

City of West St. Paul 2019-2028 Capital Equipment and Capital Improvement Plan

Capital expenditures projected within the CEP (Capital Equipment Plan) and CIP (Capital Improvement Plan) are funding dependent. Funds to complete projected improvements or other expenditures derive from cash reserves, tax levies/property tax, Local Government Aids (LGA) or other governmental funds, franchise fees, contributions from utility, revenue and project funds, benefit assessments, gifts and grants and other available funds. These revenues or cash infusions are projected within this planning document. In those cases within which revenues fall short of projections project delays from what is contained within these plans could occur. Each year, as part of consideration of the budget the City Council will reaffirm or amend the projects, funding sources, and construction timing of that which is contained within the plan.

Parks/Pool/Ice Arena/Regional Athletic Center (Sports Dome)

Between 2012 and 2018 the City completed a number of improvements to the Park System including construction of the Sports Dome (\$7.072M), and reconstruction of Harmon Park (\$6.8M). Also completed was rehabilitation of the Sports Complex (\$1.521M with \$109K scheduled for 2019), major rehabilitation of the Ice Arena in partnership with SD197 and the City of Mendota Heights (\$1.866 M) and various improvements to the trail system almost all of which required debt issuance. Within this CIP, it is projected that the Park Capital Project fund be seeded with available Local Government Aid dollars (LGA) and ROW franchise fees to allow for future improvements to the Park system while avoiding future debt issuance.

The City completed the Marthaler Master Plan in 2018. This is the last of the community scale parks proposed for redevelopment. In past years, it had been anticipated that the City would issue debt to complete the \$3.1 million in improvements projected in this plan. Within this CIP, policy has changed to both pursue only plan segments that are able to leverage third party funding and to accumulate cash reserves sufficient to provide for those plan elements in order to avoid debt issuance.

The City has been collaborating with Dakota County to facilitate construction of the final leg of the Regional River to River Trailway by 2021. It is intended that this project proceed to the extent the City is able to leverage other development goals in concert with trail development.

The Twin Cities YMCA currently operates the Outdoor Pool (ca. 1950; major renovations in 1985 and 1999) between June and August. The City is responsible, as the property owner, for maintenance and upkeep of the facility. Due to the identified need of about \$400,000 in capital improvements, it is anticipated that this facility will require about \$130,000 annually in taxpayer support over the next five years. As a result, it is anticipated that the City will be reviewing alternatives in operating models in coming years.

The Ice Arena (ca. 1972 with major renovations in 1997 and 2015) provides indoor skating opportunities for School District 197 teams, for contracted Booster Club skating and open skate opportunities. In an averaged year, it is projected that WSP taxpayer support is at about \$62,000.

In 2015, the City entered a Joint Powers Agreement (JPA) with SD197 and the City of Mendota Heights to jointly renovate the John V. Hoene Ice Arena in West St. Paul. Each partner contributed \$555,333 under the JPA toward a projected \$1,866,000 improvement of the ice system, HVAC, electrical and exterior issues completed in the 2016-18 timeframe (ensuring that the Arena will continue in operation until at least 2022). While that project is complete, there remains approximately \$490,000 in parking lot and other repairs projected over the 2019-20 timeframe. Upon completion of these improvements it is not anticipated that further near term capital expense is necessitated other than maintenance activities.

The Regional Athletic Center (RAC) opened for business on November 19, 2012 at 1645 Livingston Avenue on property, which had formerly been the location of the Public Works Department adjacent to City Hall. It is operated by SFDMG under contract with the City. As part of the financing of the facility the City is required to set aside funds for turf replacement (projected in 2023) and replacement of the Dome fabric (projected in 2028). The annual taxpayer support of the RAC is projected at \$231,820 per year due to levy support required for debt.

Debt on this facility includes a G.O. taxable tax abatement bond with principal at year-end 2017 of \$1,910,000. This issue will be retired in 2026 after which principal payments on the non-taxable \$2,560,000 abatement bond commence. That issue will retire in 2034.

The goal is hereby established to improve cash balances in each of the related park funds as follows:

| <u>Fund</u> | <u>Target</u> | <u>Year-end 2017</u> |
|------------------|---------------|----------------------|
| Park Improvement | \$2,000,000 | \$ 752,076 |
| Pool | included | NA |
| Arena | \$1,300,000 | \$ 2,439 |
| RAC | \$3,000,000 | \$1,491,797 |

Cash reserves are anticipated through designation of LGA and Franchise fee revenues, through fund balance policy directing excess revenues and through budget allocations toward specific projects in advance of moving forward with individual projects. The metric for Park Improvements is 4-years of average capital needs. For Arena and RAC, the metric is one year of operations and long-term capital needs.

PARKS

This cost center accounts for the improvement/maintenance expenses to the: Parks, Arena, Pool, and Dome



| Capital Fund-Summary of Park Facilities (CEP) | Department | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 and future years | TOTAL ALL YEARS |
|--|------------|---------------------|---------------------|---------------------|--------------------|---------------------|-------------------|-------------------|---------------------|-------------------|-----------------------|----------------------|
| Arena | | 71,600.00 | - | - | - | - | - | 10,000.00 | - | - | - | 81,600.00 |
| Dome | | 9,400.00 | - | - | - | 5,500.00 | - | - | - | - | - | 14,900.00 |
| Pool | | - | 58,000.00 | 65,500.00 | 65,000.00 | 77,000.00 | 42,500.00 | 50,000.00 | - | - | - | 359,000.00 |
| Total CEP | | 81,000.00 | 58,000.00 | 65,500.00 | 65,000.00 | 82,500.00 | 42,500.00 | 60,000.00 | - | - | - | 454,500.00 |
| Arena | | 159,000.00 | 530,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 1,489,000.00 |
| Dome | | - | - | - | - | 1,000,000.00 | - | - | - | - | 600,000.00 | 1,600,000.00 |
| Parks | | 2,600,000.00 | 424,500.00 | 445,000.00 | 627,500.00 | 631,000.00 | 800,000.00 | 550,000.00 | 750,000.00 | 550,000.00 | 550,000.00 | 7,928,000.00 |
| Pool | | - | - | - | - | - | - | - | - | - | - | - |
| Total CIP | | 2,759,000.00 | 954,500.00 | 545,000.00 | 727,500.00 | 1,731,000.00 | 900,000.00 | 650,000.00 | 850,000.00 | 650,000.00 | 1,250,000.00 | 11,017,000.00 |
| Total CEP/CEP | | 2,840,000.00 | 1,012,500.00 | 610,500.00 | 792,500.00 | 1,813,500.00 | 942,500.00 | 710,000.00 | 850,000.00 | 650,000.00 | 1,250,000.00 | 11,471,500.00 |
| REVENUES | | | | | | | | | | | | |
| State Aid-LGA | | 400,000.00 | 400,000.00 | 300,000.00 | 200,000.00 | 200,000.00 | 200,000.00 | 200,000.00 | 450,000.00 | 450,000.00 | 450,000.00 | 3,500,000.00 |
| Grants-Dakota Co, State, Met Council | | 2,200,000.00 | - | - | - | - | - | - | - | - | - | 2,200,000.00 |
| Electric Franchise | | 155,000.00 | 910,000.00 | 200,000.00 | 500,000.00 | 500,000.00 | 750,000.00 | 300,000.00 | 300,000.00 | 300,000.00 | 300,000.00 | 4,215,000.00 |
| Other Revenues | | 223,848.00 | 44,000.00 | - | - | - | - | - | - | - | - | 267,848.00 |
| Arena Funds | | 2,400.00 | - | - | - | 1,005,500.00 | - | 10,000.00 | - | - | - | 10,000.00 |
| Dome Funds | | - | - | - | - | 26,000.00 | - | - | - | - | 600,000.00 | 1,607,900.00 |
| Use of Cash - 413 (Parks Improvement Fund) | | - | - | - | - | - | - | - | - | - | - | 26,000.00 |
| TOTAL REVENUES | | 2,981,248.00 | 1,354,000.00 | 500,000.00 | 700,000.00 | 1,731,500.00 | 950,000.00 | 760,000.00 | 750,000.00 | 750,000.00 | 1,350,000.00 | 11,826,748.00 |
| (Use of Cash/Levy Requirement)/Add to Cash-Debt Reduction | | 141,248.00 | 341,500.00 | (110,500.00) | (92,500.00) | (82,000.00) | 7,500.00 | 50,000.00 | (100,000.00) | 100,000.00 | 100,000.00 | 355,248.00 |

| Capital Fund-Parks Improvement (CEP) | Department | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 and future years | TOTAL ALL YEARS |
|--|------------|---------------------|-------------------|--------------------|--------------------|-------------------|-------------------|-------------------|---------------------|-------------------|-----------------------|---------------------|
| Total CEP | | | | | | | | | | | | |
| Park Redevelopment | | 170,000.00 | | 200,000.00 | 400,000.00 | 375,000.00 | 450,000.00 | 400,000.00 | 400,000.00 | 200,000.00 | 200,000.00 | 2,795,000.00 |
| Warming Houses | | | 340,000.00 | | | | | | | 200,000.00 | 200,000.00 | 740,000.00 |
| Pedestrian Bridge-Trail | | 2,200,000.00 | | | | | | | | | | 2,200,000.00 |
| Park Courts | | 6,500.00 | 12,000.00 | 20,000.00 | | | | | | | | 38,500.00 |
| Other Park Improvements | | | | | | 16,000.00 | | | | | | 16,000.00 |
| Park Trails | | | | | | 10,000.00 | | | | | | 10,000.00 |
| Park Monument Signs | | | | | | | 200,000.00 | | | | | 200,000.00 |
| Playground Equipment-which park and Equipment | | 70,000.00 | 72,500.00 | 75,000.00 | 77,500.00 | 80,000.00 | | | | | | 375,000.00 |
| Sport Center updates | | 121,000.00 | | | | | | | | | | 121,000.00 |
| Community Center Pool | | | | 150,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | 150,000.00 | 1,200,000.00 |
| Mud Lake | | | | | | | | | 200,000.00 | | | 200,000.00 |
| Unallocated | | 32,500.00 | | | | | | | | | | 32,500.00 |
| Total CIP | | 2,600,000.00 | 424,500.00 | 445,000.00 | 627,500.00 | 631,000.00 | 800,000.00 | 550,000.00 | 750,000.00 | 550,000.00 | 550,000.00 | 7,928,000.00 |
| REVENUES | | | | | | | | | | | | |
| State Aid-LGA | | 400,000.00 | 400,000.00 | 300,000.00 | 200,000.00 | 200,000.00 | 200,000.00 | 450,000.00 | 450,000.00 | 450,000.00 | 450,000.00 | 3,500,000.00 |
| Grants-Dakota Co, State, Met Council | | 2,200,000.00 | | | | | | | | | | 2,200,000.00 |
| Electric Franchise | | | 380,000.00 | 100,000.00 | 400,000.00 | 400,000.00 | 650,000.00 | 200,000.00 | 200,000.00 | 200,000.00 | 200,000.00 | 2,730,000.00 |
| Other Revenues | | 44,000.00 | 44,000.00 | | | | | | | | | 88,000.00 |
| Use of Cash - 413 (Parks Improvement Fund) | | | | | | 26,000.00 | | | | | | 26,000.00 |
| TOTAL REVENUES | | 2,644,000.00 | 824,000.00 | 400,000.00 | 600,000.00 | 626,000.00 | 850,000.00 | 650,000.00 | 650,000.00 | 650,000.00 | 650,000.00 | 8,544,000.00 |
| (Use of Cash/Lewy Requirement)/Add to Cash-Debt Reduction | | 44,000.00 | 399,500.00 | (45,000.00) | (27,500.00) | (5,000.00) | 50,000.00 | 100,000.00 | (100,000.00) | 100,000.00 | 100,000.00 | 616,000.00 |

300,000.00 220,000.00

| Capital Fund-Arena (CEP) | Department | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 and future years | TOTAL ALL YEARS |
|---|------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|---------------------|
| Electric Ice Edger | | 6,850.00 | - | - | - | - | - | - | - | - | - | 6,850.00 |
| Water Heater Replacement (2) | | 12,000.00 | - | - | - | - | - | - | - | - | - | 12,000.00 |
| Bathroom dividers | | 7,750.00 | - | - | - | - | - | - | - | - | - | 7,750.00 |
| Zamboni Batteries | | - | - | - | - | - | - | 10,000.00 | - | - | - | 10,000.00 |
| Furnace | | 23,000.00 | - | - | - | - | - | - | - | - | - | 23,000.00 |
| Dehumidification | | 15,000.00 | - | - | - | - | - | - | - | - | - | 15,000.00 |
| Doors | | 7,000.00 | - | - | - | - | - | - | - | - | - | 7,000.00 |
| Total CEP | | 71,600.00 | - | - | - | - | - | 10,000.00 | - | - | - | 81,600.00 |
| Arena Improvements | | - | 430,000.00 | - | - | - | - | - | - | - | - | 430,000.00 |
| Lights | | 59,000.00 | - | - | - | - | - | - | - | - | - | 59,000.00 |
| Arena Savings-Future Needs | | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 1,000,000.00 |
| Total CIP | | 159,000.00 | 530,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 1,489,000.00 |
| TOTAL CEP AND CIP | | 230,600.00 | 530,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 110,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 1,570,600.00 |
| REVENUES | | | | | | | | | | | | |
| Electric Franchise | | 155,000.00 | 530,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 1,485,000.00 |
| Other Revenues | | 179,848.00 | - | - | - | - | - | - | - | - | - | 179,848.00 |
| Arena Funds | | - | - | - | - | - | - | 10,000.00 | - | - | - | 10,000.00 |
| TOTAL REVENUES | | 334,848.00 | 530,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 110,000.00 | 100,000.00 | 100,000.00 | 100,000.00 | 1,674,848.00 |
| (Use of Cash/LEVY REQUIREMENT)Add to Cash-Debt Reduction | | 104,248.00 | - | - | - | - | - | - | - | - | - | 104,248.00 |

| Capital Fund-Pool (CEP) | Department | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 and future years | TOTAL ALL YEARS |
|--|------------|------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------|------|-----------------------|---------------------|
| Bathroom dividers | | - | - | - | - | 3,000.00 | - | - | - | - | - | 3,000.00 |
| Building Gutters | | - | - | - | - | 8,000.00 | - | - | - | - | - | 8,000.00 |
| Chemical Probs (2) | | - | - | - | - | 700.00 | - | - | - | - | - | 700.00 |
| Chlorine Switches | | - | - | - | - | 2,000.00 | - | - | - | - | - | 2,000.00 |
| Landscaping @ Pool | | - | - | - | - | 2,500.00 | - | - | - | - | - | 2,500.00 |
| Pool Vacuum | | - | - | - | - | 5,000.00 | - | - | - | - | - | 5,000.00 |
| Water Heaters | | - | - | - | 15,000.00 | - | - | - | - | - | - | 15,000.00 |
| LED Lighting | | - | 50,000.00 | - | - | - | - | - | - | - | - | 50,000.00 |
| Apoxy Floor Coat | | - | - | 40,000.00 | - | - | - | - | - | - | - | 40,000.00 |
| Skimmer Grates | | - | - | 15,500.00 | - | - | - | - | - | - | - | 15,500.00 |
| Strainer Housings (2) | | - | - | 10,000.00 | - | - | - | - | - | - | - | 10,000.00 |
| Rehab/Replace Play Features | | - | - | - | 50,000.00 | - | - | - | - | - | - | 50,000.00 |
| Replaster Pool | | - | - | - | - | 30,000.00 | - | - | - | - | - | 30,000.00 |
| Chemical Pump | | - | - | - | - | 800.00 | - | - | - | - | - | 800.00 |
| New Chlorinators (4) | | - | - | - | - | 6,000.00 | - | - | - | - | - | 6,000.00 |
| New Manual Backwash System-smaller pool | | - | - | - | - | 8,000.00 | - | - | - | - | - | 8,000.00 |
| Sealcoat and restripe parking lot | | - | - | - | - | 6,000.00 | - | - | - | - | - | 6,000.00 |
| New Pool Deck Chairs | | - | - | - | - | 5,000.00 | - | - | - | - | - | 5,000.00 |
| Repaint Building | | - | - | - | - | - | 12,500.00 | - | - | - | - | 12,500.00 |
| Water Slide rehab | | - | - | - | - | - | 12,000.00 | - | - | - | - | 12,000.00 |
| New Concession Equipment | | - | - | - | - | - | 5,000.00 | - | - | - | - | 5,000.00 |
| Replace Sound System | | - | - | - | - | - | 2,500.00 | - | - | - | - | 2,500.00 |
| Replace Eyewash Station | | - | - | - | - | - | 500.00 | - | - | - | - | 500.00 |
| New Picnic Tables, Benches & Trash Recepticles | | - | - | - | - | - | 10,000.00 | - | - | - | - | 10,000.00 |
| Add New Security | | - | - | - | - | - | - | 50,000.00 | - | - | - | 50,000.00 |
| Unallocated | | - | 8,000.00 | - | - | - | - | - | - | - | - | 8,000.00 |
| Total CEP | | - | 58,000.00 | 65,500.00 | 65,000.00 | 77,000.00 | 42,500.00 | 50,000.00 | - | - | - | 358,000.00 |
| REVENUES | | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL REVENUES | | - | - | - | - | - | - | - | - | - | - | - |
| (Use of Cash/(LEVY REQUIREMENT)Add to Cash-Debt Reduction | | - | (58,000.00) | (65,500.00) | (65,000.00) | (77,000.00) | (42,500.00) | (50,000.00) | - | - | - | (358,000.00) |