

CAPITAL IMPROVEMENT PLAN



2022-2026

**CITY OF FOND DU LAC
CAPITAL IMPROVEMENT PLAN
2022-2026**

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CITY OF FOND DU LAC - Memorandum

City Manager

To: City Council

From: Joseph P. Moore, City Manager

Date: November 10, 2021

Subject: 2022-2026 Capital Improvement Plan

Introduction

With this memo is your copy of the approved 2022-2026 Capital Improvement Plan (CIP). A Capital Improvement Plan is a statement of intent by City officials to establish a multi-year program for major capital expenditures and the financial resources necessary to accomplish the plan. A Capital Improvement Plan is a flexible planning tool designed to be altered annually as conditions warrant.

A multi-year capital improvement plan provides a long-range viewpoint for the community to identify needed projects and expenditures, selects those projects deemed most important in comparison to all others (priorities), determines when such projects should occur and anticipates the impact such expenditures will have on the community and its financial condition.

Some of the benefits of developing a long-range capital improvement plan are that it:

1. Provides a stable tax rate which allows taxpayers and the city government to plan more effectively;
2. Provides adequate time to plan and coordinate construction projects and eliminate costly duplication of efforts;
3. Provides adequate time to search for alternate methods of financing, including debt issues and grants-in-aid;
4. Provides time to acquire land and right-of-way where needed;
5. Allows time for communication and public input regarding future project plans for the community;
6. Reduces spur-of-the-moment decisions; and
7. Assists in planning efforts of other public utilities, agencies, and businesses.

The City defines capital expenditures as projects which cost more than \$25,000 and have a life expectancy of more than six years. Projects are evaluated and priorities are assigned based upon demand or usage, prior commitments, age and condition of facilities and equipment, and costs versus benefits. Priorities are subject to change as conditions warrant.

This plan does not authorize any expenditure, but does provide a plan of capital expenditures for the development of each year's budget.

Capital Financing Philosophies and Debt Levels

There are two major philosophies used in the financing of long-term capital projects: the "pay-as-you-go" and the "pay-as-you-use" philosophies.

The "pay-as-you-go" philosophy is based upon financing capital projects with current revenues and property tax levies or accumulated resources. Under this financing method the community can save on interest costs by avoiding debt issues.

The "pay-as-you-use" philosophy is based upon debt financing of capital improvements. Under this philosophy, those citizens paying for the projects use them while they are paying for them. An example would be a major street construction project which is financed by issuing debt. The citizens who use the street in the future pay the property taxes needed to repay the debt.

2022-2026 Capital Projects Overview

Total capital projects for all funds vary by year and range from a low of \$16.3 million in 2024 to a high of \$53.7 million in 2026. Details of the individual projects, their timing as well as the funding sources for the projects are listed on the projects detail pages for each department by year. Some of the more significant 2022 projects include:

- Lincoln & Thomas Pump Station Upgrade - \$6,200,000
- Military Road–Superior to Western: Street, Sanitary Sewer & Water - \$4,030,000 (DOT Project)
- Police Department building renovations - \$1,813,000
- Wastewater Utility annual clear water elimination program - \$1,800,000
- Wastewater Utility biosolids dryer - \$1,700,000
- County Hwy VV (Pioneer Road) in conjunction with Fond du Lac County - \$1,442,000
- Street Maintenance & Reconstruction - \$1,405,000
- Water Utility annual main replacement program - \$1,141,125
- Transit bus replacement - \$940,000
- Public Works annual capital equipment replacements - \$802,000
- Annual street restoration-utility repair projects - \$685,000

As part of the Special City Council meeting for budget and CIP deliberations held on September 15, 2021, City Council passed motions to make the following adjustments to the 2022-2026 CIP:

- Added \$50,000 to 2022 for a River District study.
- Added \$200,000 to 2022 for repairs to the lighthouse located in Lakeside Park.
- Added \$200,000 to 2022 for engineering and design work for the 2023 Bridge from Lakeside East to Lakeside West project.
- Moved the Pavement Resurfacing-Lighthouse Drive and Parking Lot project from 2023 to 2022.

2022 Projects Funded by General Operating Funds

This 5-year plan continues to invest a significant amount of operating revenues rather than long-term debt on CIP projects. These revenues include items levied for directly in the capital project funds and items for which the capital projects funds receives operating transfers from other funds. This funding amount is \$1,790,448 for 2022 and will average \$1.9 million each year of this 5-year CIP.

A review of the projects funded by operations will show that they are either maintenance-type expenditures or annually recurring projects where the City spends similar amounts on these types of projects every year. It is good financial practice to fund such projects on a “pay-as-you-go” basis with operating funds, if possible, rather than funding these projects with long-term debt. The changes made in the last few years’ CIPs return the City to its former, more financially sound, practice of funding its annually recurring projects on a pay-as-you-go basis.

Another benefit of funding the annually recurring projects with operating funds rather than long-term debt is that the amount of money the City borrows in future years is reduced. Not only will the City have a lower amount of outstanding debt in future years, but its future debt payments and property tax levies required to pay debt principal and interest will be lower than they otherwise would have been if the City continued its practice of borrowing for its annually recurring capital projects.

In April, 2021, voters approved a Public Safety Referendum to allow the City to exceed tax levy limits in order to hire and equip 6 firefighter/paramedics and 6 patrol officers. Included in the Referendum was \$165,697 for the purchase of 2 additional squad cars to help equip the 6 additional patrol officers. This resulted in the 2022 Squad Replacement Program being higher than the normal yearly average. Fire/Rescue has sufficient apparatus to equip the 6 additional firefighter/paramedics due to having reserve ambulances in the fleet.

A detailed schedule listing all projects funded by operations is included in this report.

2022 Projects Funded by Long-Term Debt

The total amount of 2022 projects to be funded by general obligation (G.O.) long-term debt is \$16,486,500. A detailed schedule listing the projects funded by general obligation long-term debt is included in this report.

Public Works capital improvement plan for 2022 includes a continued increase in funding for street maintenance projects throughout the city, in order to extend the linear miles repaired, with an emphasis on the lowest rated pavements. The amount increased from \$270,000 in 2019 to \$820,000 in 2022. The additional money will allow for significantly more chip sealing or overlay projects to be completed than had been normally scheduled.

This will be achieved by relying more heavily on debt funded public works projects rather than limiting the funding to what could be supported from within the operational budget, which to this point has been our policy. In summary, public works projects that are forecasted to have a useful life of 10 years or more will be eligible for debt funding. The 10 year guideline is used because debt is issued with a 10 year repayment schedule. By relying more heavily on debt funding, there is no savings to the taxpayer, but this change provides the opportunity to improve the quality and extend the life of our street pavements more quickly than prior years. By relying less on operations funding, the levy limit effect as it pertains to street maintenance has been reduced, but the increased reliance on debt will increase the levy nonetheless.

The Lincoln and Thomas Street Pump Station Upgrade saw a significant cost increase from \$3,700,000 in the 2021-2025 CIP to \$6,200,000 in the 2022-2026 CIP. As the design has been progressing, the engineer has found new complexities and risk factors that have caused the estimate to increase substantially.

Included in the 2022-2026 CIP is \$2,732,000 in renovations for the Police Department. The building was purchased from Alliant Energy in 2001 and minimal investment has been made in reconfiguring the building. As the policing has grown and changed over the years, it has become evident that the building requires significant renovations. Locker rooms are no longer adequate to accommodate the increase in female officers. Accreditation standards have required the need for expanded and more secured evidence handling, processing and storage areas. HVAC systems have been maintained over the years, but are reaching the end of their useful lives given the needs and usage of the building.

Repayment Term for New G.O. Debt

The G.O. debt that the City issues to fund general capital projects in 2022 will be issued for a term of 10 years. In 2014 the City implemented a policy that returned to the pre-2007 10-year term from 20-year terms, this fiscally sound debt management practice results in a close matching of debt repayment terms with the useful lives of the assets acquired with the debt.

Decreasing G.O. Debt Balances

Appendix A is a projection of the outstanding G.O. debt balances through 2026. Existing debt, new debt and total debt balances are indicated on the chart. The projections indicate that even with the new debt issued for the capital projects contained in the 2022-2026 CIP, the G.O. debt balance will remain fairly consistent. The G.O. debt balance ranges from a low of \$87.6 million in 2025 to a high of \$91.8 million in 2023, with the average debt balance from 2022-2026 at \$89.6 million.

Consistent with past City Council policy, 60% of the State legal debt limit is used as the limiting goal in developing future capital expenditure plans. The State legal debt limit is 5% of the equalized valuation of taxable property. As shown in Appendix D, the City's projected debt levels are at 53.8% in 2022, and projected to drop to 48.4% by 2026.

Increasing G.O. Debt Payments

Appendix B is a projection of G.O. debt payments through 2026. Existing debt, new debt and total debt payments are indicated on the chart. Total G.O. debt payments are projected to increase each year over the next five years by a total of \$1,595,000.

Increasing Property Tax Levy

A major consideration in developing the Capital Improvement Plan is the impact the proposed projects will have on future property tax rates. The City's property tax levy is subject to strict State-imposed levy limits. Under the levy limit, the City's property tax levy is allowed to increase by no more than the growth in property value due to net new construction, which is 1.43% for 2022. The levy limit is further allowed to increase by the amount of increases in general obligation debt principal and interest payments.

The property tax rate projections indicated in Appendix C show that scheduled increasing debt payments will require increases in the portion of the property tax levy needed for debt service, and the total property tax levy over the next several years. The chart further indicates that the portion of the property tax for operating costs is virtually unchanged over the next several years. The increases in the tax rates are due almost entirely to required increases in the debt payment portion of the tax levy.

2022 Utility Projects

The 2022 CIP includes \$4,690,000 in Wastewater Utility projects and \$3,891,625 in Water Utility projects. Wastewater Utility's biosolids dryer project of \$1,700,000 will be funded by debt, while the remainder of Wastewater Utility projects will be funded by operating funds. The Water Utility will fund \$3,003,625 in a variety of street reconstruction projects with debt, with all other Water Utility projects funded by utility operating funds. No general taxpayer money is used to support utility operations, utility capital projects or utility debt payments.

Utility Debt Balances

Appendix E indicates that the Water Utility debt balances drop from \$28.9 million in 2022 to \$26.9 million by 2026. Appendix F indicates that the net debt balances for the Wastewater Utility increase from \$20.2 million in 2022 to \$50.9 million by 2026, due primarily to significant upcoming project costs related to mandated phosphorous removal and compliance.

Future Capital Projects

Appendix G contains a list of the larger known future capital projects that are beyond the five-year time frame of the 2022-2026 capital improvement plan.

Joseph P. Moore
City Manager

City of Fond du Lac

Summary of Capital
Projects and Funding Sources

2022 – 2026

City of Fond du Lac
Capital Improvement Program
Summary of Capital Projects and Funding Sources
For the Years 2022 through 2026

	2022	2023	2024	2025	2026
Funding Sources:					
Tax Levy	\$ 1,790,448	\$ 1,941,987	\$ 2,092,750	\$ 2,039,520	\$ 1,736,580
Utility Operations	3,878,000	3,495,000	3,617,000	5,442,000	5,005,000
G.O. Debt-General Projects	16,486,500	9,510,000	6,252,000	6,173,480	10,950,000
Available Capital Fund Balances	493,400	725,800	276,200	701,700	77,200
<i>Utility Revenue Debt:</i>					
Wastewater Treatment & Resource Recovery	1,700,000	10,650,000	1,750,000	11,280,000	27,980,000
Water	3,003,625	2,211,700	2,231,750	1,790,750	7,835,350
<i>Federal/State Grants</i>					
Governmental Funds	2,828,600	1,983,200	64,800	898,320	88,800
<i>Transfers from Other Funds:</i>					
Utilities	200,000	-	-	-	-
Total Funding Sources	\$ 30,380,573	\$ 30,767,687	\$ 16,284,500	\$ 28,325,770	\$ 53,672,930
Proposed Capital Projects:					
General Government	\$ 670,000	\$ 365,000	\$ -	\$ -	\$ -
Community Development	1,027,000	760,000	325,000	150,000	-
Library	182,500	-	-	-	-
Police	2,419,448	1,238,987	1,291,750	424,520	376,580
Fire	460,000	700,000	290,000	250,000	750,000
Rescue	115,000	300,000	220,000	320,000	-
<i>Public Works:</i>					
Engineering & GIS	-	-	100,000	-	-
Streets	6,900,000	6,165,000	4,185,000	6,245,000	7,950,000
Storm Water	7,295,000	1,945,000	1,165,000	1,050,000	2,615,000
Parks	871,000	1,608,000	258,000	202,000	25,000
Trees	40,000	-	-	-	-
Municipal Service Center	-	55,000	-	-	250,000
Capital Equipment	802,000	1,110,000	770,000	1,088,000	760,000
Harbor & Boating Facilities	-	85,000	-	-	40,000
Wastewater Treatment & Resource Recovery	4,690,000	13,315,000	4,552,000	15,917,000	32,210,000
Water Utility	3,891,625	3,041,700	3,046,750	2,595,750	8,610,350
Transit System	1,017,000	79,000	81,000	83,500	86,000
Total Capital Projects	\$ 30,380,573	\$ 30,767,687	\$ 16,284,500	\$ 28,325,770	\$ 53,672,930

City of Fond du Lac
Capital Projects Detail Overview
2022 - 2026

**City of Fond du Lac
Capital Improvement Program
Capital Projects Detail Overview
For the Years 2022 through 2026**

	2022	2023	2024	2025	2026
Information Technology Services:					
Redesign of Network Infrastructure with Encryption	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -
Security Camera Replacements	200,000	200,000	-	-	-
Water/Sewer Billing Software	200,000	-	-	-	-
Fiber Extension - North End Lift Stations/Well Houses	85,000	-	-	-	-
WiFi Network Replacement	68,000	-	-	-	-
Vehicle Replacement	17,000	-	-	-	-
Firewall Refresh	-	65,000	-	-	-
Total Information Technology Services	\$ 670,000	\$ 365,000	\$ -	\$ -	\$ -
Community Development:					
Macy Parking Ramp - Repairs	\$ 135,000	\$ 225,000	\$ 225,000	\$ 150,000	\$ -
Placemaking Public Spaces	100,000	100,000	100,000	-	-
Flood Mitigation - Acquisition	85,000	85,000	-	-	-
Brownfield Redevelopment	400,000	-	-	-	-
Industrial Park Development	100,000	-	-	-	-
Parking Facilities Equipment Replacement	37,000	-	-	-	-
Senior Center Exterior Programming Improvements	120,000	-	-	-	-
River District	50,000	-	-	-	-
Arts District	-	100,000	-	-	-
Historic District Property Acquisitions	-	250,000	-	-	-
Total Community Development	\$ 1,027,000	\$ 760,000	\$ 325,000	\$ 150,000	\$ -
Library:					
Library Roof Replacement	\$ 182,500	\$ -	\$ -	\$ -	\$ -
Total Library	\$ 182,500	\$ -	\$ -	\$ -	\$ -
Police:					
Squad Replacement Program	\$ 466,448	\$ 299,112	\$ 384,750	\$ 379,520	\$ 376,580
Building Renovations	1,813,000	747,000	172,000	-	-
Evidence Storage Facility	140,000	-	-	-	-
Taser Replacement Program	-	192,875	-	-	-
Portable Radio Replacement	-	-	500,000	-	-
Stationary ALPR Units	-	-	200,000	-	-
Boiler Replacement Program	-	-	35,000	-	-
Handgun Replacement Program	-	-	-	45,000	-
Total Police	\$ 2,419,448	\$ 1,238,987	\$ 1,291,750	\$ 424,520	\$ 376,580
Fire:					
Fire Station 1 - Roof Replacement	\$ 250,000	\$ -	\$ -	\$ -	\$ -
HazMat Vehicle & Trailer Replacement	135,000	-	-	-	-
Support Vehicle Replacement	75,000	-	-	-	-
Fire Engine Replacement	-	700,000	-	-	750,000
Replace Overhead Apparatus Doors	-	-	250,000	250,000	-
Replace Mobile Data Computers	-	-	40,000	-	-
Total Fire	\$ 460,000	\$ 700,000	\$ 290,000	\$ 250,000	\$ 750,000
Rescue:					
Ambulance Replacement	\$ -	\$ 300,000	\$ -	\$ 320,000	\$ -
CPR Machine Replacement	115,000	-	-	-	-
EMS Skills and Simulation Lab	-	-	180,000	-	-
Mobile Data Computer Replacements	-	-	40,000	-	-
Total Rescue	\$ 115,000	\$ 300,000	\$ 220,000	\$ 320,000	\$ -

**City of Fond du Lac
Capital Improvement Program
Capital Projects Detail Overview
For the Years 2022 through 2026**

	2022	2023	2024	2025	2026
Public Safety Training Center					
Phase 2 - Training Classrooms & Apparatus Bay	\$ -	\$ -	\$ 250,000	\$ -	\$ 4,000,000
Total Public Safety Training Center	\$ -	\$ -	\$ 250,000	\$ -	\$ 4,000,000
Public Works-Engineering & GIS:					
Aerial Orthophotos, Oblique, LiDAR	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Total Engineering & GIS	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Public Works-Streets:					
Street Maintenance	\$ 820,000	\$ 830,000	\$ 840,000	\$ 850,000	\$ 860,000
Bridge Rehabilitation	210,000	220,000	230,000	240,000	250,000
Bridge Maintenance	110,000	120,000	130,000	140,000	150,000
Street Reconstruction	585,000	370,000	270,000	280,000	290,000
Street Restoration - Utility Repair	685,000	875,000	950,000	825,000	950,000
Sidewalk Program - City	95,000	100,000	110,000	110,000	120,000
Sidewalk Program - Private	225,000	225,000	230,000	230,000	235,000
Downtown Alley Program	175,000	-	175,000	-	175,000
Street Lighting - Conduit & Wiring	120,000	-	-	120,000	-
W Division St Bridge Replacement	50,000	2,350,000	-	-	-
Military Rd - Superior to Western - DOT STP Urban	2,700,000	-	-	-	-
Concrete Street Rehabilitation	-	400,000	-	550,000	-
Military Road Railroad Crossing	-	-	225,000	-	-
Traffic Signal Cabinet Upgrade	-	-	-	-	120,000
CTH VV - Pioneer Rd - Forest to Johnson	550,000	-	-	-	-
CTH VV - Pioneer Rd & Johnson St Intersection	125,000	-	-	-	-
CTH VV - Pioneer Rd - Sullivan to Forest	175,000	-	-	-	-
CTH VV - Pioneer Rd - CTH V to FDL Ave	50,000	400,000	-	-	-
CTH VV - Pioneer Rd - Martin to CTH V	-	125,000	700,000	-	-
CTH VV - Pioneer Rd - S Park to Martin	-	150,000	125,000	1,250,000	-
CTH VV - Pioneer Rd - S Main to S Park	-	-	200,000	200,000	3,000,000
Promen Drive Bridge - DOT Bridge Cost Share	225,000	-	-	1,450,000	-
Country Lane Bridge	-	-	-	-	1,100,000
Scott St/Van Dyne Rd Intersection Reconstruction	-	-	-	-	300,000
Johnson Right Turns - National, Prairie, Country Lane	-	-	-	-	325,000
Downtown Traffic Study	-	-	-	-	75,000
Total Streets	\$ 6,900,000	\$ 6,165,000	\$ 4,185,000	\$ 6,245,000	\$ 7,950,000
Public Works-Storm Water:					
Storm Sewer Replacement - Utility Repair	\$ 385,000	\$ 425,000	\$ 435,000	\$ 450,000	\$ 475,000
Stormwater Pump Station Control Upgrades	50,000	50,000	50,000	50,000	50,000
Neighborhood Drainage Program - Private	30,000	35,000	40,000	40,000	45,000
Neighborhood Drainage Program - Public	30,000	35,000	40,000	40,000	45,000
Storm Water Pump & Motor Replacement	350,000	-	350,000	-	350,000
TMDL Storm Water Improvements	200,000	1,100,000	-	-	150,000
Armor Drainage Way Banks	-	250,000	-	270,000	-
Stormwater Flooding Study	50,000	50,000	-	75,000	-
Stormwater Flooding Study Projects	-	-	250,000	-	300,000
Quic Frez Remediation	-	-	-	125,000	1,200,000
Lincoln & Thomas Pump Station Upgrade	6,200,000	-	-	-	-
Total Storm Sewers	\$ 7,295,000	\$ 1,945,000	\$ 1,165,000	\$ 1,050,000	\$ 2,615,000

**City of Fond du Lac
Capital Improvement Program
Capital Projects Detail Overview
For the Years 2022 through 2026**

	2022	2023	2024	2025	2026
Public Works-Parks:					
Lighthouse Repairs	200,000	-	-	-	-
Oven to Fountain Island Bridge Replacement	50,000	210,000	-	-	-
Roof Replacements	35,000	38,000	60,000	-	-
Basketball Court Resurfacing	38,000	-	-	40,000	-
Tennis Court Resurfacing	79,000	-	-	-	-
Trail Maintenance	59,000	-	-	-	-
Pool Upgrades - Fairgrounds Slide	-	25,000	135,000	-	-
Bridge from Lakeside East to Lakeside West	200,000	1,300,000	-	-	-
Pavement Resurfacing - Lighthouse Drive & Parking Lot	210,000	-	-	-	-
Loop Trail - Landscaping	-	35,000	-	-	-
Playground Resurfacing	-	-	63,000	-	-
Parking Lot Resurfacing - Pavilion	-	-	-	100,000	-
Parking Lot Resurfacing	-	-	-	62,000	25,000
Total Parks	\$ 871,000	\$ 1,608,000	\$ 258,000	\$ 202,000	\$ 25,000
Public Works-Trees:					
Terrace Trees	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Total Trees	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Public Works-Municipal Service Center:					
Salt Shed - Fabric Cover Replacement	\$ -	\$ 55,000	\$ -	\$ -	\$ -
Brine Maker	-	-	-	-	250,000
Total Municipal Service Center	\$ -	\$ 55,000	\$ -	\$ -	\$ 250,000
Public Works-Capital Equipment:					
Fleet	\$ 635,000	\$ 685,000	\$ 650,000	\$ 638,000	\$ 650,000
Parks	132,000	100,000	120,000	125,000	110,000
Sanitation	-	325,000	-	325,000	-
Engineering	35,000	-	-	-	-
Total Capital Equipment	\$ 802,000	\$ 1,110,000	\$ 770,000	\$ 1,088,000	\$ 760,000
Harbor & Boating Facilities Improvements:					
Entrance Resurfacing - Lakeside West	\$ -	\$ 85,000	\$ -	\$ -	\$ -
Resurfacing - Boater Parking Areas	-	-	-	-	40,000
Total Harbor & Boating Facilities	\$ -	\$ 85,000	\$ -	\$ -	\$ 40,000
Transit:					
Handi-Van Fleet Replacement	\$ 77,000	\$ 79,000	\$ 81,000	\$ 83,500	\$ 86,000
Bus Replacement	940,000	-	-	-	-
Total Transit	\$ 1,017,000	\$ 79,000	\$ 81,000	\$ 83,500	\$ 86,000
SUBTOTAL GOVERNMENTAL FUND CAPITAL PROJECTS	\$ 21,798,948	\$ 14,410,987	\$ 8,685,750	\$ 9,813,020	\$ 12,852,580

City of Fond du Lac
Capital Improvement Program
Capital Projects Detail Overview
For the Years 2022 through 2026

	2022	2023	2024	2025	2026
Wastewater Treatment & Resource Recovery:					
Capital Equipment Replacement	\$ 75,000	\$ 25,000	\$ 37,000	\$ 37,000	\$ 350,000
Annual Clearwater Elimination	1,800,000	2,200,000	2,300,000	2,300,000	2,400,000
14th St Private Clearwater Pilot Project	400,000	-	-	-	-
Sanitary Flow Meter Replacement	35,000	35,000	-	-	-
Military Road - Sanitary Sewer Relay - Superior to Western	630,000	-	-	-	-
W Division St Bridge Sanitary Adjustment	-	15,000	-	-	-
Pioneer Rd Sanitary Adjustments	50,000	50,000	125,000	100,000	100,000
West Scott Street - Sanitary Sewer Relay	-	-	-	-	950,000
Biosolids Dryer	1,700,000	10,650,000	-	-	-
Biogas Utilization - Pipeline Injection	-	-	1,600,000	5,040,000	-
Mixed Liquor Splitter Structure Modification	-	-	-	1,655,000	-
<i>Phosphorus Compliance</i>					
Water Quality Trading	-	340,000	340,000	545,000	430,000
Excess Flow Rehab	-	-	150,000	4,300,000	-
Headworks Pump Upgrades	-	-	-	280,000	4,010,000
Filters	-	-	-	700,000	10,200,000
EQ Storage Tank	-	-	-	960,000	13,770,000
Total WTRRF	\$ 4,690,000	\$ 13,315,000	\$ 4,552,000	\$ 15,917,000	\$ 32,210,000
Water Utility:					
Capital Equipment Replacement	\$ 203,000	\$ 135,000	\$ 120,000	\$ 100,000	\$ 70,000
Annual Water Meter Additions & Replacements	80,000	80,000	80,000	80,000	80,000
Annual 4-inch Main Replacement - City Wide	175,000	175,000	175,000	175,000	175,000
Annual Well Renovation & Pump Work	330,000	340,000	340,000	350,000	350,000
Annual Emergency Well Reserve	100,000	100,000	100,000	100,000	100,000
Annual Clearwater Elimination - Main Replacement	1,141,125	1,318,000	1,371,750	1,355,750	1,125,350
<i>Stand Alone Projects</i>					
Trowbridge GSR Painting & Overflow Modification (3.0 MG)	150,000	-	-	-	-
NE GSR Roof & Overflow Modification (0.5MG)	30,000	130,000	-	-	-
Southview Acres Water Main Loop-Springs to Morningside	15,000	280,000	-	-	-
Martin Tower Painting (0.5 MG)	-	45,000	450,000	-	-
Trowbridge Backflow Upgrade	-	-	30,000	200,000	-
Montana Street	-	-	-	220,000	-
N Hickory St - Scott to Dead End	-	-	-	-	190,000
Advanced Metering Infrastructure Upgrade	-	-	-	-	3,500,000
Fond du Lac Ave to South Country Lane Loop	-	-	-	-	704,000
E Division St to Wisconsin American Drive Loop	-	-	-	-	638,000
S Hickory St to Fox Ridge Loop	-	-	-	-	924,000
<i>Annual City St Reconstruction-Water Main Replacements</i>					
Military - Superior to Western - STP Urban Project	700,000	-	-	-	-
2nd St-Vincent to Deneuve Creek	275,500	-	-	-	-
3rd St - Park to Everett	-	209,000	-	-	-
Morris St - 12th St to 9th St	-	-	-	-	307,500
<i>Outside Agency Projects</i>					
W Division St Bridge	150,000	-	-	-	-
CTH VV Pioneer - Forest to Johnson	532,000	-	-	-	-
CTH VV Pioneer - CTH V to Fond du Lac Ave	10,000	214,700	-	-	-
CTH VV Pioneer - Martin to CTH V	-	15,000	380,000	-	-
CTH VV Pioneer - S Park to Martin	-	-	-	15,000	446,500
Total Water Utility	\$ 3,891,625	\$ 3,041,700	\$ 3,046,750	\$ 2,595,750	\$ 8,610,350
TOTAL CAPITAL PROJECTS	\$ 30,380,573	\$ 30,767,687	\$ 16,284,500	\$ 28,325,770	\$ 53,672,930

**City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by General Operations**

DESCRIPTION	2022	2023	2024	2025	2026
Projects Funded by Tax Levy					
Public Works-Streets:					
Street Maintenance	\$ 820,000	\$ 830,000	\$ 840,000	\$ 850,000	\$ 860,000
Bridge Maintenance	110,000	120,000	130,000	140,000	150,000
Street Lighting - Conduit & Wiring	120,000	-	-	120,000	-
Total Streets	\$ 1,050,000	\$ 950,000	\$ 970,000	\$ 1,110,000	\$ 1,010,000
Public Works-Capital Equipment Replacement	\$ 127,000	\$ 295,000	\$ 205,000	\$ 198,000	\$ 185,000
Public Works-Storm Water:					
Stormwater Control Upgrades	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Neighborhood Drainage Program - Private	30,000	35,000	40,000	40,000	45,000
Neighborhood Drainage Program - Public	30,000	35,000	40,000	40,000	45,000
Stormwater Flooding Study	-	50,000	-	75,000	-
Total Storm Water	\$ 110,000	\$ 170,000	\$ 130,000	\$ 205,000	\$ 140,000
Public Works-Engineering & GIS:					
Aerial Orthophotos, Oblique, LiDAR	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Total Engineering & GIS	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Public Works-Parks					
Loop Trail - Landscaping	\$ -	\$ 35,000	\$ -	\$ -	\$ -
Basketball Court Resurfacing	-	-	-	40,000	-
Playground Resurfacing	-	-	63,000	-	-
Parking Lot Resurfacing	-	-	-	62,000	25,000
Total Parks	\$ -	\$ 35,000	\$ 63,000	\$ 102,000	\$ 25,000
Total Public Works	\$ 1,287,000	\$ 1,450,000	\$ 1,468,000	\$ 1,615,000	\$ 1,360,000
Police:					
Squad Replacement Program	\$ 466,448	\$ 299,112	\$ 384,750	\$ 379,520	\$ 376,580
Taser Replacement Program	-	192,875	-	-	-
Stationary ALPR Units	-	-	200,000	-	-
Handgun Replacement Program	-	-	-	45,000	-
Total Police	\$ 466,448	\$ 491,987	\$ 584,750	\$ 424,520	\$ 376,580
Fire:					
Replace Mobile Data Computers	\$ -	\$ -	\$ 40,000	\$ -	\$ -
Total Fire	\$ -	\$ -	\$ 40,000	\$ -	\$ -
Community Development:					
Parking Facilities Equipment Replacement	\$ 37,000	\$ -	\$ -	\$ -	\$ -
Total Community Development	\$ 37,000	\$ -	\$ -	\$ -	\$ -
Total Projects Funded by Tax Levy	\$ 1,790,448	\$ 1,941,987	\$ 2,092,750	\$ 2,039,520	\$ 1,736,580
Projects Funded by Operating Transfers					
Information Technology Services:					
Transfer from Water Utility-Utility Billing Software	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Total Information Technology Services	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Total Projects Funded by Operating Transfers	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Total Projects Funded by General Operations	1,990,448	1,941,987	2,092,750	2,039,520	1,736,580

City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by General Obligation Debt

Project Description	2022	2023	2024	2025	2026
General Government:					
Redesign of Network Infrastructure with Encryption	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -
Security Camera Replacements	200,000	200,000	-	-	-
Fiber Extension - North End Lift Stations/Well Houses	85,000	-	-	-	-
WiFi Network Replacement	68,000	-	-	-	-
Vehicle Replacement	17,000	-	-	-	-
Firewall Refresh	-	65,000	-	-	-
Total General Government	\$ 470,000	\$ 365,000	\$ -	\$ -	\$ -
Community Development:					
Macy Parking Ramp - Repairs	\$ 135,000	\$ 225,000	\$ 225,000	\$ 150,000	\$ -
Placemaking Public Spaces	100,000	100,000	100,000	-	-
Flood Mitigation - Acquisition	85,000	85,000	-	-	-
Brownfield Redevelopment	400,000	-	-	-	-
Industrial Park Development	100,000	-	-	-	-
Senior Center Exterior Programming Improvements	120,000	-	-	-	-
River District	50,000	-	-	-	-
Arts District	-	100,000	-	-	-
Historic District Property Acquisitions	-	250,000	-	-	-
Total Community Development	\$ 990,000	\$ 760,000	\$ 325,000	\$ 150,000	\$ -
Library:					
Roof Replacement	\$ 182,500	\$ -	\$ -	\$ -	\$ -
Total Library	\$ 182,500	\$ -	\$ -	\$ -	\$ -
Police:					
Building Renovations	\$ 1,813,000	\$ 747,000	\$ 172,000	\$ -	\$ -
Evidence Storage	140,000	-	-	-	-
Portable Radio Replacement	-	-	500,000	-	-
Boiler Replacement Program	-	-	35,000	-	-
Total Police	\$ 1,953,000	\$ 747,000	\$ 707,000	\$ -	\$ -
Fire:					
Fire Station 1 - Roof Replacement	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Fire Engine Replacement	-	700,000	-	-	750,000
Replace Overhead Apparatus Doors	-	-	250,000	250,000	-
Total Fire	\$ 250,000	\$ 700,000	\$ 250,000	\$ 250,000	\$ 750,000
Public Safety Training Center					
Phase 2 - Training Classrooms & Apparatus Bay	\$ -	\$ -	\$ 250,000	\$ -	\$ 4,000,000
Total Public Safety Training Center	\$ -	\$ -	\$ 250,000	\$ -	\$ 4,000,000
Public Works-Streets:					
Bridge Rehabilitation	\$ 210,000	\$ 220,000	\$ 230,000	\$ 240,000	\$ 250,000
Street Reconstruction	585,000	370,000	270,000	280,000	290,000
Street Restoration - Utility Repair	685,000	875,000	950,000	825,000	950,000
Sidewalk Program - City	95,000	100,000	110,000	110,000	120,000
Sidewalk Program - Private	225,000	225,000	230,000	230,000	235,000
Downtown Alley Program	175,000	-	175,000	-	175,000
W Division St Bridge Replacement	50,000	470,000	-	-	-
Military Rd - Superior to Western - DOT STP Urban	810,000	-	-	-	-
Concrete Street Rehabilitation	-	400,000	-	550,000	-
Military Road Railroad Crossing	-	-	225,000	-	-
Traffic Signal Cabinet Upgrades	-	-	-	-	120,000
CTH VV - Pioneer Rd - Forest to Johnson	550,000	-	-	-	-
CTH VV - Pioneer Rd & Johnson St Intersection	125,000	-	-	-	-
CTH VV - Pioneer Rd - Sullivan to Forest	175,000	-	-	-	-
CTH VV - Pioneer Rd - CTH V to FDL Ave	50,000	400,000	-	-	-
CTH VV - Pioneer Rd - Martin to CTH V	-	125,000	700,000	-	-
CTH VV - Pioneer Rd - S Park to Martin	-	150,000	125,000	1,250,000	-
CTH VV - Pioneer Rd - S Main to S Park	-	-	200,000	200,000	3,000,000
Promen Drive Bridge - DOT Cost Share	225,000	-	-	618,480	-
Country Lane Bridge	-	-	-	-	1,100,000
Scott St/Van Dyne Rd Intersection Reconstruction	-	-	-	-	300,000
Johnson Right Turns - National, Prairie, Country Lane	-	-	-	-	325,000
Downtown Traffic Study	-	-	-	-	75,000
Total Streets	\$ 3,960,000	\$ 3,335,000	\$ 3,215,000	\$ 4,303,480	\$ 6,940,000

**City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by General Obligation Debt**

Project Description	2022	2023	2024	2025	2026
Public Works-Storm Water:					
Storm Sewer Replacement - Utility Repair	\$ 385,000	\$ 425,000	\$ 435,000	\$ 450,000	\$ 475,000
Storm Water Pump & Motor Replacements	350,000	-	350,000	-	350,000
TMDL Storm Water Improvements	200,000	1,100,000	-	-	150,000
Armor Drainage Way Banks	-	250,000	-	270,000	-
Stormwater Flooding Study Projects	-	-	250,000	-	300,000
Quic Frez Remediation	-	-	-	125,000	1,200,000
Lincoln & Thomas Pump Station Upgrade	6,200,000	-	-	-	-
Total Storm Sewers	\$ 7,135,000	\$ 1,775,000	\$ 1,035,000	\$ 845,000	\$ 2,475,000
Public Works-Parks:					
Lighthouse Repairs	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Oven to Fountain Island Bridge Replacement	50,000	210,000	-	-	-
Roof Replacements	35,000	38,000	60,000	-	-
Tennis Court Resurfacing	79,000	-	-	-	-
Basketball Court Resurfacing	38,000	-	-	-	-
Trail Maintenance	59,000	-	-	-	-
Pool Upgrades - Fairgrounds Slide	-	25,000	135,000	-	-
Bridge from Lakeside East to Lakeside West	200,000	1,300,000	-	-	-
Pavement Resurfacing - Lighthouse Drive & Parking Lot	210,000	-	-	-	-
Parking Lot Resurfacing - Pavilion	-	-	-	100,000	-
Total Parks	\$ 871,000	\$ 1,573,000	\$ 195,000	\$ 100,000	\$ -
Public Works-Trees:					
Terrace Trees	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Total Trees	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Public Works-Municipal Service Center:					
Salt Storage Building - Replace Fabric Cover	\$ -	\$ 55,000	\$ -	\$ -	\$ -
Brine Maker	-	-	-	-	250,000
Total Municipal Service Center	\$ -	\$ 55,000	\$ -	\$ -	\$ 250,000
Public Works-Capital Equipment					
Capital Equipment Program	\$ 635,000	\$ 450,000	\$ 525,000	\$ 525,000	\$ 535,000
Equipment Replacement	635,000	450,000	525,000	525,000	535,000
Total Debt - All Projects	\$ 16,486,500	\$ 9,760,000	\$ 6,252,000	\$ 6,173,480	\$ 10,950,000

**City of Fond du Lac
Capital Improvement Program
For the Years 2022 through 2026
Summary of Other Funding Sources**

Project Description	2022	2023	2024	2025	2026
FEDERAL/STATE GRANTS:					
Fire/Rescue					
Support Vehicle Replacement	\$ 75,000	\$ -	\$ -	\$ -	\$ -
Total Fire/Rescue	\$ 75,000	\$ -	\$ -	\$ -	\$ -
Public Works-Streets:					
W Division St Bridge Replacement	\$ -	\$ 1,880,000	\$ -	\$ -	\$ -
Military Rd - Superior to Western - DOT STP Urban	1,890,000	-	-	-	-
Total Streets	\$ 1,890,000	\$ 1,880,000	\$ -	\$ -	\$ -
Public Works-Stormwater:					
Stormwater Flooding Study	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Total Stormwater	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Public Works-Parks:					
Promen Drive Bridge - DOT Local Bridge Program	\$ -	\$ -	\$ -	\$ 831,520	\$ -
Total Parks	\$ -	\$ -	\$ -	\$ 831,520	\$ -
Harbor & Boating Facilities Improvement					
Entrance Resurfacing - Lakeside West	\$ -	\$ 40,000	\$ -	\$ -	\$ -
Resurfacing - Boater Parking Areas	-	-	-	-	20,000
Total Harbor & Boating Facilities Improvement	\$ -	\$ 40,000	\$ -	\$ -	\$ 20,000
Transit:					
Federal Capital Equipment Grant	\$ 813,600	\$ 63,200	\$ 64,800	\$ 66,800	\$ 68,800
Total Transit	\$ 813,600	\$ 63,200	\$ 64,800	\$ 66,800	\$ 68,800
Total Federal & State Grants-All funds	\$ 2,828,600	\$ 1,983,200	\$ 64,800	\$ 898,320	\$ 88,800
AVAILABLE CAPITAL BALANCES:					
Rescue:					
Ambulance Replacement	\$ -	\$ 300,000	\$ -	\$ 320,000	\$ -
CPR Machine Replacement	115,000	-	-	-	-
EMS Skills and Simulation Lab	-	-	180,000	-	-
Mobile Data Computer Replacements	-	-	40,000	-	-
Total Rescue	\$ 115,000	\$ 300,000	\$ 220,000	\$ 320,000	\$ -
HazMat:					
HazMat Vehicle & Trailer Replacement	\$ 135,000	\$ -	\$ -	\$ -	\$ -
Total Parks	\$ 135,000	\$ -	\$ -	\$ -	\$ -
Public Works-Capital Equipment:					
Public Works	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Sanitation	-	325,000	-	325,000	-
Total Capital Equipment	\$ 40,000	\$ 365,000	\$ 40,000	\$ 365,000	\$ 40,000
Harbor & Boating Facilities Improvement					
Entrance Resurfacing - Lakeside West	\$ -	\$ 45,000	\$ -	\$ -	\$ -
Resurfacing - Boater Parking Areas	-	-	-	-	20,000
Total Harbor & Boating Facilities Improvement	\$ -	\$ 45,000	\$ -	\$ -	\$ 20,000
Transit:					
Local Share - Handi-Van Replacement	\$ 15,400	\$ 15,800	\$ 16,200	\$ 16,700	\$ 17,200
Local Share - Bus Replacement	188,000	-	-	-	-
Total Transit	\$ 203,400	\$ 15,800	\$ 16,200	\$ 16,700	\$ 17,200
Total Available CPF Fund Balances	493,400	725,800	276,200	701,700	77,200
Total Available Capital Fund Balances	\$ 493,400	\$ 725,800	\$ 276,200	\$ 701,700	\$ 77,200

City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by Utility Debt

Project Description	2022	2023	2024	2025	2026
<i>Wastewater Treatment & Resource Recovery:</i>					
Biosolids Dryer	\$ 1,700,000	\$ 10,650,000	\$ -	\$ -	\$ -
Biogas Utilization - Pipeline Injection	-	-	1,600,000	5,040,000	-
<i>Phosphorus Compliance</i>					
Excess Flow Rehab	-	-	150,000	4,300,000	-
Headworks Pump Upgrades	-	-	-	280,000	4,010,000
Filters	-	-	-	700,000	10,200,000
EQ Storage Tank	-	-	-	960,000	13,770,000
<i>Total WTRRF</i>	\$ 1,700,000	\$ 10,650,000	\$ 1,750,000	\$ 11,280,000	\$ 27,980,000
<i>Water Utility:</i>					
<i>Stand Alone Projects</i>					
Martin Tower Painting (0.5 MG)	\$ -	\$ 45,000	\$ 450,000	\$ -	\$ -
Trowbridge GSR Painting & Overflow Modification (3.0 MG)	150,000	-	-	-	-
Trowbridge Backflow Upgrade	-	-	30,000	200,000	-
NE GSR Roof & Overflow Modification (0.5 MG)	30,000	130,000	-	-	-
Southview Acres Water Main Loop-Springs to Morningside	15,000	280,000	-	-	-
Annual Clearwater Elimination - Main Replacement	1,141,125	1,318,000	1,371,750	1,355,750	1,125,350
Montana Street	-	-	-	220,000	-
N Hickory St - Scott to Dead End	-	-	-	-	190,000
Advanced Metering Infrastructure Upgrade	-	-	-	-	3,500,000
Fond du Lac Ave to South Country Lane Loop	-	-	-	-	704,000
E Division St to Wisconsin American Drive Loop	-	-	-	-	638,000
S Hickory St to Fox Ridge Loop	-	-	-	-	924,000
<i>Annual City St Reconstruction-Water Main Replacements</i>					
Military - Superior to Western - STP Urban Project	700,000	-	-	-	-
2nd St - Vincent to DeNeve Creek	275,500	-	-	-	-
3rd St - Park to Everett	-	209,000	-	-	-
Morris St - 12th St to 9th St	-	-	-	-	307,500
<i>Outside Agency Projects</i>					
W Division St Bridge	150,000	-	-	-	-
CTH VV Pioneer - Forest to Johnson	532,000	-	-	-	-
CTH VV Pioneer - CTH V to Fond du Lac Ave	10,000	214,700	-	-	-
CTH VV Pioneer - Martin to CTH V	-	15,000	380,000	-	-
CTH VV Pioneer - S Main to S Park	-	-	-	15,000	446,500
<i>Total Water Utility</i>	\$ 3,003,625	\$ 2,211,700	\$ 2,231,750	\$ 1,790,750	\$ 7,835,350
<i>Total Projects Funded by Utility Debt</i>	\$ 4,703,625	\$ 12,861,700	\$ 3,981,750	\$ 13,070,750	\$ 35,815,350

**City of Fond du Lac
Capital Improvement Plan
For the Years 2022 through 2026
Summary of Projects Funded by Utility Operations**

Project Description	2022	2023	2024	2025	2026
<i>Wastewater Treatment & Resource Recovery:</i>					
Capital Equipment Replacement	\$ 75,000	\$ 25,000	\$ 37,000	\$ 37,000	\$ 350,000
Annual Clearwater Elimination	1,800,000	2,200,000	2,300,000	2,300,000	2,400,000
14th St Private Clearwater Pilot Project	400,000	-	-	-	-
Sanitary Flow Meter Replacement	35,000	35,000	-	-	-
Military Road - Hickory to Western - DOT STP Urban	630,000	-	-	-	-
W Division St Bridge Sanitary Adjustment	-	15,000	-	-	-
Pioneer Rd Sanitary Adjustments	50,000	50,000	125,000	100,000	100,000
West Scott Street Sanitary Sewer Relay	-	-	-	-	950,000
Mixed Liquor Splitter Structure Modificaion	-	-	-	1,655,000	-
<i>Phosphorus Compliance</i>					
Water Quality Trading	-	340,000	340,000	545,000	430,000
<i>Total WTRRF</i>	\$ 2,990,000	\$ 2,665,000	\$ 2,802,000	\$ 4,637,000	\$ 4,230,000
<i>Water Utility:</i>					
Capital Equipment Replacement	\$ 203,000	\$ 135,000	\$ 120,000	\$ 100,000	\$ 70,000
Annual Water Meter Additions & Replacements	80,000	80,000	80,000	80,000	80,000
Annual 4-inch Main Replacement - City Wide	175,000	175,000	175,000	175,000	175,000
Annual Well Renovation & Pump Work	330,000	340,000	340,000	350,000	350,000
Annual Emergency Well Reserve	100,000	100,000	100,000	100,000	100,000
<i>Total Water Utility</i>	\$ 888,000	\$ 830,000	\$ 815,000	\$ 805,000	\$ 775,000
<i>Total Projects Funded by Utility Operations</i>	\$ 3,878,000	\$ 3,495,000	\$ 3,617,000	\$ 5,442,000	\$ 5,005,000

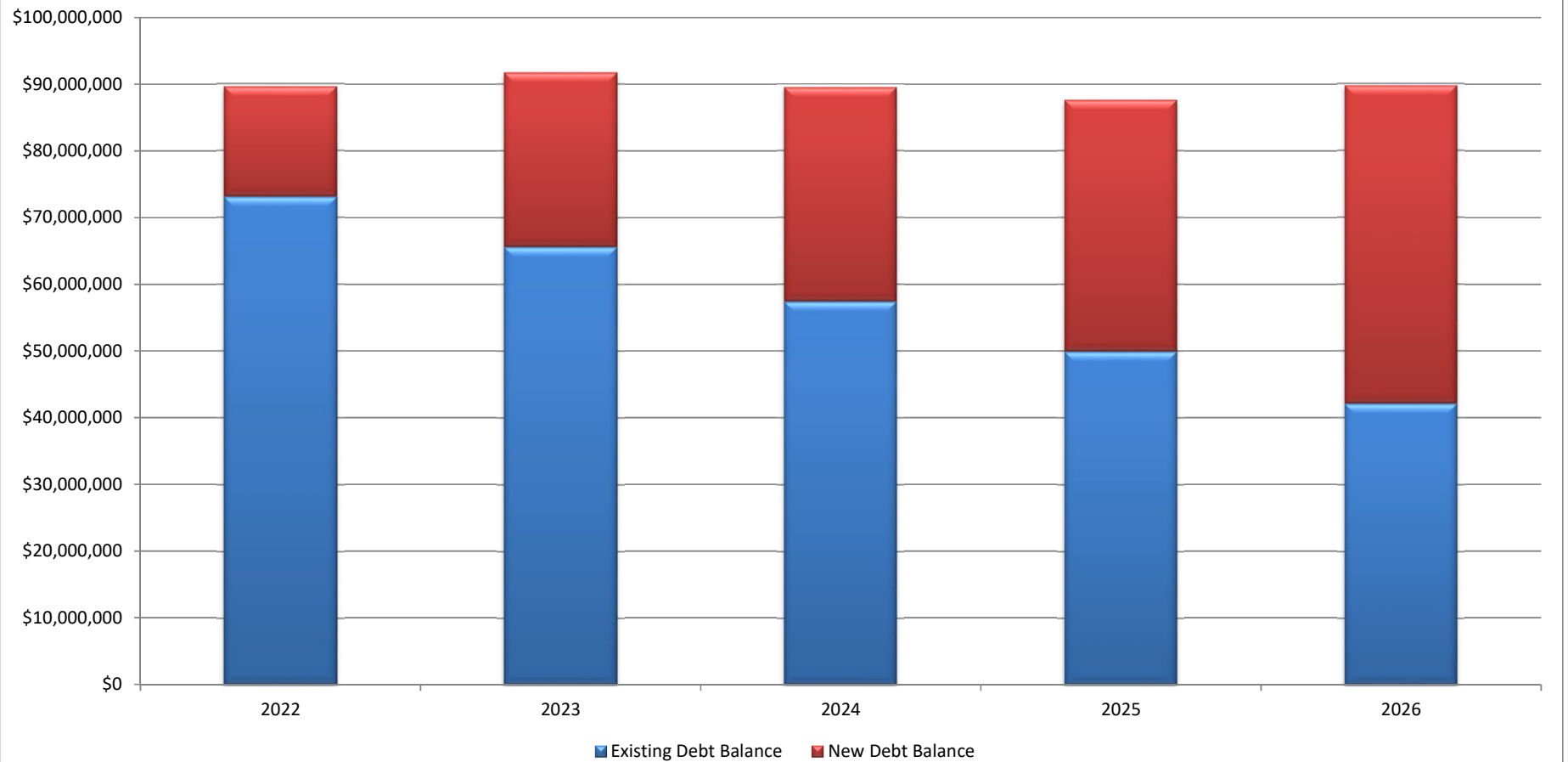
City of Fond du Lac

Capital Improvement Plan

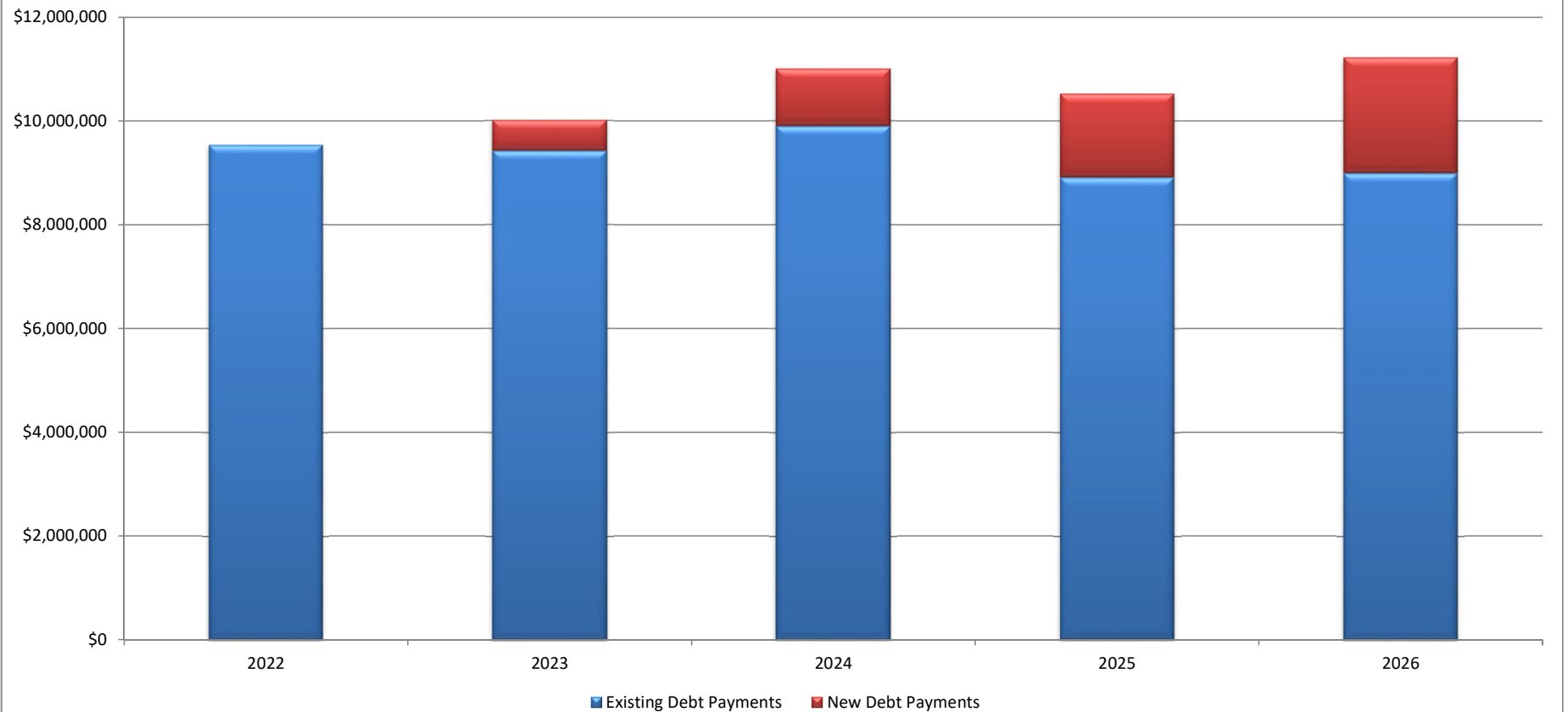
2022 - 2026

Appendices

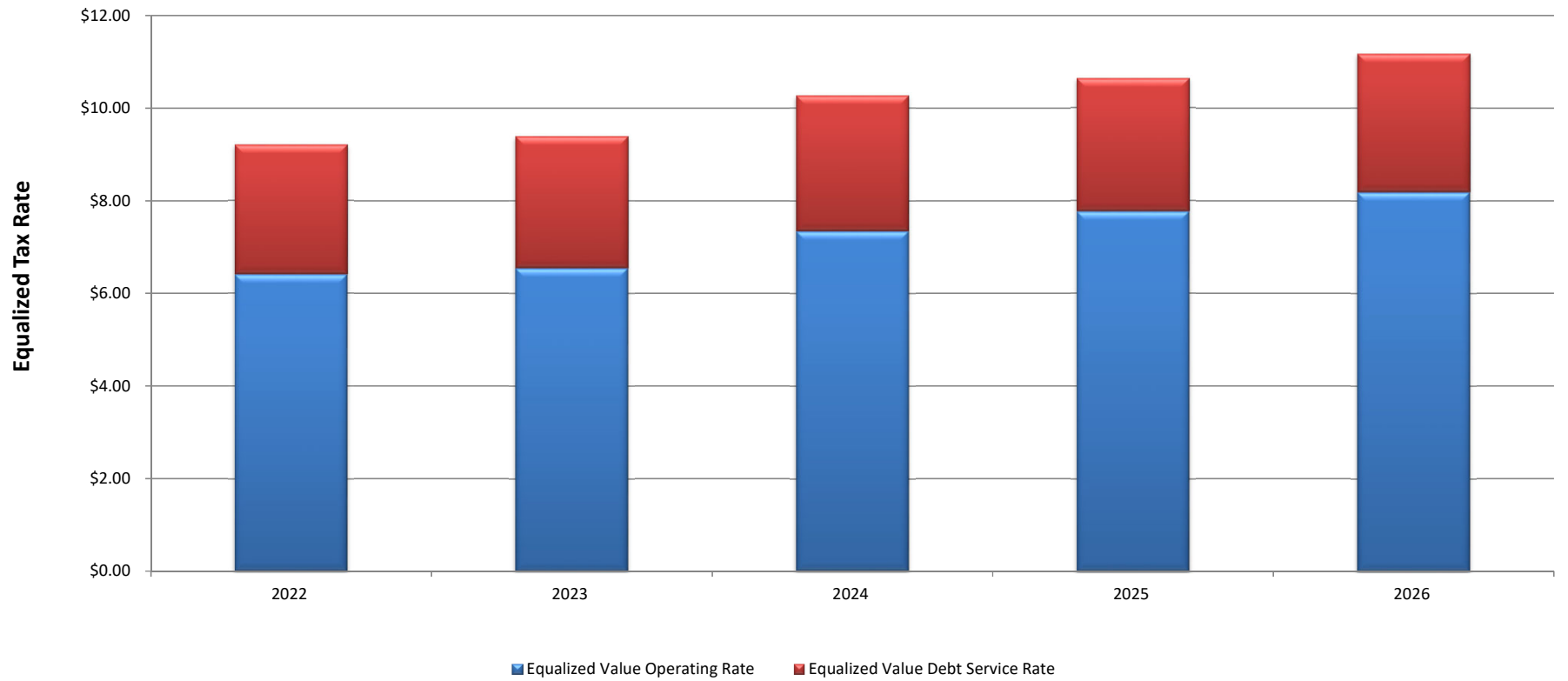
Appendix A
General Obligation Debt Balances
Existing Debt & New Debt



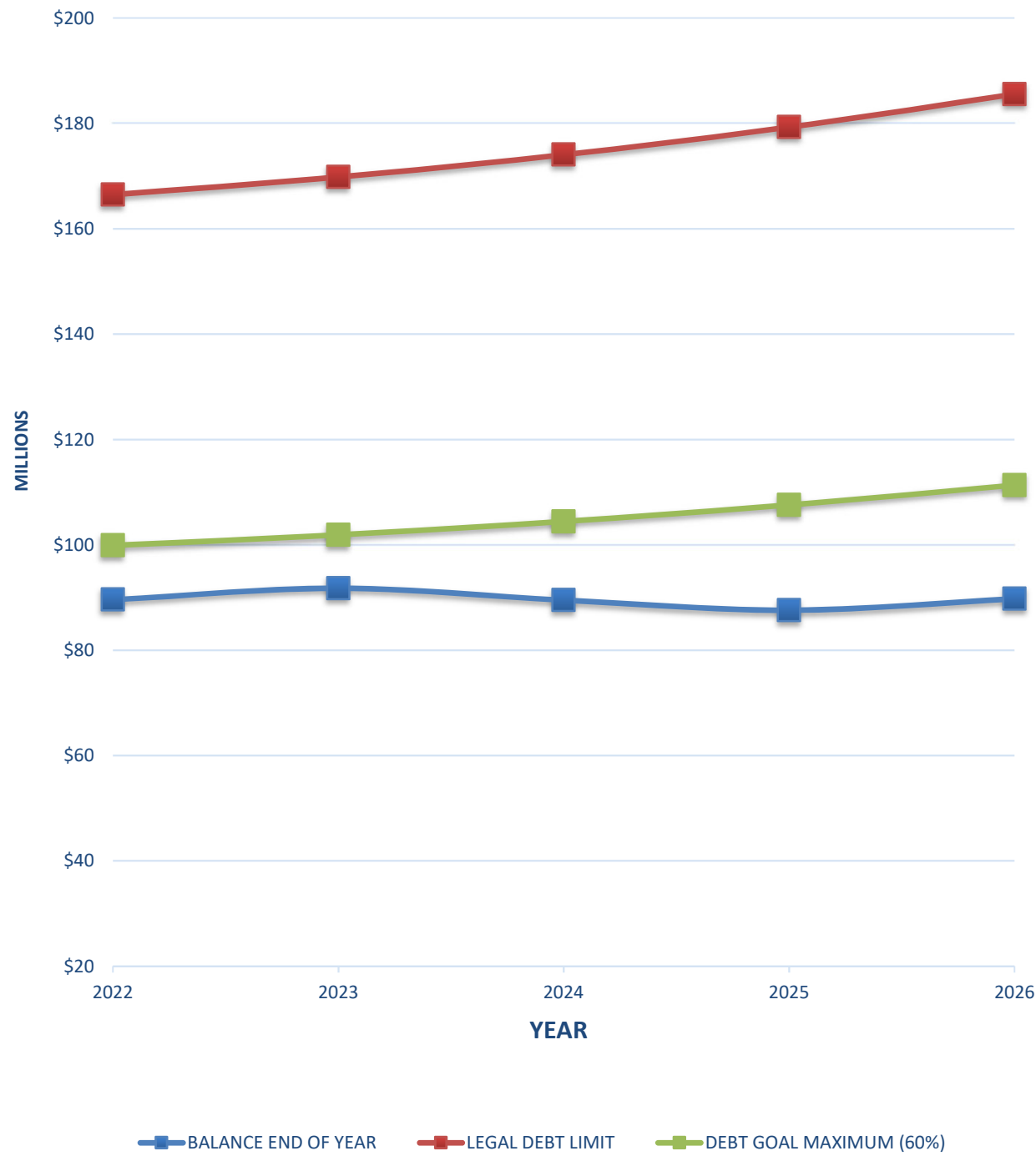
Appendix B
General Obligation Debt Payments
New Debt & Existing Debt



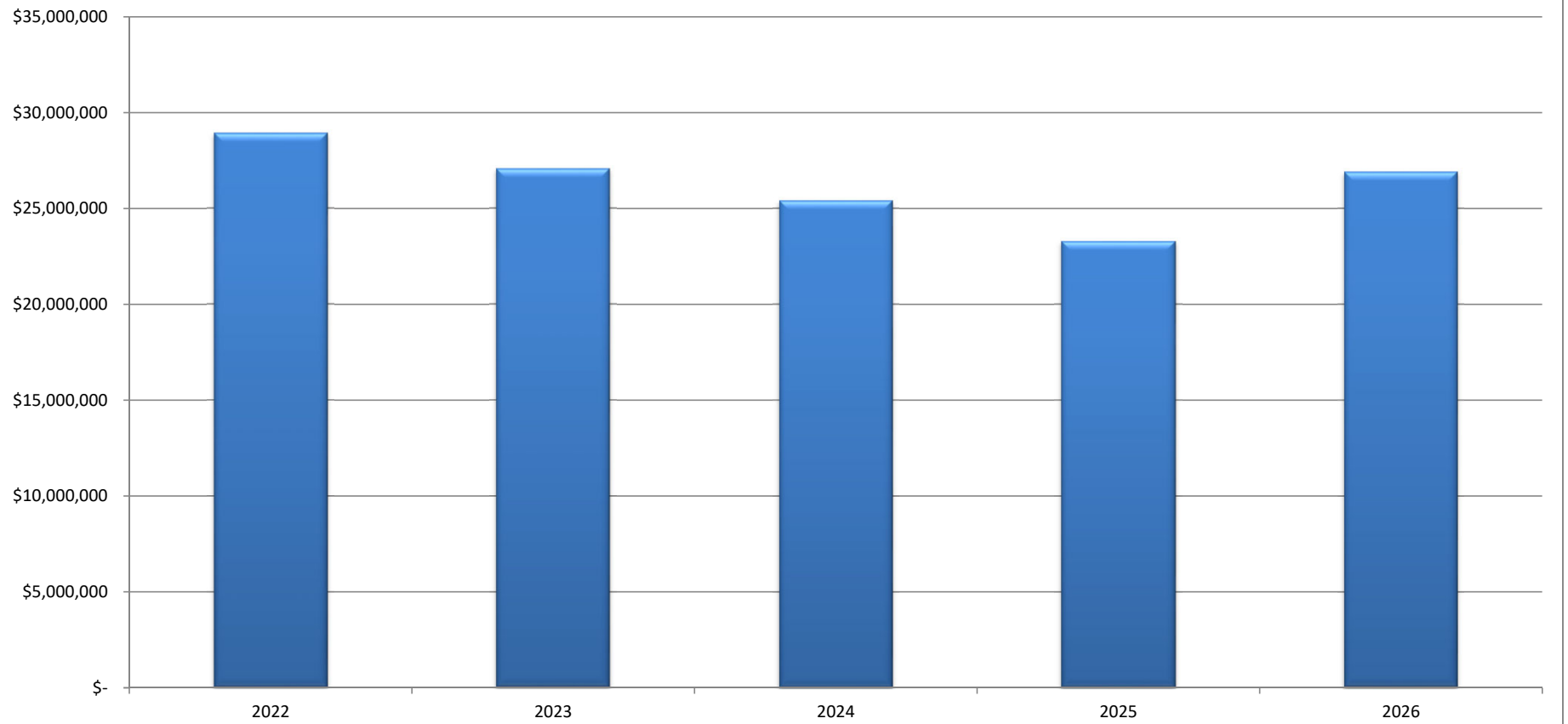
Appendix C
Projected Property Tax Rates
(Equalized Value Basis)



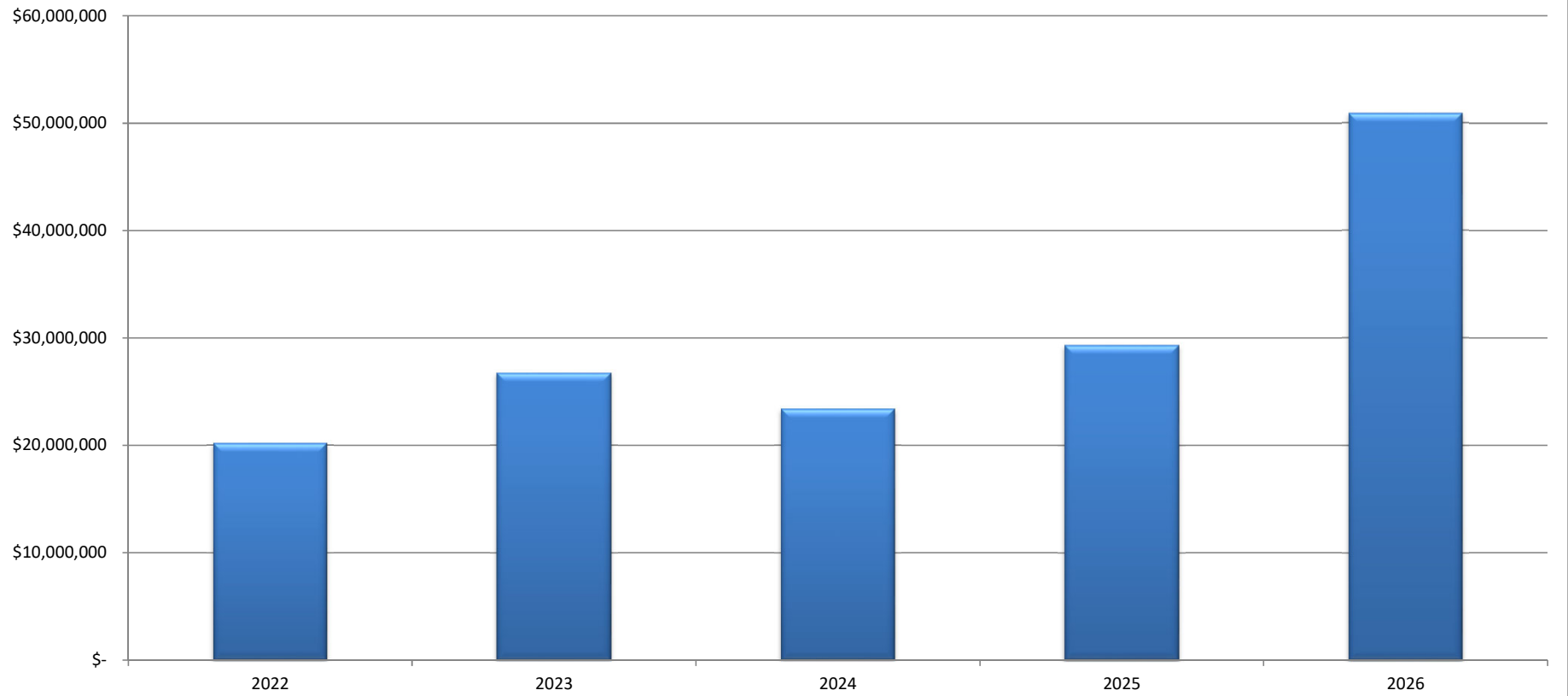
APPENDIX D
DEBT CHART
GENERAL OBLIGATION DEBT COMPARISON



Appendix E Water Debt Balance



Appendix F Wastewater Debt Balance



APPENDIX G
CITY OF FOND DU LAC
CAPITAL IMPROVEMENT PLAN
For the Years 2022 through 2026
PROJECTS BEYOND 2025

Water

Generator at Well 16

Wastewater Treatment & Resource Recovery Facility

PFAS Reduction