



Capital Improvement Plan

2026-2030

City of Augusta

Executive Summary

On February 11, 2025, the Augusta City Council established a Capital Improvement Committee. From March through November 2025, the Committee worked to develop a capital improvement plan covering 2026 through 2030.

Overview and Purpose of Capital Improvement Planning

A capital improvement plan (CIP) is a long-term planning document that helps prioritize and manage capital needs.

The main purposes of capital improvement planning:

- Prioritize capital needs
- Plan for long-term financial stability
- Improve decision making
- Maximize the use of resources
- Ensure compliance with growth and regulations
- Community and stakeholder engagement

The Committee's work included defining the scope of the capital improvement plan, compiling a list of capital needs and estimated costs, determining recommended timing and potential financing sources for each capital improvement.

Challenges

The challenges faced when developing a capital improvement plan:

- Significant deferred maintenance needs, specifically regarding municipal buildings, public works equipment and vehicles, and infrastructure.
- State mandated property tax levy limits, which have frozen municipal tax levies for non-debt purposes unless there is new construction
- Statutory limits on the ability to generate additional revenues with new fees for providing garbage collection, fire protection, snow plowing, street sweeping, or storm water management
- High cost of capital improvements, such as street reconstruction, water tower painting, and public works equipment, relative to the annual City budget

Capital Improvement Plan

The City of Augusta's Capital Improvement Plan provides a schedule of capital improvements over \$25,000 expected from 2026 through 2030. Following the Summary of Capital Improvements by Year, this document provides a description of each proposed capital need, estimated cost, expected timing of the expenditure, and planned financing sources. The CIP is a working document and should be reviewed and updated annually to reflect changing needs, priorities, and funding opportunities.

Funding for the recommended capital improvements is derived from multiple sources, including historical funding sources for similar capital improvements. The sources and levels of funding are subject to change.

Summary of Capital Improvements by Year (2026-2030)

	Estimated Cost	Planned budget year				
		2026	2027	2028	2029	2030
Public Safety						
Squad - Replace 2016 Chevrolet Tahoe	60,000		60,000			
Squad - Replace 2019 Chevrolet Tahoe	60,000					60,000
Total Public Safety	120,000	-	60,000	-	-	60,000
Public Works Equipment						
Wheel Loader	180,000			180,000		
Skid Steer	45,000		45,000			
Box broom for skid steer	8,000	8,000				
Plow Truck	210,000				210,000	
Truck #1 - Replace 2013 Chevrolet (blue)	60,000	60,000				
Truck #4- Replace Dodge (white)	60,000					60,000
Truck #3- Replace 1994 Ford Ranger (white) LESO	40,000			40,000		
Truck #2 - Replace Ford Diesel 3/4 ton (silver)	75,000		75,000			
Total Public Works Equipment	678,000	68,000	120,000	220,000	210,000	60,000
Infrastructure & Facilities						
Chip Sealing	160,000	30,000	40,000	30,000	30,000	30,000
Water Tower Painting	600,000	600,000				
Automatic Metering System	87,000	29,000	29,000	29,000		
Spring Street Lift Station	800,000	800,000				
Sewer plant storage silo drain and repair	80,000	80,000				
Well #6 Rehab	25,000	25,000				
Condition assessment and needs analysis for City Hall, Library, Senior Center, etc.	10,000	10,000				
Reconstruction - Colfax Street	2,880,000	480,000	2,400,000			
Street Resurfacing - E. Brown Street & N. Spring Street	70,000	70,000				
Reconstruction - Baldwin Phase 1	1,200,000			1,200,000		
Reconstruction - S. Stone Street	4,200,000					4,200,000
Total Infrastructure & Facilities	10,112,000	2,124,000	2,469,000	1,259,000	30,000	4,230,000
Totals	\$10,910,000	\$2,192,000	\$2,649,000	\$1,479,000	\$ 240,000	\$4,350,000

Public Safety

SQUAD REPLACEMENTS

Needs: Replace the squad vehicles on a regular basis, consistent with past practice.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Squad Replacement Program						
Replacement for 2016 Chevrolet Tahoe	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
Replacement for 2019 Chevrolet Tahoe	-	-	-	-	60,000	60,000
Total	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 120,000
Proposed Funding Sources						
Funds on hand (CER fund)	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 120,000

Capital Equipment Replacement (CER) Funds on hand expected as of December 31, 2025 are approximately \$25,000. The recommended City Council appropriations to the CER fund are: \$20,000 for 2026 through 2030.

Public Works Equipment

WHEEL LOADER

Need: Replace the 2018 John Deere wheel loader every 10 years, consistent with past practice, while the current wheel loader has trade-in value. If the current loader is not replaced in the near term, the City will need to spend approximately \$8,000 for the 5,000 hour service and new tires.

SKID STEER

Need: Replace the 2007 John Deere skid steer based on age and the high level of use. The current machine has tracks, which need to be replaced bi-annually for approximately \$3,500 and cause damage to City streets. The recommendation is to purchase a used machine that meets the City’s needs, possibly a different type that would not require tracks.

BOX BROOM FOR SKID STEER

Need: In lieu of replacing the City’s 2004 street sweeper, the City is planning to contract with a third-party for street sweeping services. A box broom attachment for the skid steer is needed to supplement the contracted services.

PLOW TRUCK

Need: The newest truck being used current is over 20 years old. Once this purchase is made, the City would sell the 1997 International.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Public Works Equipment						
Wheel Loader	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ 180,000
Skid Steer	-	45,000	-	-	-	45,000
Box Broom for Skid Steer	8,000	-	-	-	-	8,000
Plow Truck	-	-	-	210,000	-	210,000
Total	\$ 8,000	\$ 45,000	\$ 180,000	\$ 210,000	\$ -	\$ 443,000
Proposed Funding Sources						
Funds on hand (CER fund)	\$ 8,000	\$ 15,000	\$ 126,000	\$ 147,000	\$ -	\$ 296,000
Water Utility - operating funds	-	15,000	18,000	31,500	-	64,500
Sewer Utility - operating funds	-	15,000	36,000	31,500	-	82,500
Total	\$ 8,000	\$ 45,000	\$ 180,000	\$ 210,000	\$ -	\$ 443,000

Capital Equipment Replacement (CER) Funds on hand expected as of December 31, 2025 are sufficient to purchase the non-utility portion of the skid steer in 2027 and the wheel loader in 2028. Once those purchases are made, the City Council should start appropriating funds into the heavy equipment portion of CER fund to ensure funds are on hand for planned replacement. The recommended City Council appropriations are \$9,000 for 2027 through 2029 and \$11,000 in 2030.

The recommended City Council appropriations to CER fund related to the 2026 purchase of the box broom are \$8,000 for 2026.

The recommended City Council appropriations to the CER fund related to the non-utility portion of the 2029 purchase of the plow truck are \$28,000 in 2026 through 2029. Once the plow truck is replaced, the recommended City Council appropriations into the CER fund for planned replacement is \$26,000 for 2030.

Public Works Vehicles

TRUCK REPLACEMENTS

Needs: The City has four public works trucks that are over ten years old. The proposed replacements start a routine, planned replacement program to reduce repair costs and provided trade-in value in the future. Truck purchases are expected to be allocated equally between public works (CER fund), water utility, and sewer utility.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Public Works Vehicles						
Truck #1	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Truck #2	-	75,000	-	-	-	75,000
Truck #3	-	-	40,000	-	-	40,000
Truck #4	-	-	-	-	60,000	60,000
Total	\$ 60,000	\$ 75,000	\$ 40,000	\$ -	\$ 60,000	\$ 235,000
Proposed Funding Sources						
Funds on hand (CER fund)	\$ 20,000	\$ 25,000	\$ 13,500	\$ -	\$ 20,000	\$ 78,500
Water Utility - operating funds	20,000	25,000	13,250	-	20,000	78,250
Sewer Utility - operating funds	20,000	25,000	13,250	-	20,000	78,250
Total	\$ 60,000	\$ 75,000	\$ 40,000	\$ -	\$ 60,000	\$ 235,000

Capital Equipment Replacement (CER) Funds on hand expected as of December 31, 2025 are sufficient to purchase the non-utility portion of truck #1 in 2026. The recommended City Council appropriations to CER fund related to the purchase of trucks #2, #3 and #4 are \$9,000 in 2026 and \$13,000 for 2027 through 2030.

Infrastructure

CHIP SEALING

Needs: The City did not chip seal any streets from 2019-2024. The proposed maintenance is needed to return to an annual street maintenance plan.

	Planned budget year					Total
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	
Chip sealing	\$ 30,000	\$ 40,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 160,000
Proposed Funding Sources						
Wheel Tax	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
Funds on hand (CER fund)	-	10,000	-	-	-	10,000
Total	\$ 30,000	\$ 40,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 160,000

The funds received from the wheel tax, effective February 2026, are expected to be sufficient to fund annual chip sealing, with the exception of additional costs planned for 2027. The recommended City Council appropriations to CER fund related to the 2027 chip sealing is \$10,000.

WATER TOWER PAINTING

Need: The City's water tower is in dire need of repainting and the related inspection/maintenance. This is a requirement of the DNR.

	Planned budget year					Total
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	
Water Tower Painting	\$ 25,000	\$ 575,000	\$ -	\$ -	\$ -	\$ 600,000
Proposed Funding Sources						
Water Utility - Funds on hand	\$ 25,000	\$ 575,000	\$ -	\$ -	\$ -	\$ 600,000

SEWER PLANT STORAGE SILO DRAIN AND REPAIR

Needs: The storage silo is at capacity and is due to be drained and repaired.

	Planned budget year					Total
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	
Sewer storage silo drain and repair	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Proposed Funding Sources						
Sewer Utility - operating funds	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000

SPRING STREET LIFT STATION

Need: Replace the old siphon, which services the north side of the City. The sewer mains feeding into it are in poor condition and could fail.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Spring Street Lift Station	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Proposed Funding Sources						
Grant Funds - CDBG awarded	\$ 383,000	\$ -	\$ -	\$ -	\$ -	\$ 383,000
CWF Loan - Sewer Utility	417,000	-	-	-	-	417,000
Total	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000

WELL #6 REHABILITATION

Needs: This is the City’s main well, needed routine rehabilitation.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Well #6 Rehabilitation	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Proposed Funding Sources						
Water Utility - Funds on hand	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000

AUTOMATED METERING SYSTEM

Needs: Over 80% of communities are using an automated metering system, which reduces labor and improves efficiency and accuracy in data collection and billing. The proposed upgrade would be started in 2025, with the purchase of the software/system and a portion of the pads needed for the meters. The remaining pads would be purchased in 2026 through 2028.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Automated Water Meter Reading	\$ 29,000	\$ 29,000	\$ 29,000	\$ -	\$ -	\$ 87,000
Proposed Funding Sources						
Water Utility - Funds on hand	\$ 29,000	\$ 29,000	\$ 29,000	\$ -	\$ -	\$ 87,000

STREET RESURFACING AND RECONSTRUCTION

Needs: City staff has identified three street reconstruction projects that are necessary and time-sensitive. The projects would include the related water and sewer infrastructure. The allocation of costs between the CER fund, water utility, and sewer utility is only an estimate.

The City is also planning to complete street resurfacing on E. Brown and N. Spring Streets in 2026, based on the availability of LRIP grant funds for the project.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Street Resurfacing & Reconstruction						
Colfax Street Reconstruction (street and utilities)	\$ 480,000	\$ 2,400,000	\$ -	\$ -	\$ -	\$ 2,880,000
E. Brown Street & N. Spring Street Resurfacing	70,000	-	-	-	-	70,000
Baldwin Street Reconstruction - Phase 1 (street and utilities)	-	-	1,200,000	-	-	1,200,000
S. Stone Street Reconstruction (street and utilities)	-	-	-	-	4,200,000	4,200,000
Total	\$ 550,000	\$ 2,400,000	\$ 1,200,000	\$ -	\$ 4,200,000	\$ 8,350,000
Proposed Funding Sources						
Funds on hand (CER fund)	\$ 515,000	\$ 185,000	\$ 185,000	\$ -	\$ 370,000	\$ 1,255,000
Grant funds - LRIP	35,000	-	-	-	-	35,000
CER Fund - loan or grant funds	-	315,000	223,000	-	1,058,000	1,596,000
Water Utility - loan or grant funds	-	950,000	396,000	-	1,386,000	2,732,000
Sewer Utility - loan or grant funds	-	950,000	396,000	-	1,386,000	2,732,000
Total	\$ 550,000	\$ 2,400,000	\$ 1,200,000	\$ -	\$ 4,200,000	\$ 8,350,000

For 2026, the City Council should appropriate \$185,000, to be used with CER funds on hand as of December 31, 2025, to fund the above 2026 projects. The City has more street reconstruction needs in 2027 through 2030 than can realistically be levied for. Based on current tax levy limits, this capital improvement plan is assuming that the City will continue to appropriate \$185,000 annually to the CER fund related to 2027 through 2030 projects, though remaining funding for those projects remains uncertain.

Facilities

Municipal Complex Immersion Feasibility Study

Need: Begin the process of planning for eventual replacement of aging City buildings, including a needs analysis, assessment of current buildings, potential designs, and approximate costs.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Municipal Complex Immersion Feasibility Study	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Proposed Funding Sources						
Funds on hand (CER fund)	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Augusta Industrial Development Corp.	5,000	-	-	-	-	5,000
Total	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000

Summary of Recommended CER Fund Budget Transfers

The City budgets for annual transfers from the General Fund to the CER Fund to fund any non-utility capital improvements or replacements. The table below summarizes the transfers recommended in this capital improvement plan. Due to current tax levy limits, the total CER fund transfers recommended for 2027 through 2030 are equal to the amount budgeted for in 2026. The actual budget amounts are subject to change based on other priorities identified in the budgeting process, changes in capital improvement cost or allocation between utility and non-utility projects, other capital improvement funding sources, etc.

	Planned budget year					Total
	2026	2027	2028	2029	2030	
Annual CER funding needed						
Squad replacements	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Plow truck	28,000	28,000	28,000	28,000	26,000	138,000
Box broom for skid steer	8,000	-	-	-	-	8,000
Heavy equipment - end loader & skid steer	-	9,000	9,000	9,000	11,000	38,000
Public works truck replacements	9,000	13,000	13,000	13,000	13,000	61,000
Facility feasibility study	5,000	-	-	-	-	5,000
Street resurfacing and replacements	185,000	185,000	185,000	185,000	185,000	925,000
Total	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000	\$ 255,000	\$ 1,275,000

Capital Improvement Planning Participants

The capital improvement plan was developed with the work and dedication of many individuals. Mayor Jason TePaske and the City Council led the way by appointing the Capital Improvement Plan Committee and prioritizing capital planning for the City of Augusta.

Members of the Capital Improvement Plan Committee

Brian Leslin, Chairperson

Robert Chaffee

Kati Warner

Pam Baader

Mary Francel

Corey Bauch

Randy Renick

The committee was assisted by City staff, who provided support throughout the process.