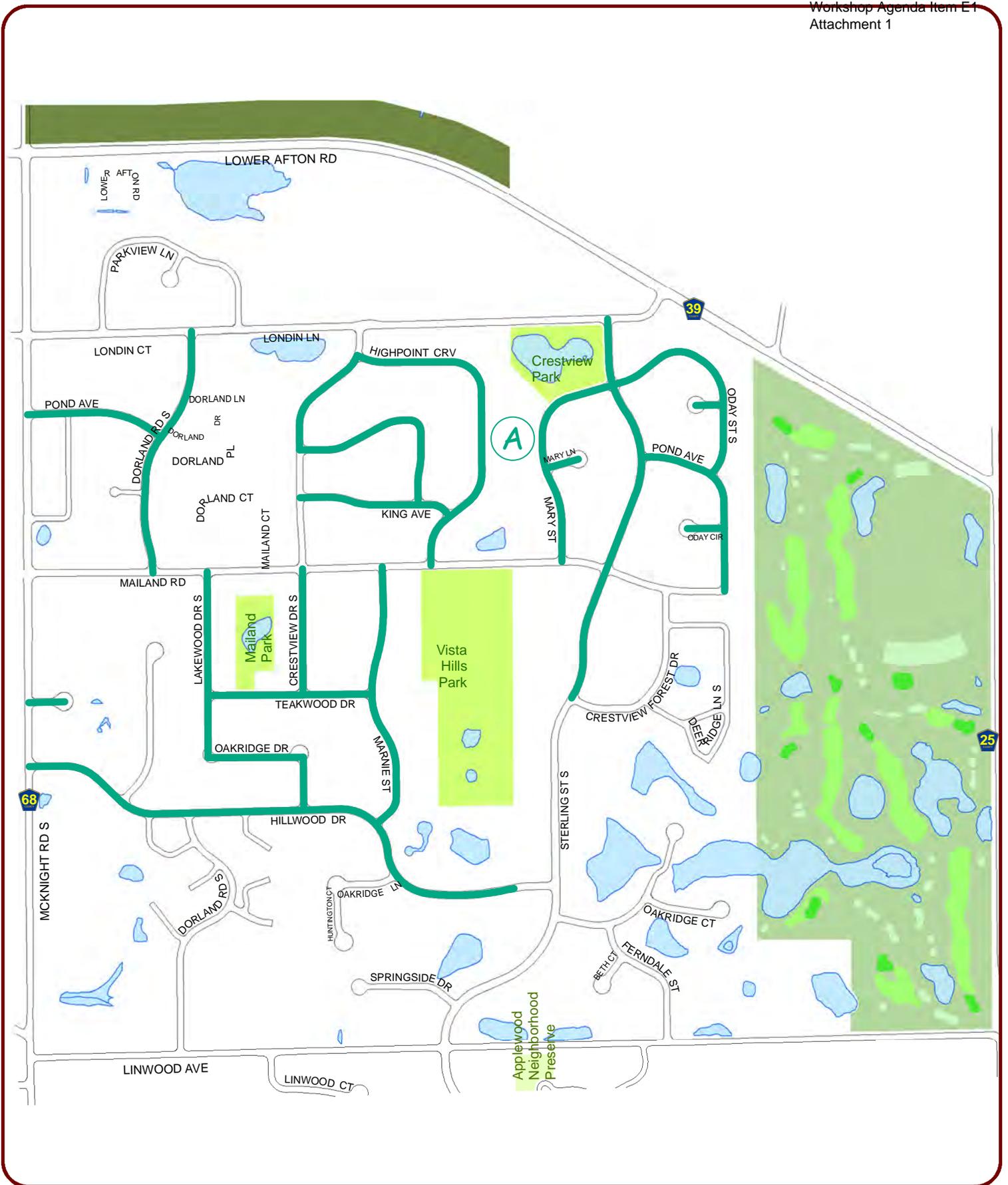
Fully developed – 2,805

Breakdown by density:

1,143 – Low density

1,642 – medium density

20 – High density



# Vista Hills Neighborhood #11

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Crestview/Highwood Area Streets	<b>TOTAL COST:</b> \$7,520,000
<b>PROJECT NUMBER:</b> PW08.060	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Neighborhood Street Improvement	

**JUSTIFICATION:**

Many streets south of Lower Afton Road and north of Linwood Avenue are deteriorating and in need of improvements. Streets included in the project area include Marnie Street, Lakewood Drive, Teakwood (Drive and Court), Oakridge Drive, Crestview Drive, Hillwood Drive, Pond Avenue, Dorland Road (from Mailand to Londin Lane), Highpoint Curve, King Avenue, Mary (Street and Lane), and O'Day (Street, Circle, and Lane). These streets have curb and gutter, but the pavement is beginning to fail. Most streets will require a partial reconstruction, while others may require full reconstruction due to utility improvements. This project will also include the reconstruction of Sterling St. (from Londin Lane to Crestview Forest). The pavement on this section of roadway is in poor condition and needs to be rehabilitated. It is a collector street for the adjacent neighborhoods. 4.1 miles of streets, Average PCI: 42/100

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-M.S.A.	0	0	0	0	0	413,000	413,000
St. Paul Water	0	0	0	0	0	263,200	263,200
St. Paul W.A.C. Fund	0	0	0	0	0	263,200	263,200
Environmental Utility Fund	0	0	0	0	0	1,218,000	1,218,000
Sanitary Sewer Fund	0	0	0	0	0	386,000	386,000
Bonds-G.O. Improvement	0	0	0	0	200,000	2,134,600	2,334,600
Bonds-Special Assessment	0	0	0	0	0	2,642,000	2,642,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> July 2016	<b>Preliminaries:</b> \$200,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2017	<b>Construction:</b> \$7,320,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 11 - Vista Hills	<b>Project Costs:</b> \$7,520,000

# CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 – 2017

## Projects Located in Highwood - Neighborhood #12

Map Legend	Project Description	C.I.P. Project #
A	Fish Creek Open Space	PM11.010
B	Lakewood/Sterling Area Streets	PW08.050

### Neighborhood Population

2010 – 3,028

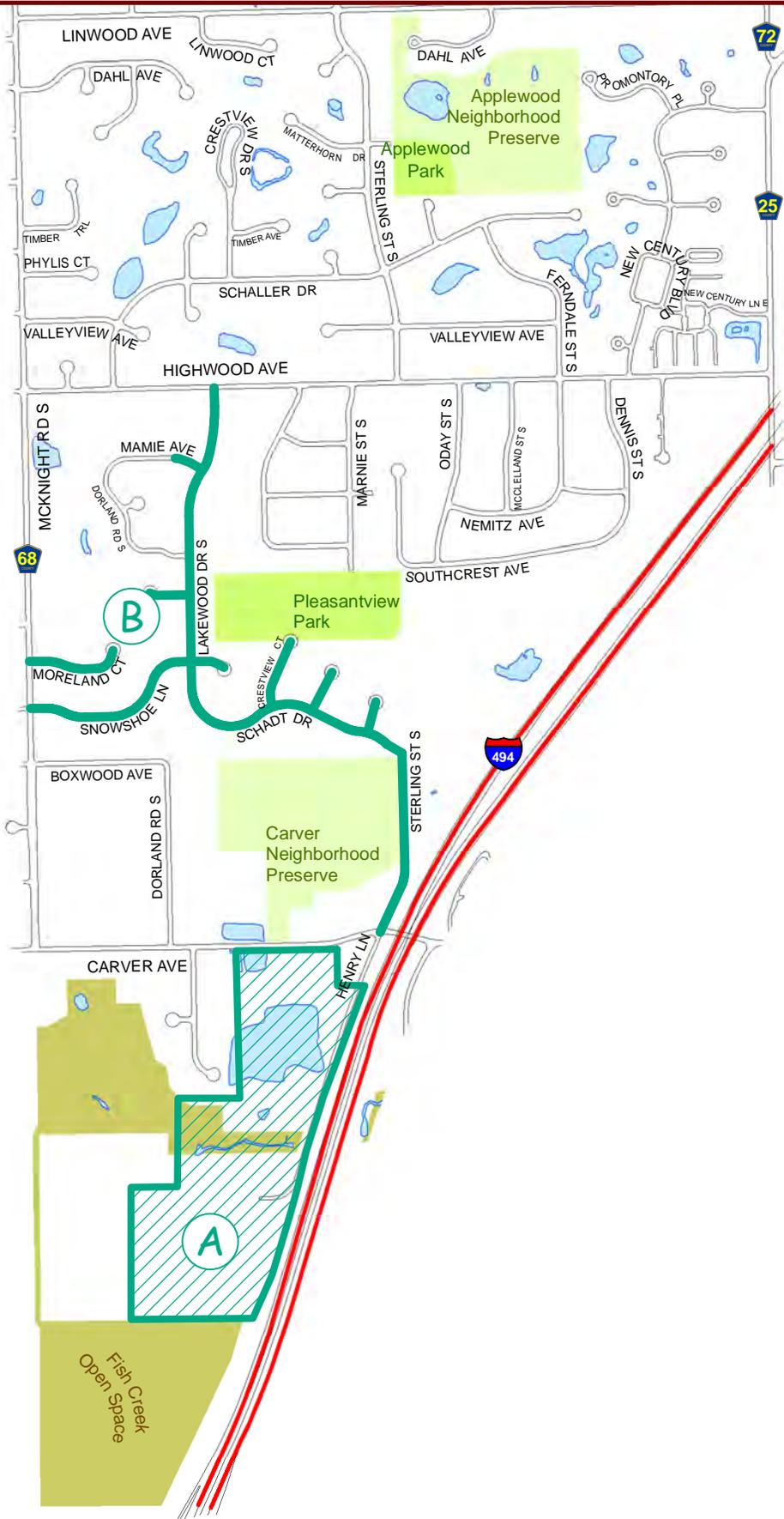
Breakdown by density:

Fully developed – 3,106

2,906 – Low density

200 – medium density

0 – High density



# Highwood Neighborhood #12

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Fish Creek Open Space	<b>TOTAL COST:</b> \$4,031,000
<b>PROJECT NUMBER:</b> PM11.010	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> Fish Creek Open Space	

**JUSTIFICATION:**

The City Council approved a Joint Powers Agreement with Ramsey County and RWMWD to acquire a 70-acre site south of Carver Avenue. Commitments include: \$425,000 plus interest from City of Maplewood, \$425,000 from Ramsey County, and \$175,000 from RWMWD. Staff is seeking grants and other funding for the remaining funds needed for this \$2-\$2.2 million acquisition. It is proposed that the northern 10-20 acres will be developed in 2014 to accomplish payment of a portion of the initial purchase.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Ramsey County	300,000	125,000	0	0	0	0	425,000
Bonds-G.O. Improvement	0	0	500,000	0	0	0	500,000
Grants	506,000	600,000	0	0	0	0	1,106,000
Sanitary Sewer Fund	0	0	600,000	0	0	0	600,000
Park Development Fund	425,000	150,000	0	0	0	0	575,000
RWMWD	175,000	0	0	0	0	0	175,000
Bonds-Special Assessment	0	0	450,000	0	0	0	450,000
St. Paul W.A.C. Fund	0	0	200,000	0	0	0	200,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> June 2011	<b>Preliminaries:</b> \$300,000
	<b>Land Acquisition:</b> \$2,281,000
<b>PROJECT COMPLETION DATE:</b> December 2014	<b>Construction:</b> \$1,450,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 12 - Highwood	<b>Project Costs:</b> \$4,031,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Lakewood/Sterling Area Streets	<b>TOTAL COST:</b> \$2,790,000
<b>PROJECT NUMBER:</b> PW08.050	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Neighborhood Area Street Reconstruction	

**JUSTIFICATION:**

Streets south of Highwood and north of Carver Avenue are in poor condition and in need of repair. The streets include Moreland Court, Snowshoe Lane, Lakewood Drive, Schadt Drive, Sterling Street, Oak Heights Court, Mamie Avenue, Mary Place, Marnie Court, Snowshoe Court, and Crestview Court. These streets have curb and gutter except Sterling Street. The existing curb will be maintained and the streets will be partially reconstructed.

1.7 miles of street, Average PCI 34/100

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-G.O. Improvement	0	200,000	886,300	0	0	0	1,086,300
Bonds-Special Assessment	0	0	768,000	0	0	0	768,000
Sanitary Sewer Fund	0	0	195,300	0	0	0	195,300
St. Paul Water	0	0	83,700	0	0	0	83,700
Environmental Utility Fund	0	0	373,000	0	0	0	373,000
St. Paul W.A.C. Fund	0	0	283,700	0	0	0	283,700

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> July 2013	<b>Preliminaries:</b> \$200,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2014	<b>Construction:</b> \$2,590,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 12 - Highwood	<b>Project Costs:</b> \$2,790,000

CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017

Projects Located in  
Carver Ridge - Neighborhood #13

<u>Map Legend</u>	<u>Project Description</u>	<u>C.I.P. Project #</u>
A	Sterling Street Bridge Replacement	PW12.020

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Neighborhood Population

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2010 – 170

Breakdown by density:

Fully developed – 501

501 – Low density

0 – medium density

0 – High density



# Carver Ridge Neighborhood #13

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Sterling Street Bridge Replacement	<b>TOTAL COST:</b> \$1,315,000
<b>PROJECT NUMBER:</b> PW12.020	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Replacement of bridge	

**JUSTIFICATION:**

The bridge on Sterling Street in south Maplewood is in need of replacement in the coming years and programmed for a 2015 replacement in accordance with the council adopted bridge program. State Bridge Funds are expected to pay for a majority of the cost of the project.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-M.S.A.	0	0	0	215,000	0	0	215,000
Mn/DOT	0	0	0	1,100,000	0	0	1,100,000

<p><b>PROJECT STARTING DATE:</b> January 2015</p> <p><b>PROJECT COMPLETION DATE:</b> October 2015</p> <p><b>NEIGHBORHOOD:</b> 13 - Carver Ridge</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$100,000
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$1,215,000
	<b>Equipment and Other:</b> \$0
	<b>Project Costs:</b> \$1,315,000

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2013 – 2017**

**Projects without a  
Neighborhood Designation**

Project Description	CIP Project #
Housing Replacement Program	CD02.010
Commercial Property Redevelopment	CD09.010
Replacement of Fire Truck	FD03.020
Ambulance Replacement	FD08.010
Ambulance Replacement	FD09.020
Replacement of Fire Station	FD10.010
Replacement of Fire Station	FD10.011
Election Equipment	IT12.010
Community Field Upgrades	PM07.010
Park Equipment, Fence and Court Replacement	PM08.040
Open Space Improvements	PM08.060
EAB Ash Removal and Replanting	PM13.013
Lift Station Upgrade Program	PW03.210
Two Toro Lawn Mowers and Two Trailers	PW06.010
One 3 Wheel Truckster	PW06.060
One Snow Plow Truck	PW06.070
1-Ton Truck	PW07.030
Two Jacobsen Park Maintenance Machines	PW08.020
Two Toro Mowers and One 4-Wheel Truckster	PW09.020
1- Ton Truck	PW09.030
Parallelogram Lift	PW11.030
Single Axle Plow Truck	PW11.040
One ½ Ton Pickup	PW12.040
One Ton Truck	PW12.050
Three Trailers	PW13.010
Water Tanker	PW13.020
Street Sweeper	PW13.040

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Housing Replacement Program	<b>TOTAL COST:</b> \$200,000
<b>PROJECT NUMBER:</b> CD02.010	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Purchase vacant or dilapidated properties and prepare sites for new housing	

**JUSTIFICATION:**

The primary purpose of the Housing Replacement Program is to prevent neighborhoods from deteriorating. If a single dwelling deteriorates to the point of becoming a detriment or an eyesore, it will have an effect on the surrounding area. Other property owners may not be motivated to care for or to improve their properties if they live near or next to a rundown house. With this in mind, the city council established the Housing Replacement Program. The city council also has adopted policy guidelines that set standards for the purchase and resale of these properties. The cost estimate is based on the premise of purchasing a minimum of one property every other year until the goals of the program change. The last use of funds for this program provided an upgrade to the property at Larpenteur and Adolphus to redevelop this property. Revenue for this program were dedicated to the Gladstone Neighborhood Redevelopment Program in 2005. No funds were allocated in 2006 - 2012. Monies in 2013 will begin to be utilized for a housing survey/10yr. vision for the HRA/EDA/BEDC to work with.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Redevelopment Fund	0	0	100,000	0	100,000	0	200,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2014	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$200,000
<b>PROJECT COMPLETION DATE:</b> December 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$200,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Commercial Property Redevelopment	<b>TOTAL COST:</b> \$450,000
<b>PROJECT NUMBER:</b> CD09.010	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Purchase vacant or dilapidated commercial properties and prepare sites for new developme	

**JUSTIFICATION:**

The primary purpose of the Commercial Property Redevelopment Program is to prevent neighborhoods from deteriorating. If a Commercial Property deteriorates to the point of becoming a detriment or an eyesore, it will have an affect on the surrounding area. Other property owners may not be motivated to care for or to improve their properties if they live near or next to a rundown property. The city council also has adopted policy guidelines that set standards for the purchase and resale of these properties. The cost estimate is based on the premise of purchasing a minimum of one property every other year until the goals of the program change. This would be a new city initiative under the direction of the EDA/BEDC.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Economic Development Authority	0	100,000	0	175,000	0	175,000	450,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> June 2013	<b>Preliminaries:</b> \$100,000
	<b>Land Acquisition:</b> \$350,000
<b>PROJECT COMPLETION DATE:</b> December 2017	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$450,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Replacement of Fire Truck	<b>TOTAL COST:</b> \$469,730
<b>PROJECT NUMBER:</b> FD03.020	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> 1500GPM Fire Truck	

**JUSTIFICATION:**

This fire truck will replace a 28 year old apparatus with significant rust issues. The truck will have more cabinet space than the present one and it will also have additional technology. This truck will be designed as a fire/rescue truck and will be developed to meet our needs over the next 20 years.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fire Truck Replacement Fund	0	0	469,730	0	0	0	469,730

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2014	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2014	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$469,730
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$469,730

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Ambulance Replacement	<b>TOTAL COST:</b> \$121,850
<b>PROJECT NUMBER:</b> FD08.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Modular ALS Ambulance	

**JUSTIFICATION:**

Replacement or refurbishment of a 1999 ambulance. This keeps us on track with our replacement program for the six ambulances we currently have in place. This ambulance will have over 100,000 miles on it at the time of its replacement/refurbishment.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Ambulance Service Fund	0	121,850	0	0	0	0	121,850

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2013	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2013	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$121,850
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$121,850

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Ambulance Replacement	<b>TOTAL COST:</b> \$127,450
<b>PROJECT NUMBER:</b> FD09.020	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Modular ALS Ambulance	

**JUSTIFICATION:**

Replacement or refurbishment of a 2000 ambulance. This keeps us on track with our replacement program for the six ambulances we currently have in place. This ambulance will have over 100,000 miles on it at the time of its replacement/refurbishment.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Ambulance Service Fund	0	0	0	0	127,450	0	127,450

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2016	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> September 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$127,450
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$127,450

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Replacement of Fire Station	<b>TOTAL COST:</b> \$5,000,000
<b>PROJECT NUMBER:</b> FD10.010	<b>PROJECT CATEGORY:</b> Building Maintenance
<b>DESCRIPTION:</b> New Fire Station	

**JUSTIFICATION:**

Over the next five years, we will be investigating the need to replace one or all of the existing stations or downsize the number needed and/or rebuild in new locations. The oldest of the five stations is in need of some major work within the next five years, with the possibility of total replacement in order to make it cost effective. Four out of the five stations are over 30 years old and were built when the city was just starting to expand in its commercial and residential growth. In the last 10 years, the city has taken on a new look with the addition of senior housing, more multi-family housing and is changing the way we have to deliver the services in order to keep up with the increase in demand and at the same time, plan for the next 30+ years. This proposal assumes a new fire station within southern Maplewood in 2012-2013.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Bonds-Tax Increment	500,000	3,500,000	0	0	0	0	4,000,000
Bonds-Special Assessment	0	1,000,000	0	0	0	0	1,000,000

<p><b>PROJECT STARTING DATE:</b> January 2012</p> <p><b>PROJECT COMPLETION DATE:</b> December 2013</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$4,500,000
	<b>Equipment and Other:</b> \$500,000
	<b>Project Costs:</b> \$5,000,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Replacement of Fire Station	<b>TOTAL COST:</b> \$3,500,000
<b>PROJECT NUMBER:</b> FD10.011	<b>PROJECT CATEGORY:</b> Building Maintenance
<b>DESCRIPTION:</b> New Fire Station	

**JUSTIFICATION:**

Over the next five years, we will be investigating the need to replace one or all of the existing stations or downsize the number needed and/or rebuild in new locations. The oldest of the five stations is in need of some major work within the next five years, with the possibility of total replacement in order to make it cost effective. Four out of the five stations are over 30 years old and were built when the city was just starting to expand in its commercial and residential growth. In the last 10 years, the city has taken on a new look with the addition of senior housing, more multi-family housing and is changing the way we have to deliver the services in order to keep up with the increase in demand and at the same time, plan for the next 30+ years. This proposal assumes that fire station #7 will be rebuilt in 2014. Financing will be provided by the sale of fire stations #1, #3 and #4.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Public Safety Expansion Fund	0	0	3,500,000	0	0	0	3,500,000

<p><b>PROJECT STARTING DATE:</b> January 2014</p> <p><b>PROJECT COMPLETION DATE:</b> December 2014</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$3,500,000
	<b>Equipment and Other:</b> \$0
	<b>Project Costs:</b> \$3,500,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Election Equipment	<b>TOTAL COST:</b> \$125,000
<b>PROJECT NUMBER:</b> IT12.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Purchase of New Election Equipment	

**JUSTIFICATION:**

Existing equipment will be replaced to upgrade computer capabilities and to meet state statute requirements.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
C.I.P. Fund	0	125,000	0	0	0	0	125,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> February 2013	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> February 2013	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$125,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$125,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Community Field Upgrades	<b>TOTAL COST:</b> \$325,000
<b>PROJECT NUMBER:</b> PM07.010	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> Community Field Upgrades	

**JUSTIFICATION:**

General upgrades of various community fields. This proposal will provide the City with resources to begin updating and/or replacing basketball and tennis courts, fields and fences. Additional upgrades of parks determined by the Park Commission is also included in this fund.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
C.I.P. Fund	75,000	50,000	50,000	50,000	50,000	50,000	325,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> March 2009	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> September 2017	<b>Construction:</b> \$325,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$325,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Park Equipment, Fence and Court Replacement	<b>TOTAL COST:</b> \$320,000
<b>PROJECT NUMBER:</b> PM08.040	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> General Replacement of Park Equipment, Fences, Courts, etc.	

**JUSTIFICATION:**

This project will provide for the periodic replacement of equipment in the City's park system. It will be used for park equipment, fences, basketball and tennis courts requiring replacement over time.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
C.I.P. Fund	70,000	50,000	50,000	50,000	50,000	50,000	320,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2009	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2017	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$320,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$320,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Open Space Improvements	<b>TOTAL COST:</b> \$180,000
<b>PROJECT NUMBER:</b> PM08.060	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> Provide funding for open space improvements	

**JUSTIFICATION:**

This project covers ongoing improvements at open space sites. In 2008-2010, trails and buckthorn removal were done at Applewood Preserve. In 2011-2012, prairie and woodland restoration is being done at Beaver Creek Preserve. Future projects include trails and natural resources management. Rustic trails will be constructed at: Joy Park (preserve, not park), Prairie Farm (short segment), Kohlman Creek (short segment), Spoon Lake (full system). Natural areas will be restored and enhanced at: 1) Jim's Prairie--buffer restoration; 2) Joy Park (park, not preserve)--woodland and wetland restoration; 3) Priory--woodlands, savanna, wetland, prairie restoration; 4) Prairie Farm--savanna and woodland edge plantings, 5) Kohlman Creek--woodland planting, 6) Carver preserve--buckthorn removal, 7) Spoon Lake preserve--phase I buckthorn removal.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Park Development Fund	30,000	30,000	30,000	30,000	30,000	30,000	180,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2012	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2017	<b>Construction:</b> \$180,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$180,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> EAB Ash Removal and Replanting	<b>TOTAL COST:</b> \$50,000
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<b>PROJECT NUMBER:</b> PM13.013	<b>PROJECT CATEGORY:</b> Parks
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**DESCRIPTION:** Implement EAB Plan

**JUSTIFICATION:**

Emerald Ash Borer (EAB) has been found in six locations in the Twin Cities. This insect causes widespread decline and death of ash trees and has decimated ash populations in some states. In June 2011, Maplewood City Council approved a plan for managing EAB in Maplewood. The plan includes strategic removal of ash trees, starting with removal of those in poor health. Of the 484 ash trees in Maplewood parks, 72 are in poor condition. The city's boulevard tree inventory will be completed in early 2012 and at that time we will know which boulevard ash trees are in poor condition. Funding is needed to remove ash and to replant with other species. The goal is to remove and replace 50 ash trees a year as funding becomes available. It is anticipated that some years there will State grants for ash removal and replanting, but they will be very competitive. 50 trees @ \$500 = \$25,000/year.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Tree Preservation Fund	0	0	25,000	25,000	0	0	50,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> April 2014	<b>Preliminaries:</b> \$50,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2015	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$50,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Lift Station Upgrade Program	<b>TOTAL COST:</b> \$250,000
<b>PROJECT NUMBER:</b> PW03.210	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Annual program to refurbish lift stations	

**JUSTIFICATION:**

This program involves the refurbishing of lift stations. This expenditure is a preventive maintenance expenditure to help reduce backups and failures due to emergency situations. The program includes pump rebuilds, wet well inspections, and general site improvements for the nine lift stations located throughout the City. In 2013, upgrades are planned for Lift Station 14 at 1080 County Road C East.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Sanitary Sewer Fund	0	250,000	0	0	0	0	250,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2013	<b>Preliminaries:</b> \$25,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2013	<b>Construction:</b> \$225,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$250,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Two Toro Lawn Mowers and Two Trailers	<b>TOTAL COST:</b> \$92,600
<b>PROJECT NUMBER:</b> PW06.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of two Toro park maintenance machines and two trailers	

**JUSTIFICATION:**

Replacement is scheduled for two Toro lawn maintenance machines with mowing and snow removal attachments. (\$69,500)  
 Toro units 653 and 654  
 Replacement of two 12,000 lb. capacity trailers. (\$23,100)  
 Trailer units 721 and 722

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	69,500	23,100	0	0	0	92,600

<b>PROJECT STARTING DATE:</b> January 2013	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> July 2014	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$92,600
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$92,600

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Three Wheel Truckster	<b>TOTAL COST:</b> \$19,000
<b>PROJECT NUMBER:</b> PW06.060	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of one truckster for grooming ballfields	

**JUSTIFICATION:**

Replacement is scheduled for one three wheel truckster (\$19,000) Unit 655

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	0	19,000	0	19,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2016	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> July 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$19,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$19,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> One Snow Plow Truck	<b>TOTAL COST:</b> \$175,000
<b>PROJECT NUMBER:</b> PW06.070	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replace one single-axle dump truck with plow, wing & sander	

**JUSTIFICATION:**

This 1995 model year truck is scheduled for replacement unit 534.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	175,000	0	0	0	175,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2014	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2014	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$175,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$175,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> 1-Ton Truck	<b>TOTAL COST:</b> \$72,000
<b>PROJECT NUMBER:</b> PW07.030	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of one 1-ton truck with plow attachment	

**JUSTIFICATION:**

Replacement is scheduled for one 1-ton truck with dump body for snow plowing and hauling material, etc. Unit 646 is scheduled to be replaced in 2015.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	72,000	0	0	72,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> August 2015	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$72,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$72,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

**PROJECT TITLE:** Two Jacobsen Park Maintenance Machines      **TOTAL COST:** \$139,000

**PROJECT NUMBER:** PW08.020      **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replace two park maintenance machines

**JUSTIFICATION:**

Replacement is scheduled for two Jacobsen park maintenance machines with attachments (Units 658 and 659)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	139,000	0	0	0	0	139,000

**PROJECT STARTING DATE:** January 2013

**PROJECT COMPLETION DATE:** September 2013

**NEIGHBORHOOD:** Not Designated

**PROJECT COSTS**

<b>Preliminaries:</b>	\$0
<b>Land Acquisition:</b>	\$0
<b>Construction:</b>	\$0
<b>Equipment and Other:</b>	\$139,000
<b>Project Costs:</b>	\$139,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

**PROJECT TITLE:** Two Toro Mowers and One 4-Wheel Truckster **TOTAL COST:** \$98,790

**PROJECT NUMBER:** PW09.020 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replace two Toro lawn mowers and one ballfield grooming truckster

**JUSTIFICATION:**

Replacement is scheduled for two toro mowers \$74,000 Units 652 and 545  
Replacement is scheduled for one 4 wheel truckster \$24,790 Unit 656

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	37,000	61,790	0	98,790

<b>PROJECT STARTING DATE:</b> January 2015  <b>PROJECT COMPLETION DATE:</b> July 2016  <b>NEIGHBORHOOD:</b> Not Designated	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$98,790
	<b>Project Costs:</b>	<b>\$98,790</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> One 1 ton Truck	<b>TOTAL COST:</b> \$62,000
<b>PROJECT NUMBER:</b> PW09.030	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replace one 1 ton truck with plow attachment	

**JUSTIFICATION:**

Replacement is scheduled for one 1 ton truck with plow and flatbed body \$62,000 (Unit 643).

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	62,000	0	0	0	0	62,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2013	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> September 2013	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$62,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$62,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Parallelogram Lift	<b>TOTAL COST:</b> \$114,320
<b>PROJECT NUMBER:</b> PW11.030	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of Vehicle/Equipment Parallelogram	

**JUSTIFICATION:**

The mechanics' large parallelogram lift is in need of replacement. The right rail of the lift is bending and needs to be replaced. This lift is used daily for maintenance of trucks that are 1-ton or larger and equipment including, but not limited to: dump trucks, fire trucks, ambulances, plow trucks and loaders. The current lift is mounted at the floor level. Due to new snow plow operations utilizing underbody plow equipment, the new hoist will need to be installed below floor level. This will allow the lift to be flush with the floor. Equipment can then be driven onto the lift without getting hung up and possibly damaging the hoist and/or the equipment.

The cost to replace the current lift is \$102,130. For an additional \$12,190, a lift that is more heavy-duty could be installed. This lift would have the capacity to lift 14,000 more pounds. This additional lifting capacity would allow for unseen changes in future Fire and Public Works equipment. It is recommended that the larger 50,000 pound capacity lift be purchased and installed for \$114,320.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	114,320	0	0	0	114,320

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2014	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2014	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$114,320
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$114,320

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Single Axle Plow Truck	<b>TOTAL COST:</b> \$185,730
<b>PROJECT NUMBER:</b> PW11.040	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replace Single Axle Plow Truck	

**JUSTIFICATION:**

The 2000 model year plow truck is due for replacement. (Unit 535)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	185,730	0	0	185,730

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> August 2015	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$185,730
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$185,730

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> One 1/2 Ton Pickup	<b>TOTAL COST:</b> \$29,010
<b>PROJECT NUMBER:</b> PW12.040	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of one 1/2 ton pickup	

**JUSTIFICATION:**

One 1997 1/2 ton pickup is due for replacement. Unit 501

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	0	0	29,010	29,010

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2017	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> June 2017	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$29,010
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$29,010

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> One Ton Truck	<b>TOTAL COST:</b> \$72,000
<b>PROJECT NUMBER:</b> PW12.050	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of 1 ton utility dump/plow truck	

**JUSTIFICATION:**

The 1999 1-ton utility dump/plow truck is due for replacement. \$72,000 (Unit 613)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	0	0	72,000	72,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2017	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> July 2017	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$72,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$72,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Three Trailers	<b>TOTAL COST:</b> \$30,000
<b>PROJECT NUMBER:</b> PW13.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of three trailers	

**JUSTIFICATION:**

The Felling trailers are in need of replacement. These three trailers are heavily used year round by all divisions in Public Works. The frames and decking are showing considerable wear and will soon not meet DOT specifications for road use. (Units 718, 719 and 720)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	0	30,000	0	30,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2016	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> June 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$30,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$30,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Water Tanker	<b>TOTAL COST:</b> \$170,000
<b>PROJECT NUMBER:</b> PW13.020	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of Water Tanker	

**JUSTIFICATION:**

The 1996 Tanker truck is in need of replacement. This truck is utilized year round by all divisions in Public Works. (Unit 543)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	0	170,000	0	170,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2016	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> June 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$170,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$170,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2013 - 2017

<b>PROJECT TITLE:</b> Street Sweeper	<b>TOTAL COST:</b> \$170,000
<b>PROJECT NUMBER:</b> PW13.040	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of Street Sweeper	

**JUSTIFICATION:**

The 2007 Elgin street sweeper is in need of replacement. These heavy wear machines require replacement every 7 to 10 years. (Unit 714)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2013	2014	2015	2016	2017	Funding Total
Fleet Management Fund	0	0	0	0	0	170,000	170,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2017	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> June 2017	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$170,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$170,000

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# APPENDIX

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY DEPARTMENT

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
				2013	2014	2015	2016	2017
CD02.010	Housing Replacement Program	200,000	0	0	100,000	0	100,000	0
CD04.010	Gladstone Area Streetscape- Phase I	7,398,300	5,308,300	2,090,000	0	0	0	0
CD04.030	Hillcrest Area Roadway Improvements	2,000,000	0	0	0	0	0	2,000,000
CD04.050	Hillcrest Area Streetscape	2,500,000	0	0	0	0	0	2,500,000
CD09.010	Commercial Property Redevelopment	450,000	0	100,000	0	175,000	0	175,000
CD09.020	Gladstone - Phase II	4,100,000	0	0	0	0	0	4,100,000
		<b>16,648,300</b>	<b>5,308,300</b>	<b>2,190,000</b>	<b>100,000</b>	<b>175,000</b>	<b>100,000</b>	<b>8,775,000</b>
FD10.010	Replacement of Fire Station	5,000,000	500,000	4,500,000	0	0	0	0
FD10.011	Replacement of Fire Station	3,500,000	0	0	3,500,000	0	0	0
FD03.020	Replacement of Fire Truck	469,730	0	0	469,730	0	0	0
FD08.010	Ambulance Replacement	121,850	0	121,850	0	0	0	0
FD09.020	Ambulance Replacement	127,450	0	0	0	0	127,450	0
FD09.030	Fire Training Facility	3,950,000	3,715,000	235,000	0	0	0	0
		<b>13,169,030</b>	<b>4,215,000</b>	<b>4,856,850</b>	<b>3,969,730</b>	<b>0</b>	<b>127,450</b>	<b>0</b>
IT12.010	Election Equipment	125,000	0	125,000	0	0	0	0
		<b>125,000</b>	<b>0</b>	<b>125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
MT12.010	Maplewood Community Center Improvements	1,250,000	250,000	200,000	200,000	200,000	200,000	200,000
MT12.020	Nature Center Building Improvements	53,400	0	0	53,400	0	0	0
MT08.130	Public Works Carpeting	61,000	0	0	0	0	61,000	0
		<b>1,364,400</b>	<b>250,000</b>	<b>200,000</b>	<b>253,400</b>	<b>200,000</b>	<b>261,000</b>	<b>200,000</b>
PD11.010	Police Department Expansion	7,750,000	370,000	4,000,000	3,380,000	0	0	0
		<b>7,750,000</b>	<b>370,000</b>	<b>4,000,000</b>	<b>3,380,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
PM11.010	Fish Creek Open Space	4,031,000	1,406,000	875,000	1,750,000	0	0	0
PM11.020	Goodrich Park Improvements	1,468,000	118,000	0	150,000	450,000	450,000	300,000
PM13.013	EAB Ash Removal and Replanting	50,000	0	0	25,000	25,000	0	0
PM03.060	Joy Park Improvements	475,000	300,000	175,000	0	0	0	0
PM07.010	Community Field Upgrades	325,000	75,000	50,000	50,000	50,000	50,000	50,000
PM08.040	Park Equipment, Fence and Court Replacement	320,000	70,000	50,000	50,000	50,000	50,000	50,000
PM08.050	Gladstone Savanna Improvements	1,580,000	980,000	0	300,000	0	300,000	0
PM08.060	Open Space Improvements	180,000	30,000	30,000	30,000	30,000	30,000	30,000
		<b>8,429,000</b>	<b>2,979,000</b>	<b>1,180,000</b>	<b>2,355,000</b>	<b>605,000</b>	<b>880,000</b>	<b>430,000</b>
PW11.030	Parallelogram Lift	114,320	0	0	114,320	0	0	0
PW11.040	Single Axle Plow Truck	185,730	0	0	0	185,730	0	0
PW11.090	Arkwright/Sunrise Area Streets	4,600,000	200,000	4,400,000	0	0	0	0
PW12.020	Sterling Street Bridge Replacement	1,315,000	0	0	0	1,315,000	0	0
PW12.040	One 1/2 Ton Pickup	29,010	0	0	0	0	0	29,010
PW12.050	One Ton Truck	72,000	0	0	0	0	0	72,000
PW02.120	City Landfill Closure	375,000	129,000	246,000	0	0	0	0
PW13.010	Three Trailers	30,000	0	0	0	0	30,000	0
PW13.020	Water Tanker	170,000	0	0	0	0	170,000	0
PW13.040	Street Sweeper	170,000	0	0	0	0	0	170,000
PW03.210	Lift Station Upgrade Program	250,000	0	250,000	0	0	0	0
PW06.010	Two Toro Lawn Mowers and Two Trailers	92,600	0	69,500	23,100	0	0	0
PW06.060	Three Wheel Truckster	19,000	0	0	0	0	19,000	0
PW06.070	One Snow Plow Truck	175,000	0	0	175,000	0	0	0
PW07.030	1-Ton Truck	72,000	0	0	0	72,000	0	0
PW07.100	TH 36 - English Intersection Improvements	17,780,000	1,600,000	9,565,000	6,615,000	0	0	0
PW08.020	Two Jacobsen Park Maintenance Machines	139,000	0	139,000	0	0	0	0
PW08.050	Lakewood/Sterling Area Streets	2,790,000	0	200,000	2,590,000	0	0	0
PW08.060	Crestview/Highwood Area Streets	7,520,000	0	0	0	0	200,000	7,320,000
PW09.020	Two Toro Mowers and One 4-Wheel Truckster	98,790	0	0	0	37,000	61,790	0
PW09.030	One 1 ton Truck	62,000	0	62,000	0	0	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	4,180,000	0	0	200,000	3,980,000	0	0
PW09.100	Dennis/McClelland Area Street Improvements	4,210,000	0	0	0	200,000	4,010,000	0

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY DEPARTMENT

*Status:* Proposed

PROJECT NUMBER	PROJECT TITLE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
				2013	2014	2015	2016	2017
		44,449,450	1,929,000	14,931,500	9,717,420	5,789,730	4,490,790	7,591,010
		91,935,180	15,051,300	27,483,350	19,775,550	6,769,730	5,859,240	16,996,010

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY FUNDING SOURCE

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	FUNDING SOURCE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2013	2014	2015	2016	2017
FD08.010	Ambulance Replacement	Ambulance Service Fund	121,850	0	121,850	0	0	0	0
FD09.020	Ambulance Replacement	Ambulance Service Fund	127,450	0	0	0	0	127,450	0
			<b>249,300</b>	<b>0</b>	<b>121,850</b>	<b>0</b>	<b>0</b>	<b>127,450</b>	<b>0</b>
CD04.010	Gladstone Area Streetscape- Phase I	Bonds-G.O. Improvement	1,037,000	1,037,000	0	0	0	0	0
PD11.010	Police Department Expansion	Bonds-G.O. Improvement	7,380,000	0	4,000,000	3,380,000	0	0	0
PM11.010	Fish Creek Open Space	Bonds-G.O. Improvement	500,000	0	0	500,000	0	0	0
PM08.050	Gladstone Savanna Improvements	Bonds-G.O. Improvement	200,000	200,000	0	0	0	0	0
PW11.090	Arkwright/Sunrise Area Streets	Bonds-G.O. Improvement	1,820,000	200,000	1,620,000	0	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Bonds-G.O. Improvement	1,086,300	0	200,000	886,300	0	0	0
PW08.060	Crestview/Highwood Area Streets	Bonds-G.O. Improvement	2,334,600	0	0	0	0	200,000	2,134,600
PW09.080	Farrell/Ferndale Area Street Improvements	Bonds-G.O. Improvement	1,462,600	0	0	200,000	1,262,600	0	0
PW09.100	Dennis/McClelland Area Street Improvements	Bonds-G.O. Improvement	1,180,100	0	0	0	200,000	980,100	0
			<b>17,000,600</b>	<b>1,437,000</b>	<b>5,820,000</b>	<b>4,966,300</b>	<b>1,462,600</b>	<b>1,180,100</b>	<b>2,134,600</b>
CD04.050	Hillcrest Area Streetscape	Bonds-M.S.A.	750,000	0	0	0	0	0	750,000
CD09.020	Gladstone - Phase II	Bonds-M.S.A.	350,000	0	0	0	0	0	350,000
PW12.020	Sterling Street Bridge Replacement	Bonds-M.S.A.	215,000	0	0	0	215,000	0	0
PW07.100	TH 36 - English Intersection Improvements	Bonds-M.S.A.	2,000,000	900,000	700,000	400,000	0	0	0
PW08.060	Crestview/Highwood Area Streets	Bonds-M.S.A.	413,000	0	0	0	0	0	413,000
			<b>3,728,000</b>	<b>900,000</b>	<b>700,000</b>	<b>400,000</b>	<b>215,000</b>	<b>0</b>	<b>1,513,000</b>
CD04.010	Gladstone Area Streetscape- Phase I	Bonds-Special Assessment	2,200,000	2,200,000	0	0	0	0	0
CD04.030	Hillcrest Area Roadway Improvements	Bonds-Special Assessment	1,000,000	0	0	0	0	0	1,000,000
CD04.050	Hillcrest Area Streetscape	Bonds-Special Assessment	500,000	0	0	0	0	0	500,000
CD09.020	Gladstone - Phase II	Bonds-Special Assessment	1,500,000	0	0	0	0	0	1,500,000
FD10.010	Replacement of Fire Station	Bonds-Special Assessment	1,000,000	0	1,000,000	0	0	0	0
PM11.010	Fish Creek Open Space	Bonds-Special Assessment	450,000	0	0	450,000	0	0	0
PM08.050	Gladstone Savanna Improvements	Bonds-Special Assessment	400,000	400,000	0	0	0	0	0
PW11.090	Arkwright/Sunrise Area Streets	Bonds-Special Assessment	1,615,000	0	1,615,000	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	Bonds-Special Assessment	420,000	0	420,000	0	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Bonds-Special Assessment	768,000	0	0	768,000	0	0	0
PW08.060	Crestview/Highwood Area Streets	Bonds-Special Assessment	2,642,000	0	0	0	0	0	2,642,000
PW09.080	Farrell/Ferndale Area Street Improvements	Bonds-Special Assessment	1,469,000	0	0	0	1,469,000	0	0
PW09.100	Dennis/McClelland Area Street Improvements	Bonds-Special Assessment	1,474,000	0	0	0	0	1,474,000	0
			<b>15,438,000</b>	<b>2,600,000</b>	<b>3,035,000</b>	<b>1,218,000</b>	<b>1,469,000</b>	<b>1,474,000</b>	<b>5,642,000</b>
CD04.030	Hillcrest Area Roadway Improvements	Bonds-Tax Increment	1,000,000	0	0	0	0	0	1,000,000
CD04.050	Hillcrest Area Streetscape	Bonds-Tax Increment	1,250,000	0	0	0	0	0	1,250,000
FD10.010	Replacement of Fire Station	Bonds-Tax Increment	4,000,000	500,000	3,500,000	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	Bonds-Tax Increment	500,000	0	500,000	0	0	0	0
			<b>6,750,000</b>	<b>500,000</b>	<b>4,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,250,000</b>
FD09.030	Fire Training Facility	C.I.P. Fund	250,000	15,000	235,000	0	0	0	0
IT12.010	Election Equipment	C.I.P. Fund	125,000	0	125,000	0	0	0	0
MT12.020	Nature Center Building Improvements	C.I.P. Fund	53,400	0	0	53,400	0	0	0
MT08.130	Public Works Carpeting	C.I.P. Fund	61,000	0	0	0	0	61,000	0
PM07.010	Community Field Upgrades	C.I.P. Fund	325,000	75,000	50,000	50,000	50,000	50,000	50,000
PM08.040	Park Equipment, Fence and Court Replacement	C.I.P. Fund	320,000	70,000	50,000	50,000	50,000	50,000	50,000
			<b>1,134,400</b>	<b>160,000</b>	<b>460,000</b>	<b>153,400</b>	<b>100,000</b>	<b>161,000</b>	<b>100,000</b>
MT12.010	Maplewood Community Center Improvements	Community Center Operations	1,250,000	250,000	200,000	200,000	200,000	200,000	200,000
			<b>1,250,000</b>	<b>250,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>
CD04.010	Gladstone Area Streetscape- Phase I	Environmental Utility Fund	725,000	475,000	250,000	0	0	0	0
CD09.020	Gladstone - Phase II	Environmental Utility Fund	150,000	0	0	0	0	0	150,000
FD09.030	Fire Training Facility	Environmental Utility Fund	250,000	250,000	0	0	0	0	0
PM08.050	Gladstone Savanna Improvements	Environmental Utility Fund	200,000	100,000	0	50,000	0	50,000	0
PW11.090	Arkwright/Sunrise Area Streets	Environmental Utility Fund	460,000	0	460,000	0	0	0	0

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY FUNDING SOURCE

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	FUNDING SOURCE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2013	2014	2015	2016	2017
PW02.120	City Landfill Closure	Environmental Utility Fund	325,000	79,000	246,000	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	Environmental Utility Fund	300,000	100,000	100,000	100,000	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Environmental Utility Fund	373,000	0	0	373,000	0	0	0
PW08.060	Crestview/Highwood Area Streets	Environmental Utility Fund	1,218,000	0	0	0	0	0	1,218,000
PW09.080	Farrell/Ferndale Area Street Improvements	Environmental Utility Fund	418,000	0	0	0	418,000	0	0
PW09.100	Dennis/McClelland Area Street Improvements	Environmental Utility Fund	632,000	0	0	0	0	632,000	0
			<b>5,051,000</b>	<b>1,004,000</b>	<b>1,056,000</b>	<b>523,000</b>	<b>418,000</b>	<b>682,000</b>	<b>1,368,000</b>
PW07.100	TH 36 - English Intersection Improvements	Federal Aid	7,350,000	0	4,200,000	3,150,000	0	0	0
			<b>7,350,000</b>	<b>0</b>	<b>4,200,000</b>	<b>3,150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
FD03.020	Replacement of Fire Truck	Fire Truck Replacement Fund	469,730	0	0	469,730	0	0	0
			<b>469,730</b>	<b>0</b>	<b>0</b>	<b>469,730</b>	<b>0</b>	<b>0</b>	<b>0</b>
PW11.030	Parallelogram Lift	Fleet Management Fund	114,320	0	0	114,320	0	0	0
PW11.040	Single Axle Plow Truck	Fleet Management Fund	185,730	0	0	0	185,730	0	0
PW12.040	One 1/2 Ton Pickup	Fleet Management Fund	29,010	0	0	0	0	0	29,010
PW12.050	One Ton Truck	Fleet Management Fund	72,000	0	0	0	0	0	72,000
PW13.010	Three Trailers	Fleet Management Fund	30,000	0	0	0	0	30,000	0
PW13.020	Water Tanker	Fleet Management Fund	170,000	0	0	0	0	170,000	0
PW13.040	Street Sweeper	Fleet Management Fund	170,000	0	0	0	0	0	170,000
PW06.010	Two Toro Lawn Mowers and Two Trailers	Fleet Management Fund	92,600	0	69,500	23,100	0	0	0
PW06.060	Three Wheel Truckster	Fleet Management Fund	19,000	0	0	0	0	19,000	0
PW06.070	One Snow Plow Truck	Fleet Management Fund	175,000	0	0	175,000	0	0	0
PW07.030	1-Ton Truck	Fleet Management Fund	72,000	0	0	0	72,000	0	0
PW08.020	Two Jacobsen Park Maintenance Machines	Fleet Management Fund	139,000	0	139,000	0	0	0	0
PW09.020	Two Toro Mowers and One 4-Wheel Truckster	Fleet Management Fund	98,790	0	0	0	37,000	61,790	0
PW09.030	One 1 ton Truck	Fleet Management Fund	62,000	0	62,000	0	0	0	0
			<b>1,429,450</b>	<b>0</b>	<b>270,500</b>	<b>312,420</b>	<b>294,730</b>	<b>280,790</b>	<b>271,010</b>
CD04.010	Gladstone Area Streetscape- Phase I	Grants	25,000	0	25,000	0	0	0	0
CD09.020	Gladstone - Phase II	Grants	1,250,000	0	0	0	0	0	1,250,000
FD09.030	Fire Training Facility	Grants	3,000,000	3,000,000	0	0	0	0	0
PM11.010	Fish Creek Open Space	Grants	1,106,000	506,000	600,000	0	0	0	0
PM11.020	Goodrich Park Improvements	Grants	325,000	0	0	100,000	75,000	75,000	75,000
PW02.120	City Landfill Closure	Grants	50,000	50,000	0	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	Grants	1,150,000	0	575,000	575,000	0	0	0
			<b>6,906,000</b>	<b>3,556,000</b>	<b>1,200,000</b>	<b>675,000</b>	<b>75,000</b>	<b>75,000</b>	<b>1,325,000</b>
CD04.010	Gladstone Area Streetscape- Phase I	Mn/DOT	1,371,300	1,371,300	0	0	0	0	0
PW12.020	Sterling Street Bridge Replacement	Mn/DOT	1,100,000	0	0	0	1,100,000	0	0
PW07.100	TH 36 - English Intersection Improvements	Mn/DOT	4,500,000	600,000	2,250,000	1,650,000	0	0	0
			<b>6,971,300</b>	<b>1,971,300</b>	<b>2,250,000</b>	<b>1,650,000</b>	<b>1,100,000</b>	<b>0</b>	<b>0</b>
PM11.010	Fish Creek Open Space	Park Development Fund	575,000	425,000	150,000	0	0	0	0
PM11.020	Goodrich Park Improvements	Park Development Fund	1,143,000	118,000	0	50,000	375,000	375,000	225,000
PM03.060	Joy Park Improvements	Park Development Fund	475,000	300,000	175,000	0	0	0	0
PM08.050	Gladstone Savanna Improvements	Park Development Fund	780,000	280,000	0	250,000	0	250,000	0
PM08.060	Open Space Improvements	Park Development Fund	180,000	30,000	30,000	30,000	30,000	30,000	30,000
			<b>3,153,000</b>	<b>1,153,000</b>	<b>355,000</b>	<b>330,000</b>	<b>405,000</b>	<b>655,000</b>	<b>255,000</b>
FD09.030	Fire Training Facility	Ramsey County	450,000	450,000	0	0	0	0	0
PM11.010	Fish Creek Open Space	Ramsey County	425,000	300,000	125,000	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	Ramsey County	500,000	0	250,000	250,000	0	0	0
			<b>1,375,000</b>	<b>750,000</b>	<b>375,000</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
CD02.010	Housing Replacement Program	Redevelopment Fund	200,000	0	0	100,000	0	100,000	0

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY FUNDING SOURCE

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	FUNDING SOURCE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2013	2014	2015	2016	2017
			200,000	0	0	100,000	0	100,000	0
CD04.010	Gladstone Area Streetscape- Phase I	Sanitary Sewer Fund	225,000	175,000	50,000	0	0	0	0
CD09.020	Gladstone - Phase II	Sanitary Sewer Fund	250,000	0	0	0	0	0	250,000
PM11.010	Fish Creek Open Space	Sanitary Sewer Fund	600,000	0	0	600,000	0	0	0
PW11.090	Arkwright/Sunrise Area Streets	Sanitary Sewer Fund	329,000	0	329,000	0	0	0	0
PW03.210	Lift Station Upgrade Program	Sanitary Sewer Fund	250,000	0	250,000	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	Sanitary Sewer Fund	50,000	0	50,000	0	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Sanitary Sewer Fund	195,300	0	0	195,300	0	0	0
PW08.060	Crestview/Highwood Area Streets	Sanitary Sewer Fund	386,000	0	0	0	0	0	386,000
PW09.080	Farrell/Ferndale Area Street Improvements	Sanitary Sewer Fund	296,000	0	0	0	296,000	0	0
PW09.100	Dennis/McClelland Area Street Improvements	Sanitary Sewer Fund	345,000	0	0	0	0	345,000	0
			2,926,300	175,000	679,000	795,300	296,000	345,000	636,000
CD04.010	Gladstone Area Streetscape- Phase I	St. Paul W.A.C. Fund	50,000	50,000	0	0	0	0	0
PM11.010	Fish Creek Open Space	St. Paul W.A.C. Fund	200,000	0	0	200,000	0	0	0
PW11.090	Arkwright/Sunrise Area Streets	St. Paul W.A.C. Fund	238,000	0	238,000	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	St. Paul W.A.C. Fund	30,000	0	30,000	0	0	0	0
PW08.050	Lakewood/Sterling Area Streets	St. Paul W.A.C. Fund	283,700	0	0	283,700	0	0	0
PW08.060	Crestview/Highwood Area Streets	St. Paul W.A.C. Fund	263,200	0	0	0	0	0	263,200
PW09.080	Farrell/Ferndale Area Street Improvements	St. Paul W.A.C. Fund	367,200	0	0	0	367,200	0	0
PW09.100	Dennis/McClelland Area Street Improvements	St. Paul W.A.C. Fund	368,400	0	0	0	0	368,400	0
			1,800,500	50,000	268,000	483,700	367,200	368,400	263,200
PW11.090	Arkwright/Sunrise Area Streets	St. Paul Water	138,000	0	138,000	0	0	0	0
PW08.050	Lakewood/Sterling Area Streets	St. Paul Water	83,700	0	0	83,700	0	0	0
PW08.060	Crestview/Highwood Area Streets	St. Paul Water	263,200	0	0	0	0	0	263,200
PW09.080	Farrell/Ferndale Area Street Improvements	St. Paul Water	167,200	0	0	0	167,200	0	0
PW09.100	Dennis/McClelland Area Street Improvements	St. Paul Water	210,500	0	0	0	0	210,500	0
			862,600	0	138,000	83,700	167,200	210,500	263,200
CD04.010	Gladstone Area Streetscape- Phase I	State Aid	1,050,000	0	1,050,000	0	0	0	0
			1,050,000	0	1,050,000	0	0	0	0
CD04.010	Gladstone Area Streetscape- Phase I	Street Light Utility Fund	715,000	0	715,000	0	0	0	0
CD09.020	Gladstone - Phase II	Street Light Utility Fund	600,000	0	0	0	0	0	600,000
			1,315,000	0	715,000	0	0	0	600,000
PM11.010	Fish Creek Open Space	RWMWD	175,000	175,000	0	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	RWMWD	980,000	0	490,000	490,000	0	0	0
			1,155,000	175,000	490,000	490,000	0	0	0
FD10.011	Replacement of Fire Station	Public Safety Expansion Fund	3,500,000	0	0	3,500,000	0	0	0
PD11.010	Police Department Expansion	Public Safety Expansion Fund	370,000	370,000	0	0	0	0	0
			3,870,000	370,000	0	3,500,000	0	0	0
PM13.013	EAB Ash Removal and Replanting	Tree Preservation Fund	50,000	0	0	25,000	25,000	0	0
			50,000	0	0	25,000	25,000	0	0
CD09.010	Commercial Property Redevelopment	Economic Development Autho	450,000	0	100,000	0	175,000	0	175,000
			450,000	0	100,000	0	175,000	0	175,000
			91,935,180	15,051,300	27,483,350	19,775,550	6,769,730	5,859,240	16,996,010

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FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY PROJECT CATEGORY

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	PROJECT CATEGORY	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2013	2014	2015	2016	2017
FD10.010	Replacement of Fire Station	Building Maintena	5,000,000	500,000	4,500,000	0	0	0	0
FD10.011	Replacement of Fire Station	Building Maintena	3,500,000	0	0	3,500,000	0	0	0
FD09.030	Fire Training Facility	Building Maintena	3,950,000	3,715,000	235,000	0	0	0	0
MT12.010	Maplewood Community Center Improvements	Building Maintena	1,250,000	250,000	200,000	200,000	200,000	200,000	200,000
MT12.020	Nature Center Building Improvements	Building Maintena	53,400	0	0	53,400	0	0	0
MT08.130	Public Works Carpeting	Building Maintena	61,000	0	0	0	0	61,000	0
PD11.010	Police Department Expansion	Building Maintena	7,750,000	370,000	4,000,000	3,380,000	0	0	0
			<b>21,564,400</b>	<b>4,835,000</b>	<b>8,935,000</b>	<b>7,133,400</b>	<b>200,000</b>	<b>261,000</b>	<b>200,000</b>
FD03.020	Replacement of Fire Truck	Equipment	469,730	0	0	469,730	0	0	0
FD08.010	Ambulance Replacement	Equipment	121,850	0	121,850	0	0	0	0
FD09.020	Ambulance Replacement	Equipment	127,450	0	0	0	0	127,450	0
IT12.010	Election Equipment	Equipment	125,000	0	125,000	0	0	0	0
PW11.030	Parallelogram Lift	Equipment	114,320	0	0	114,320	0	0	0
PW11.040	Single Axle Plow Truck	Equipment	185,730	0	0	0	185,730	0	0
PW12.040	One 1/2 Ton Pickup	Equipment	29,010	0	0	0	0	0	29,010
PW12.050	One Ton Truck	Equipment	72,000	0	0	0	0	0	72,000
PW13.010	Three Trailers	Equipment	30,000	0	0	0	0	30,000	0
PW13.020	Water Tanker	Equipment	170,000	0	0	0	0	170,000	0
PW13.040	Street Sweeper	Equipment	170,000	0	0	0	0	0	170,000
PW06.010	Two Toro Lawn Mowers and Two Trailers	Equipment	92,600	0	69,500	23,100	0	0	0
PW06.060	Three Wheel Truckster	Equipment	19,000	0	0	0	0	19,000	0
PW06.070	One Snow Plow Truck	Equipment	175,000	0	0	175,000	0	0	0
PW07.030	1-Ton Truck	Equipment	72,000	0	0	0	72,000	0	0
PW08.020	Two Jacobsen Park Maintenance Machines	Equipment	139,000	0	139,000	0	0	0	0
PW09.020	Two Toro Mowers and One 4-Wheel Truckster	Equipment	98,790	0	0	0	37,000	61,790	0
PW09.030	One 1 ton Truck	Equipment	62,000	0	62,000	0	0	0	0
			<b>2,273,480</b>	<b>0</b>	<b>517,350</b>	<b>782,150</b>	<b>294,730</b>	<b>408,240</b>	<b>271,010</b>
PM11.010	Fish Creek Open Space	Parks	4,031,000	1,406,000	875,000	1,750,000	0	0	0
PM11.020	Goodrich Park Improvements	Parks	1,468,000	118,000	0	150,000	450,000	450,000	300,000
PM13.013	EAB Ash Removal and Replanting	Parks	50,000	0	0	25,000	25,000	0	0
PM03.060	Joy Park Improvements	Parks	475,000	300,000	175,000	0	0	0	0
PM07.010	Community Field Upgrades	Parks	325,000	75,000	50,000	50,000	50,000	50,000	50,000
PM08.040	Park Equipment, Fence and Court Replacement	Parks	320,000	70,000	50,000	50,000	50,000	50,000	50,000
PM08.050	Gladstone Savanna Improvements	Parks	1,580,000	980,000	0	300,000	0	300,000	0
PM08.060	Open Space Improvements	Parks	180,000	30,000	30,000	30,000	30,000	30,000	30,000
			<b>8,429,000</b>	<b>2,979,000</b>	<b>1,180,000</b>	<b>2,355,000</b>	<b>605,000</b>	<b>880,000</b>	<b>430,000</b>
PW11.090	Arkwright/Sunrise Area Streets	Public Works	4,600,000	200,000	4,400,000	0	0	0	0
PW12.020	Sterling Street Bridge Replacement	Public Works	1,315,000	0	0	0	1,315,000	0	0
PW02.120	City Landfill Closure	Public Works	375,000	129,000	246,000	0	0	0	0
PW03.210	Lift Station Upgrade Program	Public Works	250,000	0	250,000	0	0	0	0
PW07.100	TH 36 - English Intersection Improvements	Public Works	17,780,000	1,600,000	9,565,000	6,615,000	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Public Works	2,790,000	0	200,000	2,590,000	0	0	0
PW08.060	Crestview/Highwood Area Streets	Public Works	7,520,000	0	0	0	0	200,000	7,320,000
PW09.080	Farrell/Ferndale Area Street Improvements	Public Works	4,180,000	0	0	200,000	3,980,000	0	0
PW09.100	Dennis/McClelland Area Street Improvements	Public Works	4,210,000	0	0	0	200,000	4,010,000	0
			<b>43,020,000</b>	<b>1,929,000</b>	<b>14,661,000</b>	<b>9,405,000</b>	<b>5,495,000</b>	<b>4,210,000</b>	<b>7,320,000</b>
CD02.010	Housing Replacement Program	Redevelopment	200,000	0	0	100,000	0	100,000	0
CD04.010	Gladstone Area Streetscape- Phase I	Redevelopment	7,398,300	5,308,300	2,090,000	0	0	0	0
CD04.030	Hillcrest Area Roadway Improvements	Redevelopment	2,000,000	0	0	0	0	0	2,000,000
CD04.050	Hillcrest Area Streetscape	Redevelopment	2,500,000	0	0	0	0	0	2,500,000
CD09.010	Commercial Property Redevelopment	Redevelopment	450,000	0	100,000	0	175,000	0	175,000
CD09.020	Gladstone - Phase II	Redevelopment	4,100,000	0	0	0	0	0	4,100,000
			<b>16,648,300</b>	<b>5,308,300</b>	<b>2,190,000</b>	<b>100,000</b>	<b>175,000</b>	<b>100,000</b>	<b>8,775,000</b>
			<b>91,935,180</b>	<b>15,051,300</b>	<b>27,483,350</b>	<b>19,775,550</b>	<b>6,769,730</b>	<b>5,859,240</b>	<b>16,996,010</b>

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY NEIGHBORHOOD

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	NEIGHBORHOOD	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2013	2014	2015	2016	2017
PW11.090	Arkwright/Sunrise Area Streets	02 - Parkside	4,600,000	200,000	4,400,000	0	0	0	0
			<u>4,600,000</u>	<u>200,000</u>	<u>4,400,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
PM03.060	Joy Park Improvements	05 - Maplewood Heigh	475,000	300,000	175,000	0	0	0	0
			<u>475,000</u>	<u>300,000</u>	<u>175,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
MT12.010	Maplewood Community Center Improvements	06 - Sherwood Glen	1,250,000	250,000	200,000	200,000	200,000	200,000	200,000
MT08.130	Public Works Carpeting	06 - Sherwood Glen	61,000	0	0	0	0	61,000	0
PD11.010	Police Department Expansion	06 - Sherwood Glen	7,750,000	370,000	4,000,000	3,380,000	0	0	0
PW07.100	TH 36 - English Intersection Improvements	06 - Sherwood Glen	17,780,000	1,600,000	9,565,000	6,615,000	0	0	0
			<u>26,841,000</u>	<u>2,220,000</u>	<u>13,765,000</u>	<u>10,195,000</u>	<u>200,000</u>	<u>261,000</u>	<u>200,000</u>
CD04.010	Gladstone Area Streetscape- Phase I	07 - Gladstone	7,398,300	5,308,300	2,090,000	0	0	0	0
CD09.020	Gladstone - Phase II	07 - Gladstone	4,100,000	0	0	0	0	0	4,100,000
PM08.050	Gladstone Savanna Improvements	07 - Gladstone	1,580,000	980,000	0	300,000	0	300,000	0
			<u>13,078,300</u>	<u>6,288,300</u>	<u>2,090,000</u>	<u>300,000</u>	<u>0</u>	<u>300,000</u>	<u>4,100,000</u>
CD04.030	Hillcrest Area Roadway Improvements	08 - Hillside	2,000,000	0	0	0	0	0	2,000,000
CD04.050	Hillcrest Area Streetscape	08 - Hillside	2,500,000	0	0	0	0	0	2,500,000
FD09.030	Fire Training Facility	08 - Hillside	3,950,000	3,715,000	235,000	0	0	0	0
PM11.020	Goodrich Park Improvements	08 - Hillside	1,468,000	118,000	0	150,000	450,000	450,000	300,000
			<u>9,918,000</u>	<u>3,833,000</u>	<u>235,000</u>	<u>150,000</u>	<u>450,000</u>	<u>450,000</u>	<u>4,800,000</u>
MT12.020	Nature Center Building Improvements	09 - Beaver Lake	53,400	0	0	53,400	0	0	0
PW02.120	City Landfill Closure	09 - Beaver Lake	375,000	129,000	246,000	0	0	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	09 - Beaver Lake	4,180,000	0	0	200,000	3,980,000	0	0
			<u>4,608,400</u>	<u>129,000</u>	<u>246,000</u>	<u>253,400</u>	<u>3,980,000</u>	<u>0</u>	<u>0</u>
PW09.100	Dennis/McClelland Area Street Improvements	10 - Battle Creek	4,210,000	0	0	0	200,000	4,010,000	0
			<u>4,210,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>200,000</u>	<u>4,010,000</u>	<u>0</u>
PW08.060	Crestview/Highwood Area Streets	11 - Vista Hills	7,520,000	0	0	0	0	200,000	7,320,000
			<u>7,520,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>200,000</u>	<u>7,320,000</u>
PM11.010	Fish Creek Open Space	12 - Highwood	4,031,000	1,406,000	875,000	1,750,000	0	0	0
PW08.050	Lakewood/Sterling Area Streets	12 - Highwood	2,790,000	0	200,000	2,590,000	0	0	0
			<u>6,821,000</u>	<u>1,406,000</u>	<u>1,075,000</u>	<u>4,340,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
PW12.020	Sterling Street Bridge Replacement	13 - Carver Ridge	1,315,000	0	0	0	1,315,000	0	0
			<u>1,315,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,315,000</u>	<u>0</u>	<u>0</u>
CD02.010	Housing Replacement Program	Not Designated	200,000	0	0	100,000	0	100,000	0
CD09.010	Commercial Property Redevelopment	Not Designated	450,000	0	100,000	0	175,000	0	175,000
FD10.010	Replacement of Fire Station	Not Designated	5,000,000	500,000	4,500,000	0	0	0	0
FD10.011	Replacement of Fire Station	Not Designated	3,500,000	0	0	3,500,000	0	0	0
FD03.020	Replacement of Fire Truck	Not Designated	469,730	0	0	469,730	0	0	0
FD08.010	Ambulance Replacement	Not Designated	121,850	0	121,850	0	0	0	0
FD09.020	Ambulance Replacement	Not Designated	127,450	0	0	0	0	127,450	0
IT12.010	Election Equipment	Not Designated	125,000	0	125,000	0	0	0	0
PM13.013	EAB Ash Removal and Replanting	Not Designated	50,000	0	0	25,000	25,000	0	0
PM07.010	Community Field Upgrades	Not Designated	325,000	75,000	50,000	50,000	50,000	50,000	50,000

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY NEIGHBORHOOD

*Status:* Proposed

PROJECT NUMBER	PROJECT TITLE	NEIGHBORHOOD	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR						
					2013	2014	2015	2016	2017		
PM08.040	Park Equipment, Fence and Court Replacement	Not Designated	320,000	70,000	50,000	50,000	50,000	50,000	50,000		
PM08.060	Open Space Improvements	Not Designated	180,000	30,000	30,000	30,000	30,000	30,000	30,000		
PW11.030	Parallelogram Lift	Not Designated	114,320	0	0	114,320	0	0	0		
PW11.040	Single Axle Plow Truck	Not Designated	185,730	0	0	0	185,730	0	0		
PW12.040	One 1/2 Ton Pickup	Not Designated	29,010	0	0	0	0	0	29,010		
PW12.050	One Ton Truck	Not Designated	72,000	0	0	0	0	0	72,000		
PW13.010	Three Trailers	Not Designated	30,000	0	0	0	0	30,000	0		
PW13.020	Water Tanker	Not Designated	170,000	0	0	0	0	170,000	0		
PW13.040	Street Sweeper	Not Designated	170,000	0	0	0	0	0	170,000		
PW03.210	Lift Station Upgrade Program	Not Designated	250,000	0	250,000	0	0	0	0		
PW06.010	Two Toro Lawn Mowers and Two Trailers	Not Designated	92,600	0	69,500	23,100	0	0	0		
PW06.060	Three Wheel Truckster	Not Designated	19,000	0	0	0	0	19,000	0		
PW06.070	One Snow Plow Truck	Not Designated	175,000	0	0	175,000	0	0	0		
PW07.030	1-Ton Truck	Not Designated	72,000	0	0	0	72,000	0	0		
PW08.020	Two Jacobsen Park Maintenance Machines	Not Designated	139,000	0	139,000	0	0	0	0		
PW09.020	Two Toro Mowers and One 4-Wheel Truckster	Not Designated	98,790	0	0	0	37,000	61,790	0		
PW09.030	One 1 ton Truck	Not Designated	62,000	0	62,000	0	0	0	0		
					<u>12,548,480</u>	<u>675,000</u>	<u>5,497,350</u>	<u>4,537,150</u>	<u>624,730</u>	<u>638,240</u>	<u>576,010</u>
					<u>91,935,180</u>	<u>15,051,300</u>	<u>27,483,350</u>	<u>19,775,550</u>	<u>6,769,730</u>	<u>5,859,240</u>	<u>16,996,010</u>

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY DEPARTMENT

**Status:** Declined

PROJECT NUMBER	PROJECT TITLE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
				2013	2014	2015	2016	2017
CD04.040	Hillcrest Area Redevelopment	1,250,000	0	0	0	0	0	1,250,000
		<u>1,250,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,250,000</u>
FD06.020	Replacement of Fire Truck	499,910	0	0	0	0	499,910	0
		<u>499,910</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>499,910</u>	<u>0</u>
MT12.030	Public Works Emergency Generator Replacement	50,000	0	0	50,000	0	0	0
MT08.010	City Facilities Security Systems Enhancement	80,000	0	20,000	20,000	20,000	20,000	0
		<u>130,000</u>	<u>0</u>	<u>20,000</u>	<u>70,000</u>	<u>20,000</u>	<u>20,000</u>	<u>0</u>
PW11.050	Emergency Generator	70,000	0	0	0	0	70,000	0
PW12.060	Crack Router	19,000	0	0	0	0	0	19,000
PW13.030	Single Axle Plow Truck	185,000	0	0	0	0	0	185,000
PW13.050	Montana/Sterling Area Streets	3,620,000	0	0	0	0	200,000	3,420,000
		<u>3,894,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>270,000</u>	<u>3,624,000</u>
		<u>5,773,910</u>	<u>0</u>	<u>20,000</u>	<u>70,000</u>	<u>20,000</u>	<u>789,910</u>	<u>4,874,000</u>

## PROJECTS DEFERRED/DECLINED

In the course of preparation of this Capital Improvement Plan, several noteworthy projects were proposed but deemed by staff to not be appropriate for inclusion at this time. These projects are discussed below and included for your review.

- **Hillcrest Area Redevelopment** – Staff recommends that this project be deferred until the Gladstone Neighborhood Redevelopment is further along so as to avoid competing with each other.
- **Replacement of Fire Truck** – If possible, this purchase will be delayed until there are sufficient funds in the Fire Truck Replacement Fund to cover the cost.
- **Public Works Emergency Generator Replacement** – Staff believes other project demands on the CIP fund are more critical.
- **City Facilities Security System Enhancements** – This proposal would add security cameras and card reader access along with enhanced monitoring capabilities to the city campus and fire stations. Staff believes other project demands on the CIP fund are more critical.
- **Various Fleet Management items** – The following assets replacements are deferred to 2018 or beyond so as not to deplete the fund:
  - Emergency Generator
  - Crack Router
  - Single Axle Plow Truck
- **Various Street Improvements** – The following street improvement projects are deferred to 2018 or beyond and will be considered in the normal street improvement plan due to limited funding and a desire to reduce the level of City debt:
  - Montana/Sterling Area Streets

CITY OF MAPLEWOOD  
**AMBULANCE SERVICE FUND (606)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2013	2014	2015	2016	2017
<u>Operating revenues:</u>					
3621 Ambulance fees	1,964,630	2,023,570	2,084,280	2,146,810	2,211,210
Total revenues	<u>1,964,630</u>	<u>2,023,570</u>	<u>2,084,280</u>	<u>2,146,810</u>	<u>2,211,210</u>
<u>Operating expenses:</u>					
Personnel services	1,535,380	1,535,380	1,535,380	1,535,380	1,535,380
Commodities	119,350	119,350	119,350	119,350	119,350
Contractual services	430,400	430,400	430,400	430,400	430,400
4950 Administration	320,320	320,320	320,320	320,320	320,320
4795 Depreciation	54,590	54,590	54,590	54,590	54,590
Total expenses	<u>2,460,040</u>	<u>2,460,040</u>	<u>2,460,040</u>	<u>2,460,040</u>	<u>2,460,040</u>
Operating income (loss)	(495,410)	(436,470)	(375,760)	(313,230)	(248,830)
<u>Nonoperating revenues (expenses):</u>					
Property taxes	334,240	334,240	334,240	334,240	334,240
Investment earnings	(28,420)	(30,990)	(31,770)	(31,960)	(32,800)
Total nonoperating revenues (expenses)	<u>305,820</u>	<u>303,250</u>	<u>302,470</u>	<u>302,280</u>	<u>301,440</u>
Net income (loss) before contributions and transfers	(189,590)	(133,220)	(73,290)	(10,950)	52,610
Net assets - January 1	(1,577,772)	(1,767,362)	(1,900,582)	(1,973,872)	(1,984,822)
Net assets - December 31	<u>(1,767,362)</u>	<u>(1,900,582)</u>	<u>(1,973,872)</u>	<u>(1,984,822)</u>	<u>(1,932,212)</u>

STATEMENT OF CASH FLOWS

	2013	2014	2015	2016	2017
Net income (loss) before contributions and transfers	(189,590)	(133,220)	(73,290)	(10,950)	52,610
Add depreciation	54,590	54,590	54,590	54,590	54,590
Purchase of fixed assets	(121,850)	-	-	(127,450)	-
Net increase (decrease) in cash	<u>(256,850)</u>	<u>(78,630)</u>	<u>(18,700)</u>	<u>(83,810)</u>	<u>107,200</u>
Cash balance - January 1	(2,841,860)	(3,098,710)	(3,177,340)	(3,196,040)	(3,279,850)
Cash balance - December 31	<u>(3,098,710)</u>	<u>(3,177,340)</u>	<u>(3,196,040)</u>	<u>(3,279,850)</u>	<u>(3,172,650)</u>

CITY OF MAPLEWOOD  
**CAPITAL IMPROVEMENT PROJECTS FUND (405)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2013	2014	2015	2016	2017
<u>Property Taxes:</u>					
3011 Current	171,890	171,890	171,890	171,890	171,890
<u>Intergovernmental:</u>					
3530 Miscellaneous state grant	60,000	-	-	-	-
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	690	(1,590)	(1,420)	(710)	(610)
Total revenues	<u>232,580</u>	<u>170,300</u>	<u>170,470</u>	<u>171,180</u>	<u>171,280</u>
<u>Expenditures:</u>					
4640 Equipment	125,000	-	-	-	-
4720 Land improvement	100,000	100,000	100,000	100,000	100,000
4730 Building improvement	-	53,400	-	61,000	-
4930 Investment management fees	40	-	-	-	-
Total expenditures	<u>225,040</u>	<u>153,400</u>	<u>100,000</u>	<u>161,000</u>	<u>100,000</u>
Excess (deficit) of revenue over expenditures	7,540	16,900	70,470	10,180	71,280
Other financing sources (uses):					
Transfers in (out)					
Fire Training Facility	(235,000)	-	-	-	-
Net increase (decrease) in fund balance	<u>(227,460)</u>	<u>16,900</u>	<u>70,470</u>	<u>10,180</u>	<u>71,280</u>
Fund balance - January 1	68,791	(158,669)	(141,769)	(71,299)	(61,119)
Fund balance - December 31	<u>(158,669)</u>	<u>(141,769)</u>	<u>(71,299)</u>	<u>(61,119)</u>	<u>10,161</u>

CITY OF MAPLEWOOD  
**COMMUNITY CENTER OPERATIONS FUND (602)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2013	2014	2015	2016	2017
<u>Operating revenues:</u>					
611 Administration	1,523,650	1,533,650	1,558,650	1,573,650	1,573,650
612 Recreation activities	182,020	182,020	182,020	182,020	182,020
613 Leisure activities	346,000	346,000	346,000	346,000	346,000
Total revenues	<u>2,051,670</u>	<u>2,061,670</u>	<u>2,086,670</u>	<u>2,101,670</u>	<u>2,101,670</u>
<u>Operating expenses:</u>					
611 Administration	731,760	720,560	720,560	720,560	720,560
612 Recreation activities	525,670	517,620	517,620	517,620	517,620
613 Leisure activities	113,020	111,290	111,290	111,290	111,290
614 Building maintenance	916,220	902,200	902,200	902,200	902,200
Total expenses	<u>2,286,670</u>	<u>2,251,670</u>	<u>2,251,670</u>	<u>2,251,670</u>	<u>2,251,670</u>
Operating income (loss)	(235,000)	(190,000)	(165,000)	(150,000)	(150,000)
Nonoperating revenues (expenses):					
Property taxes	439,280	439,280	439,280	439,280	439,280
Depreciation	(255,840)	(255,840)	(255,840)	(255,840)	(255,840)
Extraordinary items	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Investment earnings	(3,940)	(3,940)	(3,480)	(2,780)	(1,910)
Total nonoperating revenues (expenses)	<u>(20,500)</u>	<u>(20,500)</u>	<u>(20,040)</u>	<u>(19,340)</u>	<u>(18,470)</u>
Net income (loss) before contributions and transfers	(255,500)	(210,500)	(185,040)	(169,340)	(168,470)
Net assets - January 1	7,174,829	6,919,329	6,708,829	6,523,789	6,354,449
Net assets - December 31	<u>6,919,329</u>	<u>6,708,829</u>	<u>6,523,789</u>	<u>6,354,449</u>	<u>6,185,979</u>

STATEMENT OF CASH FLOWS

	2013	2014	2015	2016	2017
Net income (loss) before contributions and transfers	(255,500)	(210,500)	(185,040)	(169,340)	(168,470)
Add depreciation	255,840	255,840	255,840	255,840	255,840
Net increase (decrease) in cash	<u>340</u>	<u>45,340</u>	<u>70,800</u>	<u>86,500</u>	<u>87,370</u>
Cash balance - January 1	(394,158)	(393,818)	(348,478)	(277,678)	(191,178)
Cash balance - December 31	<u>(393,818)</u>	<u>(348,478)</u>	<u>(277,678)</u>	<u>(191,178)</u>	<u>(103,808)</u>

CITY OF MAPLEWOOD  
**ENVIRONMENTAL UTILITY FUND (604)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2013	2014	2015	2016	2017
<u>Operating revenues:</u>					
3651 Environmental utility charges	2,212,670	2,433,940	2,677,330	2,945,060	3,239,570
Total revenues	<u>2,212,670</u>	<u>2,433,940</u>	<u>2,677,330</u>	<u>2,945,060</u>	<u>3,239,570</u>
<u>Operating expenses:</u>					
Nature center	74,630	76,120	77,640	79,190	80,770
Planning	291,300	297,130	303,070	309,130	315,310
Storm sewer maintenance	538,440	549,210	560,190	571,390	582,820
Street sweeping	201,770	205,810	209,930	214,130	218,410
4485 Billing	55,540	56,650	57,780	58,940	60,120
4950 Administration	125,220	127,720	130,270	132,880	135,540
4795 Depreciation	447,060	456,000	465,120	474,420	483,910
Total expenses	<u>1,733,960</u>	<u>1,768,640</u>	<u>1,804,000</u>	<u>1,840,080</u>	<u>1,876,880</u>
Operating income (loss)	478,710	665,300	873,330	1,104,980	1,362,690
Nonoperating revenues (expenses):					
Investment earnings	1,120	(4,170)	(2,180)	3,110	8,110
Investment management fees	(70)	-	-	(190)	(490)
Total nonoperating revenues (expenses)	<u>1,050</u>	<u>(4,170)</u>	<u>(2,180)</u>	<u>2,920</u>	<u>7,620</u>
Net income (loss) before contributions and transfers	479,760	661,130	871,150	1,107,900	1,370,310
Transfers in (out):					
Public Improvement Projects fund (net)	(810,000)	(473,000)	(418,000)	(632,000)	(1,368,000)
Debt Service	(399,690)	(394,770)	(389,720)	(399,760)	(399,760)
City Dump Remediation	(246,000)	-	-	-	-
Park Development	-	(50,000)	-	(50,000)	-
Change in net assets	<u>(975,930)</u>	<u>(256,640)</u>	<u>63,430</u>	<u>26,140</u>	<u>(397,450)</u>
Net assets - January 1	17,872,808	16,896,878	16,640,238	16,703,668	16,729,808
Net assets - December 31	<u><u>16,896,878</u></u>	<u><u>16,640,238</u></u>	<u><u>16,703,668</u></u>	<u><u>16,729,808</u></u>	<u><u>16,332,358</u></u>

STATEMENT OF CASH FLOWS

	2013	2014	2015	2016	2017
Net income (loss) before contributions and transfers	479,760	661,130	871,150	1,107,900	1,370,310
Add depreciation	447,060	456,000	465,120	474,420	483,910
Transfers in (out)	(1,455,690)	(917,770)	(807,720)	(1,081,760)	(1,767,760)
Net increase (decrease) in cash	<u>(528,870)</u>	<u>199,360</u>	<u>528,550</u>	<u>500,560</u>	<u>86,460</u>
Cash balance - January 1	111,719	(417,151)	(217,791)	310,759	811,319
Cash balance - December 31	<u><u>(417,151)</u></u>	<u><u>(217,791)</u></u>	<u><u>310,759</u></u>	<u><u>811,319</u></u>	<u><u>897,779</u></u>

CITY OF MAPLEWOOD  
**FIRE TRUCK REPLACEMENT FUND (424)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2013	2014	2015	2016	2017
<u>Property Taxes:</u>					
3011 Current	47,750	47,750	47,750	47,750	47,750
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	4,720	5,240	1,070	1,560	2,050
Total revenues	<u>52,470</u>	<u>52,990</u>	<u>48,820</u>	<u>49,310</u>	<u>49,800</u>
<u>Expenditures:</u>					
4610 Fire trucks	-	469,730	-	-	-
4930 Investment management fees	280	310	60	90	120
Total expenditures	<u>280</u>	<u>470,040</u>	<u>60</u>	<u>90</u>	<u>120</u>
Excess (deficit) of revenue over expenditures	52,190	(417,050)	48,760	49,220	49,680
Fund balance - January 1	471,956	524,146	107,096	155,856	205,076
Fund balance - December 31	<u><u>524,146</u></u>	<u><u>107,096</u></u>	<u><u>155,856</u></u>	<u><u>205,076</u></u>	<u><u>254,756</u></u>

CITY OF MAPLEWOOD  
**FLEET MANAGEMENT FUND (702)**  
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2013	2014	2015	2016	2017
<u>Operating revenues:</u>					
3802 Billings to departments	868,260	885,630	903,340	921,410	939,840
3671 Miscellaneous	56,570	57,700	58,850	60,030	61,230
Total revenues	<u>924,830</u>	<u>943,330</u>	<u>962,190</u>	<u>981,440</u>	<u>1,001,070</u>
<u>Operating expenses:</u>					
Personnel services	304,510	310,600	316,810	323,150	329,610
Commodities	200,850	204,870	208,970	213,150	217,410
Contractual services	130,090	132,690	135,340	138,050	140,810
Depreciation	277,250	282,800	288,460	294,230	300,110
Total expenses	<u>912,700</u>	<u>930,960</u>	<u>949,580</u>	<u>968,580</u>	<u>987,940</u>
Operating income (loss)	12,130	12,370	12,610	12,860	13,130
<u>Nonoperating revenues (expenses):</u>					
Investment earnings	1,940	2,150	2,000	2,080	2,360
Investment management fees	(120)	(130)	(120)	(120)	(140)
Total nonoperating revenues (expenses)	<u>1,820</u>	<u>2,020</u>	<u>1,880</u>	<u>1,960</u>	<u>2,220</u>
Net income (loss) before contributions and transfers	13,950	14,390	14,490	14,820	15,350
Net assets - January 1	2,111,997	2,125,947	2,140,337	2,154,827	2,169,647
Net assets - December 31	<u>2,125,947</u>	<u>2,140,337</u>	<u>2,154,827</u>	<u>2,169,647</u>	<u>2,184,997</u>

STATEMENT OF CASH FLOWS

	2013	2014	2015	2016	2017
Net income (loss) before contributions and transfers	13,950	14,390	14,490	14,820	15,350
Add depreciation	277,250	282,800	288,460	294,230	300,110
Purchase of fixed assets	(270,500)	(312,420)	(294,730)	(280,790)	(271,010)
Net increase (decrease) in cash	<u>20,700</u>	<u>(15,230)</u>	<u>8,220</u>	<u>28,260</u>	<u>44,450</u>
Cash balance - January 1	194,347	215,047	199,817	208,037	236,297
Cash balance - December 31	<u>215,047</u>	<u>199,817</u>	<u>208,037</u>	<u>236,297</u>	<u>280,747</u>

CITY OF MAPLEWOOD  
**MAPLEWOOD AREA EDA FUND (280)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2013	2014	2015	2016	2017
<u>Property Taxes:</u>					
3011 Current	85,250	85,250	85,250	85,250	85,250
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	5,260	3,570	2,810	330	850
Total revenues	<u>90,510</u>	<u>88,820</u>	<u>88,060</u>	<u>85,580</u>	<u>86,100</u>
<u>Expenditures:</u>					
4720 Land improvement	100,000	-	175,000	-	175,000
4930 Investment management fees	320	210	170	20	50
Total expenditures	<u>100,320</u>	<u>210</u>	<u>175,170</u>	<u>20</u>	<u>175,050</u>
Excess (deficit) of revenue over expenditures	(9,810)	88,610	(87,110)	85,560	(88,950)
Fund balance - January 1	7,740	(2,070)	86,540	(570)	84,990
Fund balance - December 31	<u>(2,070)</u>	<u>86,540</u>	<u>(570)</u>	<u>84,990</u>	<u>(3,960)</u>

CITY OF MAPLEWOOD  
**PARK DEVELOPMENT FUND (403)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2013	2014	2015	2016	2017
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	1,910	380	1,580	(450)	(2,510)
3851 Park availability charges - residential	200,000	200,000	200,000	200,000	200,000
3852 Park availability charges - non-residential	-	250,000	-	250,000	-
Total revenues	<u>201,910</u>	<u>450,380</u>	<u>201,580</u>	<u>449,550</u>	<u>197,490</u>
<u>Expenditures:</u>					
4720 Park development projects	205,000	330,000	405,000	655,000	255,000
4930 Investment management fees	110	20	90	-	-
Total expenditures	<u>205,110</u>	<u>330,020</u>	<u>405,090</u>	<u>655,000</u>	<u>255,000</u>
Excess (deficit) of revenue over expenditures	(3,200)	120,360	(203,510)	(205,450)	(57,510)
Other financing sources (uses):					
Transfers in (out)					
Public Improvement Project Fund	(150,000)	-	-	-	-
Net increase (decrease) in fund balance	<u>(153,200)</u>	<u>120,360</u>	<u>(203,510)</u>	<u>(205,450)</u>	<u>(57,510)</u>
Fund balance - January 1	191,290	38,090	158,450	(45,060)	(250,511)
Fund balance - December 31	<u><u>38,090</u></u>	<u><u>158,450</u></u>	<u><u>(45,060)</u></u>	<u><u>(250,511)</u></u>	<u><u>(308,021)</u></u>

CITY OF MAPLEWOOD  
**PUBLIC SAFETY EXPANSION FUND (442)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2013	2014	2015	2016	2017
<u>Property Taxes:</u>					
3011 Current	190,990	190,990	190,990	190,990	190,990
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	(80)	1,830	(6,240)	(4,400)	(2,530)
3804 Sale of property	-	2,500,000	-	-	-
Total revenues	<u>190,910</u>	<u>2,692,820</u>	<u>184,750</u>	<u>186,590</u>	<u>188,460</u>
<u>Expenditures:</u>					
4660 Building	-	3,500,000	-	-	-
4930 Investment management fees	-	110	-	-	-
Total expenditures	<u>-</u>	<u>3,500,110</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficit) of revenue over expenditures	190,910	(807,290)	184,750	186,590	188,460
Fund balance - January 1	(8,000)	182,910	(624,380)	(439,630)	(253,040)
Fund balance - December 31	<u>182,910</u>	<u>(624,380)</u>	<u>(439,630)</u>	<u>(253,040)</u>	<u>(64,580)</u>

CITY OF MAPLEWOOD  
**REDEVELOPMENT FUND (430)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2013	2014	2015	2016	2017
<u>Property Taxes:</u>					
3011 Current	38,200	38,200	38,200	38,200	38,200
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	390	780	170	550	(60)
Total revenues	<u>38,590</u>	<u>38,980</u>	<u>38,370</u>	<u>38,750</u>	<u>38,140</u>
<u>Expenditures:</u>					
4720 Land improvement	-	100,000	-	100,000	-
4930 Investment management fees	20	50	10	30	-
Total expenditures	<u>20</u>	<u>100,050</u>	<u>10</u>	<u>100,030</u>	<u>-</u>
Excess (deficit) of revenue over expenditures	38,570	(61,070)	38,360	(61,280)	38,140
Fund balance - January 1	39,467	78,037	16,967	55,327	(5,953)
Fund balance - December 31	<u><u>78,037</u></u>	<u><u>16,967</u></u>	<u><u>55,327</u></u>	<u><u>(5,953)</u></u>	<u><u>32,187</u></u>

CITY OF MAPLEWOOD  
**SANITARY SEWER FUND (601)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2013	2014	2015	2016	2017
<u>Operating revenues:</u>					
3305 Sewer permits	4,300	4,300	4,300	4,300	4,300
3651 Sewer billings	4,785,120	4,928,670	5,076,530	5,228,830	5,385,690
Total revenues	<u>4,789,420</u>	<u>4,932,970</u>	<u>5,080,830</u>	<u>5,233,130</u>	<u>5,389,990</u>
<u>Operating expenses:</u>					
Personnel services	519,250	529,640	540,230	551,030	562,050
Commodities	39,300	40,090	40,890	41,710	42,540
Contractual services	266,160	271,480	276,910	282,450	288,100
4485 Billing	40,920	41,740	42,570	43,420	44,290
4510 Sewage treatment	2,509,330	2,559,520	2,610,710	2,662,920	2,716,180
4950 Administration	330,440	337,050	343,790	350,670	357,680
4795 Depreciation	375,330	382,840	390,500	398,310	406,280
Total expenses	<u>4,080,730</u>	<u>4,162,360</u>	<u>4,245,600</u>	<u>4,330,510</u>	<u>4,417,120</u>
Operating income (loss)	708,690	770,610	835,230	902,620	972,870
<u>Nonoperating revenues (expenses):</u>					
Investment earnings	10,110	11,610	12,630	19,390	26,510
Investment management fees	(610)	(700)	(760)	(1,160)	(1,590)
Total nonoperating revenues (expenses)	<u>9,500</u>	<u>10,910</u>	<u>11,870</u>	<u>18,230</u>	<u>24,920</u>
Net income (loss) before contributions and transfers	718,190	781,520	847,100	920,850	997,790
<u>Transfers in (out):</u>					
Public Improvement Projects fund (net)	(429,000)	(195,300)	(296,000)	(345,000)	(636,000)
Debt Service	(264,710)	(267,570)	(265,000)	(262,430)	(262,430)
Sewer Lift Station projects	(250,000)	-	-	-	-
Fish Creek open space	-	(600,000)	-	-	-
Change in net assets	<u>(225,520)</u>	<u>(281,350)</u>	<u>286,100</u>	<u>313,420</u>	<u>99,360</u>
Net assets - January 1	12,150,215	11,924,695	11,643,345	11,929,445	12,242,865
Net assets - December 31	<u><u>11,924,695</u></u>	<u><u>11,643,345</u></u>	<u><u>11,929,445</u></u>	<u><u>12,242,865</u></u>	<u><u>12,342,225</u></u>

STATEMENT OF CASH FLOWS

	2013	2014	2015	2016	2017
Net income (loss) before contributions and transfers	718,190	781,520	847,100	920,850	997,790
Add depreciation	375,330	382,840	390,500	398,310	406,280
Transfers in (out)	(943,710)	(1,062,870)	(561,000)	(607,430)	(898,430)
Net increase (decrease) in cash	<u>149,810</u>	<u>101,490</u>	<u>676,600</u>	<u>711,730</u>	<u>505,640</u>
Cash balance - January 1	1,011,287	1,161,097	1,262,587	1,939,187	2,650,917
Cash balance - December 31	<u><u>1,161,097</u></u>	<u><u>1,262,587</u></u>	<u><u>1,939,187</u></u>	<u><u>2,650,917</u></u>	<u><u>3,156,557</u></u>

CITY OF MAPLEWOOD  
**STREET LIGHT UTILITY FUND (607)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2013	2014	2015	2016	2017
<u>Operating revenues:</u>					
3032 Electric franchise tax	477,260	477,260	477,260	477,260	477,260
Total revenues	477,260	477,260	477,260	477,260	477,260
<u>Operating expenses:</u>					
Commodities	13,500	13,500	13,500	13,500	13,500
Contractual services	15,540	15,540	15,540	15,540	15,540
4320 Utilities	180,000	180,000	180,000	180,000	180,000
4950 Administration	13,870	13,870	13,870	13,870	13,870
Total expenses	222,910	222,910	222,910	222,910	222,910
Operating income (loss)	254,350	254,350	254,350	254,350	254,350
<u>Nonoperating revenues (expenses):</u>					
Investment earnings	2,790	(1,790)	730	3,280	5,860
Investment management fees	(170)	-	(40)	(200)	(350)
Total nonoperating revenues (expenses)	2,620	(1,790)	690	3,080	5,510
Net income (loss) before contributions and transfers	256,970	252,560	255,040	257,430	259,860
<u>Transfers in (out):</u>					
Public Improvement Projects fund (net)	(715,000)	-	-	-	(600,000)
Change in net assets	(458,030)	252,560	255,040	257,430	(340,140)
Net assets - January 1	334,255	(123,775)	128,785	383,825	641,255
Net assets - December 31	(123,775)	128,785	383,825	641,255	301,115

STATEMENT OF CASH FLOWS

	2013	2014	2015	2016	2017
Net income (loss) before contributions and transfers	256,970	252,560	255,040	257,430	259,860
Transfers in (out)	(715,000)	-	-	-	(600,000)
Net increase (decrease) in cash	(458,030)	252,560	255,040	257,430	(340,140)
Cash balance - January 1	278,880	(179,150)	73,410	328,450	585,880
Cash balance - December 31	(179,150)	73,410	328,450	585,880	245,740

CITY OF MAPLEWOOD  
**TREE PRESERVATION FUND (219)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2013	2014	2015	2016	2017
<u>Intergovernmental:</u>					
3544 Other government grants/aid	-	25,000	25,000	-	-
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	-	10	10	10	20
3854 Tree preservation revenue	5,000	5,000	5,000	5,000	5,000
Total revenues	<u>5,000</u>	<u>30,010</u>	<u>30,010</u>	<u>5,010</u>	<u>5,020</u>
<u>Expenditures:</u>					
4290 Miscellaneous commodities	4,500	4,500	4,500	4,500	4,500
4290 EAB Ash removal & replanting	-	25,000	25,000	-	-
4400 Vehicle allowance	200	200	200	200	200
Total expenditures	<u>4,700</u>	<u>29,700</u>	<u>29,700</u>	<u>4,700</u>	<u>4,700</u>
Excess (deficit) of revenue over expenditures	300	310	310	310	320
Fund balance - January 1	491	791	1,101	1,411	1,721
Fund balance - December 31	<u><u>791</u></u>	<u><u>1,101</u></u>	<u><u>1,411</u></u>	<u><u>1,721</u></u>	<u><u>2,041</u></u>

CITY OF MAPLEWOOD  
**WATER AVAILABILITY CHARGE FUND - ST. PAUL WATER DISTRICT (407)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2013	2014	2015	2016	2017
<u>Miscellaneous Revenue:</u>					
3651 Utility billings	268,130	309,380	350,630	391,880	391,880
3801 Investment earnings	(670)	(820)	130	(380)	(490)
3808 Water availability charges	36,960	36,960	36,960	36,960	36,960
<b>Total revenues</b>	<b>304,420</b>	<b>345,520</b>	<b>387,720</b>	<b>428,460</b>	<b>428,350</b>
<u>Expenditures:</u>					
4485 Fees for utility billing	5,280	5,280	5,280	5,280	5,280
4930 Investment management fees	-	-	10	-	-
<b>Total expenditures</b>	<b>5,280</b>	<b>5,280</b>	<b>5,290</b>	<b>5,280</b>	<b>5,280</b>
<b>Excess (deficit) of revenue over expenditures</b>	<b>299,140</b>	<b>340,240</b>	<b>382,430</b>	<b>423,180</b>	<b>423,070</b>
<u>Other financing sources (uses):</u>					
Transfers in (out)					
Public Improvement Projects	(268,000)	(483,700)	(367,200)	(368,400)	(263,200)
Add back amounts bonded for	-	283,700	-	-	-
Debt service funds	(45,760)	(45,310)	(66,480)	(65,830)	(65,830)
<b>Net increase (decrease) in fund balance</b>	<b>(14,620)</b>	<b>94,930</b>	<b>(51,250)</b>	<b>(11,050)</b>	<b>94,040</b>
Fund balance - January 1	(67,022)	(81,642)	13,288	(37,962)	(49,012)
<b>Fund balance - December 31</b>	<b>(81,642)</b>	<b>13,288</b>	<b>(37,962)</b>	<b>(49,012)</b>	<b>45,028</b>

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## AGENDA REPORT

**TO:** City Council  
**FROM:** Charles Ahl, Assistant City Manager  
**SUBJECT:** Discussion of Options for Police Department / City Hall Expansion Project  
in 2012 – 2013  
A. Discussion of Design Approach  
**DATE:** February 1, 2012

### INTRODUCTION

During 2011, the City Council authorized preparation of a study of space needs within the Police Department. The architect performing the study, Larry Koch, of SEH, Inc. provided a summary of the findings and options for expanding the Police Department. That report has been finalized and a copy was provided to the City Council. The report is also available on the city website. A review of the options and costs included the following topics:

1. Review of New Building Costs
2. Review of Four Options for Expansion at Existing City Hall
3. Review of Financing Options
4. Questions / Discussion

The SEH representatives spent a significant amount of time reviewing Police operations and conducted a survey of personnel regarding the various needs of the various Police functions. A summary of the options considered in 2011 are:

- a. **New Building - \$13.8 - \$16.5 million**
- b. **Option #1**
  - i. **Additions to north, south and east side**
  - ii. **Adds parking for 16 vehicles**
  - iii. **No impact other than Police Dept.**
  - iv. **Cost \$5.6 to \$6.8 million**
- c. **Option #2**
  - i. **Same as #1 adds 21 parking spaces underground**
  - ii. **No impact other than Police Dept.**
  - iii. **Cost \$5.9 to \$7.3 million**
- d. **Option #3**
  - i. **Adds parking garage with second level**
  - ii. **Parking for 40 vehicles**
  - iii. **No impact other than Police Dept**
  - iv. **Cost \$6.8 to \$8.1 million**
- e. **Option #4**
  - i. **Adds parking garage with second level similar to #3**
  - ii. **Instead of improvements into courtyard, space in City Hall remodel**
  - iii. **Impacts to Parks, Community Development and Citizen Services**
  - iv. **New corridor to access Investigations in Comm Dev**
  - v. **Cost \$6.4 to \$7.8 million**

The intent of the work session is to review options and to expand on the impact to City Hall with new information on an option that uses existing space to provide for a significant relocation of one police function into the current space occupied by the Community Development staff. As noted in the attached report, the most expensive area, because of the overall space needed is the indoor parking area. Chief Thomalla reported that the highest priority to address in space needs is locker room space as priority #1a and office space as priority #1b. The addition of the parking, while very important adds nearly \$3.0 million to the overall project, and also provides for the ability to add a shooting range. Certainly, those additions are part of the best long-term plan, and should be included in building planning, but as we move through this discussion, may be part of a phasing plan. As noted in the CIP discussion, bonding and funding impacts have staff recommending the phased approach, which would include a current expenditure of approximately \$4.0 million in 2012 – 14; with the next phase of approximately \$3.5 million in post 2016-18.

Option #3 is the preferred plan by Chief Thomalla as it addresses the long-term needs. As noted in each of the options, areas of expansion are in general “pods” or expansion areas. Each of those could be phases as we move into funding discussions.

#### **Option #4A/#5**

The attached sketches show an expansion or impacts of Option #4, which we could call Option #4A or for clarity Option #5. The details will be reviewed by Architect Larry Koch of SEH, but in summary involves the following plan:

- a. Late in 2012: finish the vacant area in Public Works that was added when the Public Works Building was expanded. Relocate Engineering/Public Works Administration to this area.
- b. Early in 2013: refurbish the existing Public Works office areas and relocate the Community Development staff to this area at 1902 E. County Road B.
- c. Early to mid- 2013: refurbish portions of the existing Park Maintenance Building providing office space for Park and Recreation personnel.
- d. Mid – 2013: refurbish and rebuild portions of the City Services area; add a corridor between Police Department and former Community Development area; and finalize the Community Development area to relocate Police Department Inspections Unit.
- e. Mid to late 2013: begin phased approach for Police Department Expansion.
- f. Summer to fall 2014: Police Department Expansion – Phase I completed.
- g. Post 2016-18: Police Department Expansion – Phase 2 considered.

#### **Funding Discussion**

As we continue our evaluation of the Council’s goal to look at facility needs, this type of expense is being incorporated into the long-range planning. A full construction proposal and the financial impacts are shown in the Capital Improvement Plan, and a full plan will require a substantial tax increase in 2013-14 in the range of 3-5% just for the Police Expansion. If the Council considers the \$3.5 - \$4.0 million expenditure occur in 2012 to 2014 to help address these needs, since we have already set aside \$200,000 annually, this current plan could be implemented for an additional \$150,000 to \$175,000 per year for 15 years to pay that type of debt.

While we fully recognize the need for providing for our police department needs and the fact that there has been zero investment in providing additional space for the Police Department since the original construction in 1984-85, a \$7.5 million expenditure would require approximately \$600,000 annually in debt service. A larger discussion will need to center around a possible referendum for the police station. When should that be done, if selected? And, how much of a referendum should be requested? Staff is more comfortable recommending that the Council proceed without a referendum and implement the current needs under a phased approach at the \$3.5 - \$4.0 million level now; and then analyze the needs in 3-5 years to see if a future phase can be financed.

### **Information on CIP Bond**

A CIP Bond can be issued by the Council for various types of public facility improvements, such as City Hall, Fire Stations, Police Stations, or Public Works Buildings. These types of CIP Bonds can be issued without a referendum if certain conditions are followed. First, the project must be included within the Capital Improvement Plan. This project, as noted, is within the current draft CIP. Second, the Council must hold a Public Hearing on the proposed improvement project. Third, following the Public Hearing, a petition may be filed within 28 – 30 days by at least 5% of the residents who voted in the previous election. If the petition is filed, then a referendum must be held. If a petition is not filed, then the City may issue CIP Bonds. The limitation on the bonding is based upon a percentage of the market value of the City. Based on current bonding rates, the City of Maplewood could issue up to \$35 - \$40 million of CIP Bonds and still stay within statutory limitations.

### **DESIGN APPROACH**

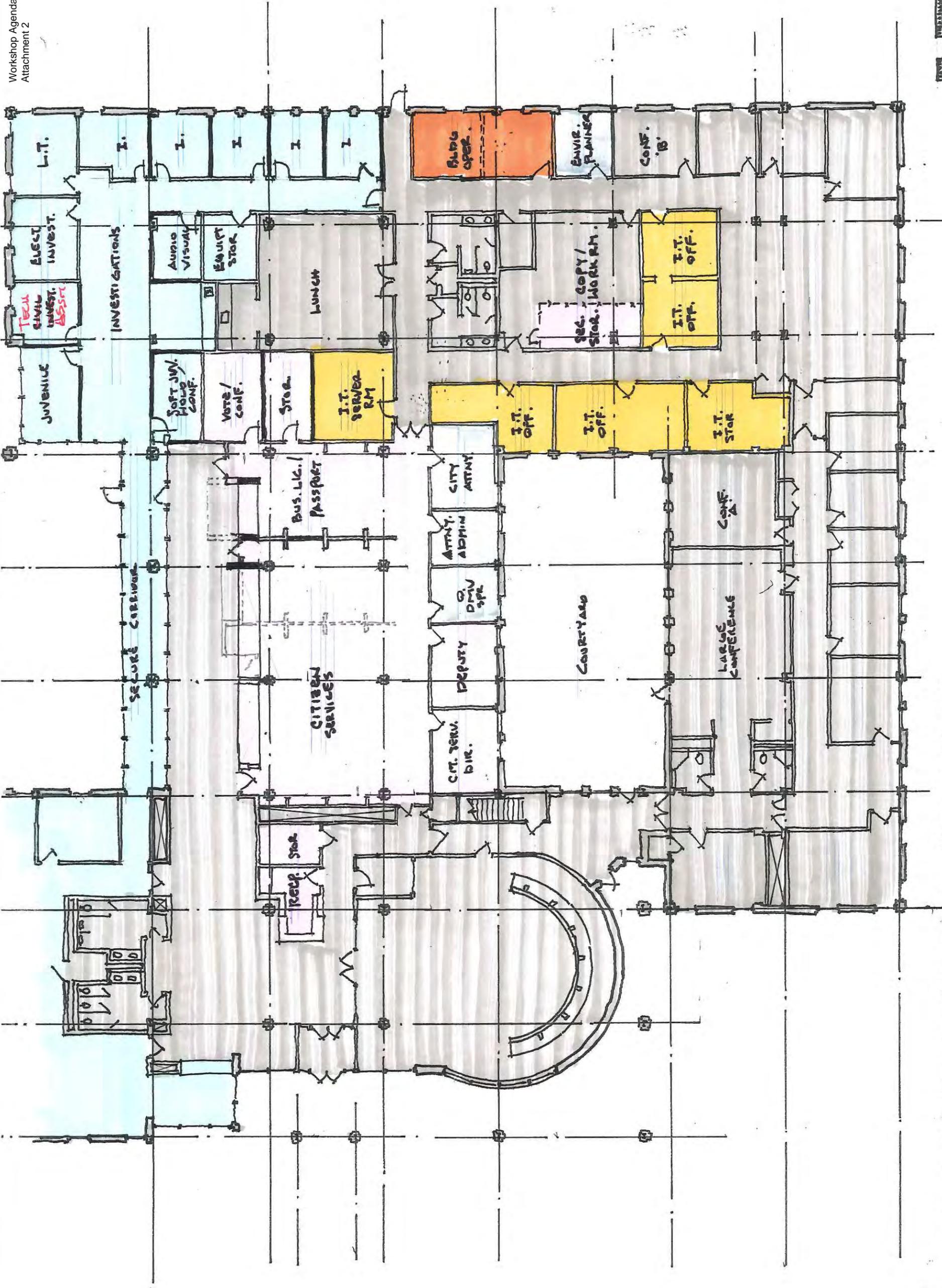
As noted previously, the phased plan could begin within the next few months and then begin implementation with initial phases in October – November 2012. This item will be discussed on the various approaches that could be considered in implementation. A typical approach would be to have the various designs prepared and approved. Then the plans would be competitively bid and awarded, and the contractor would build the plan under the observation of the architect. That may be cumbersome and potentially expensive with this phased approach. A more efficient approach that might be available would be more along the line of a Design – Build arrangement. The City could consider hiring a contractor who would provide direction in the effective and cost-efficient types of designs that would minimize the time and expense of the construction. Various construction would be underway while the Design – Build Contractor or Construction Manager would be responsible for phasing the project. In effect, the Council would set a budget and the Construction Manager would build all the facilities to that budget amount under the best approach. This item will be further discussion of that concept.

### **RECOMMENDED ACTION**

It is recommended that the City Council discuss the issues of the Police Department space needs and the current approach involving a new Option #5. It is requested that the Council provide some input and guidance as to the direction for further analysis. No formal action is required.

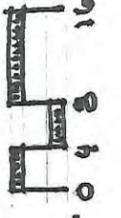
#### Attachments:

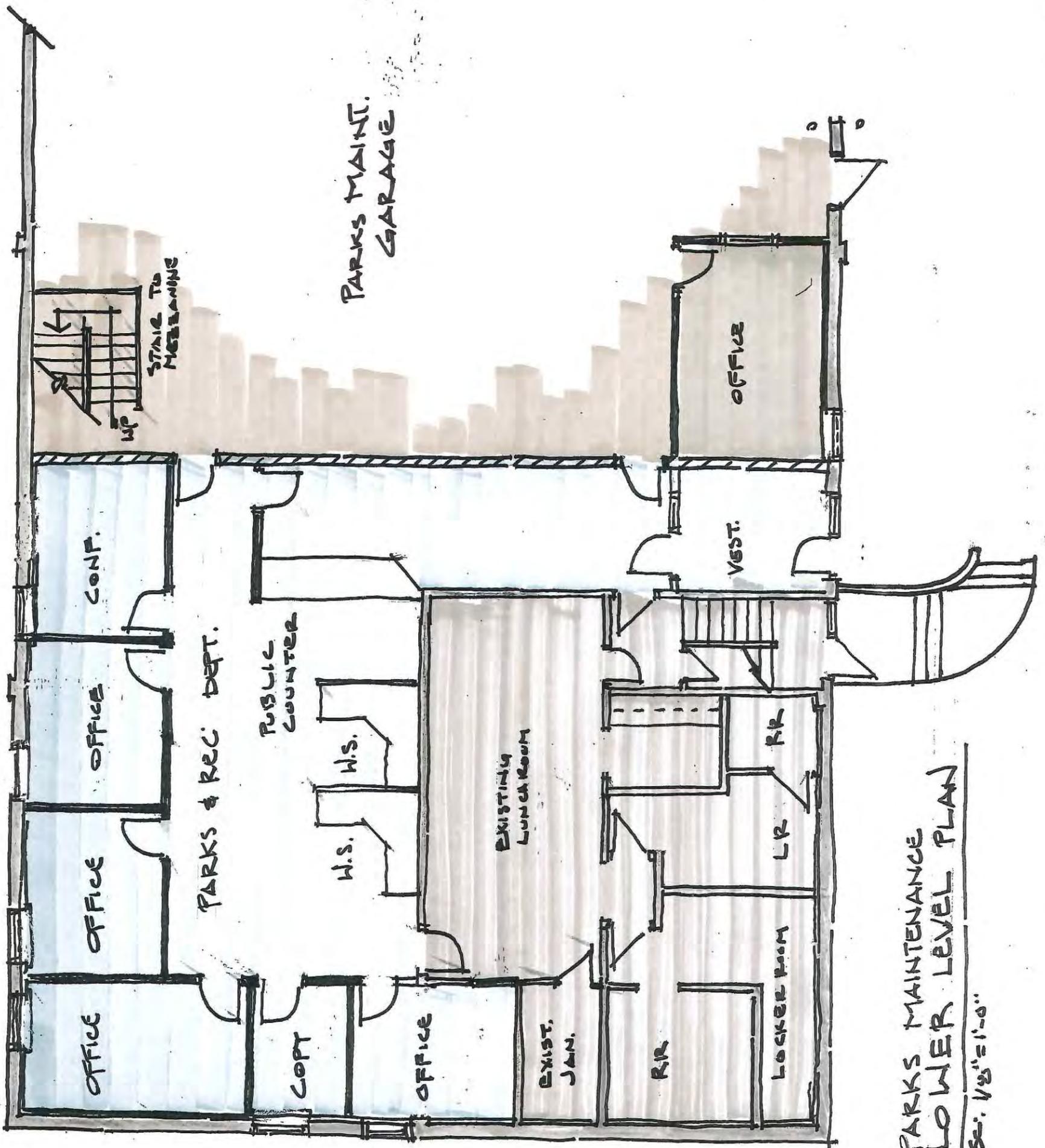
1. Maplewood Police Department Space Needs Study - *under separate cover and on the city website*
2. City Hall Option #5 – Design Options
3. Public Works and Parks Building Option #5 – Design Option



CITY HALL PROPOSED REMODELING  
MAPLEWOOD, MN.

Scale: 1/8" = 1'-0"



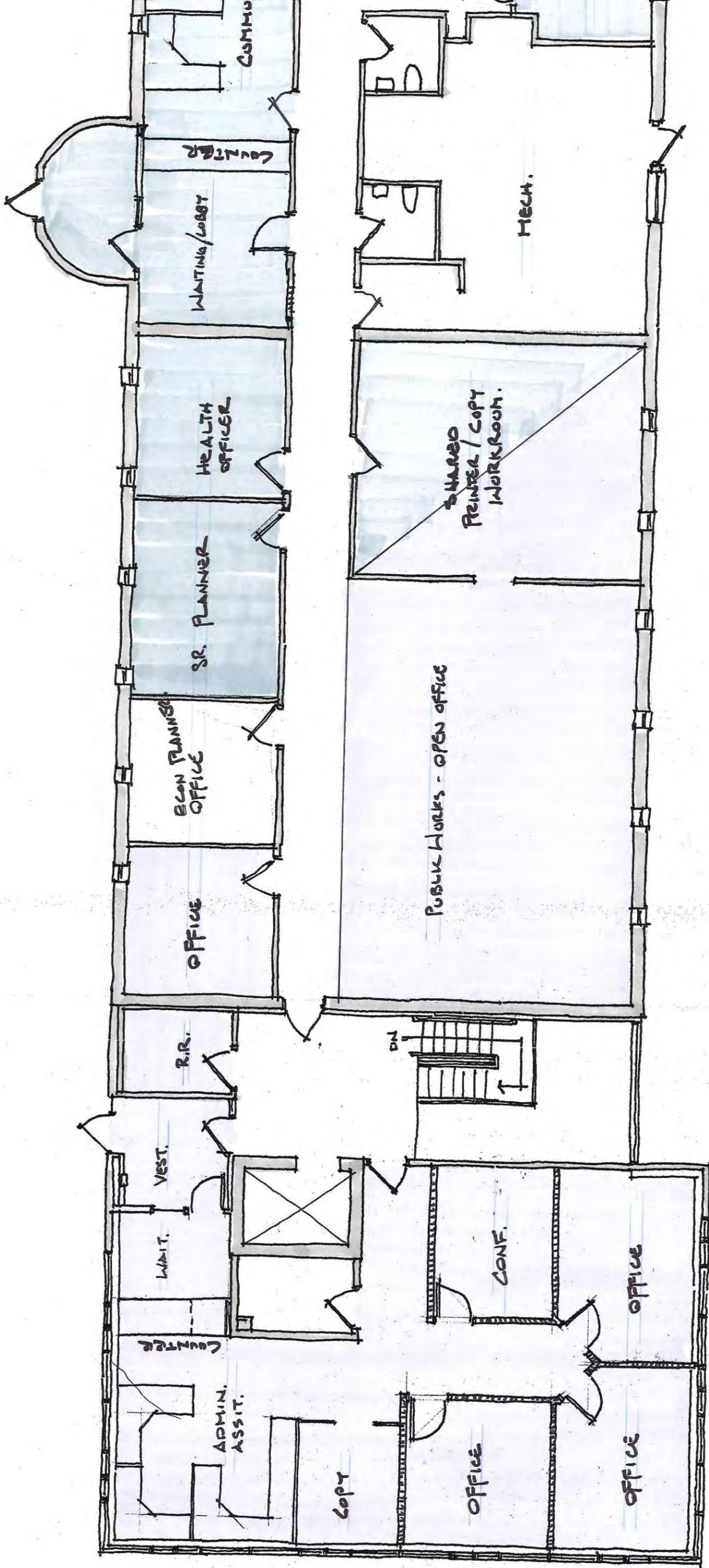


PARKS MAINT.  
GARAGE

PARKS MAINTENANCE  
LOWER LEVEL PLAN

SC. 1/8" = 1'-0"



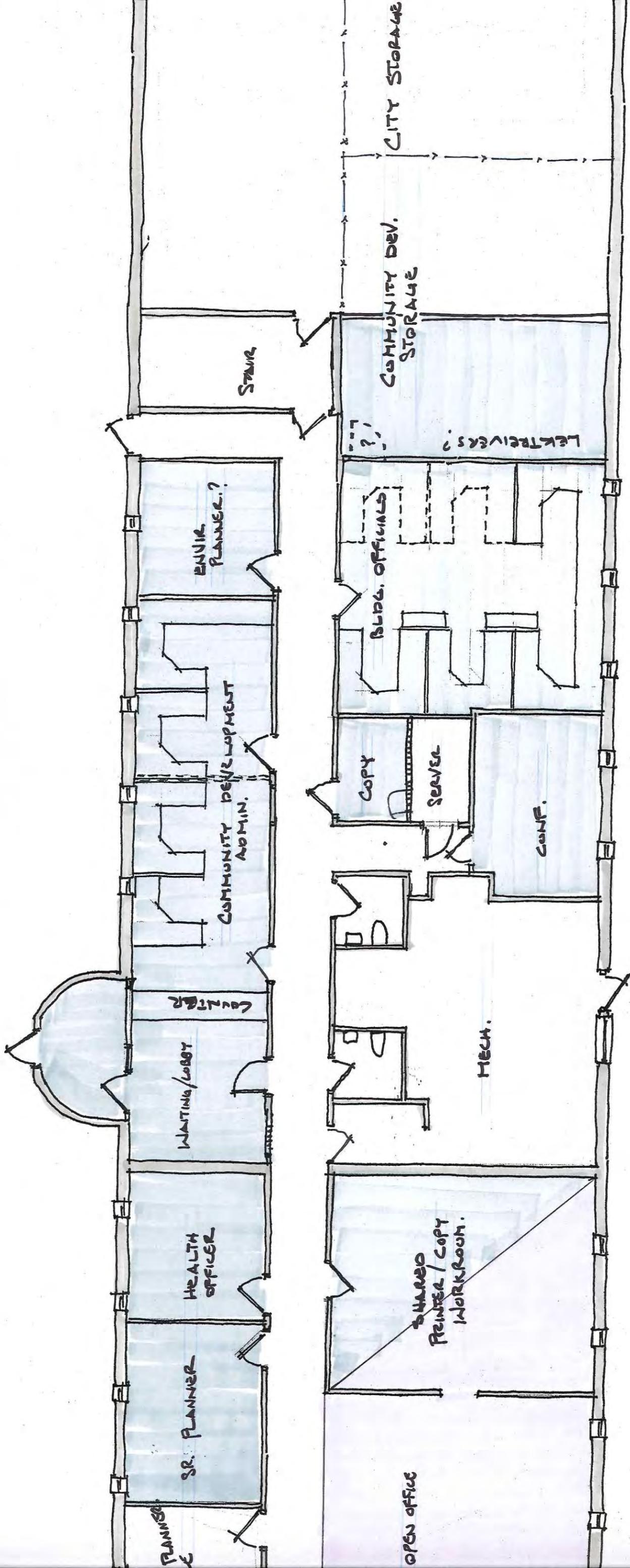


**PUBLIC WORKS - OFFICE REMODELING**

Sci: 1/2" = 1'-0"



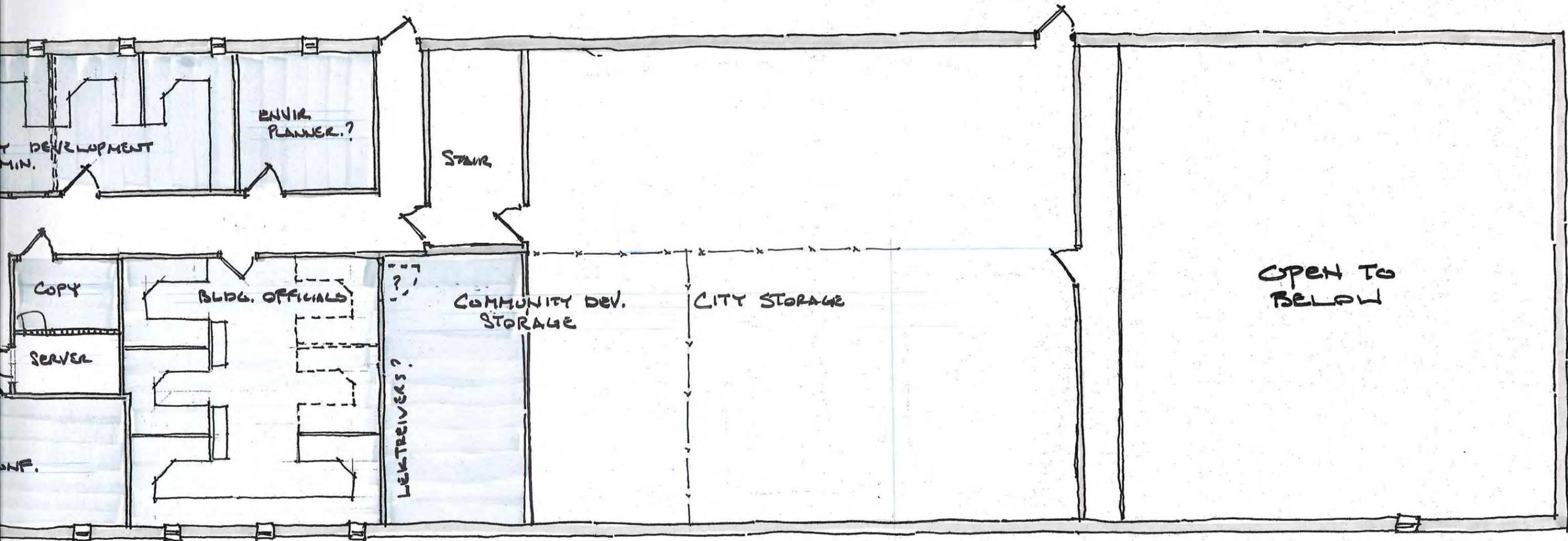
▭ = NEW WALLS  
 ◡ = NEW DOOR



= NEW WALLS  
 = NEW DOOR



○ COMMUNITY DEVELOPMENT - OFFICE RENOVATION



○ COMMUNITY DEVELOPMENT - OFFICE REMODELING

