



# 2019 CAPITAL IMPROVEMENT PLAN

This plan is a guide template for staff to prepare funding to complete major infrastructure improvements, as well as minor needs to ensure the success of the City to survive and thrive into the future.

**City of Mondovi**

May 9, 2017

R-17-05-02

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R-19-03-08



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## Purpose

This Capital Improvement Plan (CIP) provides a schedule for Mondovi's expected capital improvement projects over the next five fiscal years, beginning January 1, 2019 and beyond. The term "capital project" was defined as the purchase or construction of long-lived tangible assets. This plan does not commit the City of Mondovi to the completion of the projects as outlined. Instead, the CIP is meant to be used as a planning tool to identify all the capital needs and provide one document to guide the capital expenditure discussions and decisions. Mondovi's debt capacity, fund reserves, and taxing capacity will remain the most significant factor in the implementation of capital projects.

This plan should be considered a working and living document and is expected to be updated on a continual basis. This means that a project slated in the "Outyear" could be accelerated due to unforeseen or emergency circumstances within a revised CIP. This process should be completed by the City Administrator/Clerk, through the assistance of the appropriate plan members. This CIP was updated to reflect the City's Comprehensive Plan; specifically, with a new Industrial Park and Waste Water Treatment Plant. Eventually, to be effective, this CIP should be discussed and approved by the Mondovi City Council.

City Council and the general public are aware that funding for projects continue to decline and therefore, as this CIP demonstrates, there has become a backlog of projects that need to be completed. This continuing trend needs to be remedied and it is the hope of staff members that participated in the CIP draft to recommend funding increases or new sources. These steps will be an improvement, but they still may not be enough to catch the City's financial issues of the past. This is our opportunity to remedy what has been occurring and to make the City better with a good program of repair and replacement of the City's aging and deterioration of infrastructure. With this in mind it will be staff's top priority to find alternative funding sources to aid in the City's CIP by pursuing grant opportunities as much as possible.

In order to ensure communication with multiple jurisdictions and organizations that the CIP could influence, in the interest of better relations and open transparent government that this CIP be shared openly. We believe this document should be posted electronically on the City's website ([www.mondovi.com](http://www.mondovi.com)). We will also ensure that a hard copy is delivered to the following entities: Mondovi Public Library (available for public viewing), Mondovi School District (concerning Mill Street), and Buffalo County Roads and Wisconsin Department of Transportation (stormwater catch basin repair possibility on State Highway 10/37), and Wisconsin Conservation Corps (WisCorp) who provide low to no cost workers for community projects. Sharing the City of Mondovi's CIP plan with WisCorp increases the possibility of using their services for many projects with advance notice of our need for assistance.

## Planning Members

Randy Gruber, Utility Director  
 Jim Rud, Street Superintendent  
 Dawn Moy, Treasurer  
 Bradley Hanson, City Administrator/Clerk

Colin Severson, Police Chief  
 Katelyn Noack, Library Director  
 Steve Anderson, Fire Chief

## Organization

This plan will complete an overview of all Departments and their anticipated needs with a brief description and cost of those needs over the next five years. If there are any needs that are anticipated past the next five years will be listed as an "Outyear" project. That project could be the first year out of this plan, or any number of years beyond, but there is a known need that staff is anticipating for savings or funding to begin immediately. Each Department will also have a total amount of anticipated costs to the City. The "Timeline" on the next page covers all Capital Improvements needed throughout the City. Thereafter, the next two pages have details for select Departments based on their requests and needs.

At the end of the “Timeline” will be a grand total anticipated cost for the 2020 CIP, including the “Outyear” projects capital expenditures. This list is composed of the items presented by Department Directors and recommended by the City Administrator/Clerk to move forward in the appropriate timeline. In the past the City financed purchases of vehicles and large purchases through loans or bonding. It is the goal of the 2019 CIP to acquire or improve the City’s infrastructure with grants and savings over time if possible. Due to the successful 2018 Levy Referendum, and the Common Council’s 2019 direction to pay off General Fund (GF) debt, the City is now financially stable to complete many tasks without incurring future debt within the GF. Finally, if known at the time of this CIP, this report will discuss funding opportunities to finance some, if not all, of the needs of the City.

Some of the CIP funding dollars are coming from the Tax Incremental Financing District (TIF or TID) 2, to repay its debt to the GF of nearly \$1,900,000 from previous loans. Although the Timeline chart indicates a large amount of funds needed to complete these projects, it is Council’s direction to seek out those additional funding mechanisms to support the City’s needs. Therefore, if funding does not exist a project will be delayed until the revenues can support it. This CIP, is just that... a plan, and this plan like any other plan can be amended or changed at the will of the Council under financial considerations. This means, even though a project is within this plan, it may not be completed within the suggested Timeline, but delayed temporarily or indefinitely at Council’s discretion.

### Timeline

The below chart is representative of the anticipated timeline for projects to be completed during this CIP time frame. Any Project “Item” which is preceded by a “DB” indicates that the item is within the Department’s Annual Budget and not within the Capital Improvement Fund. However, the cost amounts are included with the CIP Timeline’s total expenditures.

<u>ITEM</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>OUTYEAR</u>
<b>LIBRARY</b>						
New Building					\$1,400,000	
<b>Library Totals</b>					<b>\$1,400,000</b>	
<b>CITY HALL</b>						
Property Re-assessment						\$50,000
Computers (DB)	\$1,000	\$1,000				
New Industrial Park with EDA Funding	\$2,000,000	\$2,000,000				
Downtown Beautification Study			\$2,000			
<b>City Hall Totals</b>	<b>\$2,001,000</b>	<b>\$2,001,000</b>	<b>\$2,000</b>			<b>\$50,000</b>
<b>CITY HALL &amp; POLICE DEPT.</b>						
Remodel City Hall for New PD						\$750,000
New Patrol Vehicles (DB)	\$50,000		\$50,000		\$50,000	
<b>C-Hall/Lib/PD Totals</b>	<b>\$50,000</b>		<b>\$50,000</b>		<b>\$50,000</b>	<b>\$750,000</b>

<b>ITEM</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>OUTYEAR</b>
<b>FIRE DEPARTMENT</b>						
Turn-out Gear (DB)	\$5,000	\$5,000	\$5,500	\$5,500	\$6,000	\$33,000
New Entry Doors & Window		\$2,000	\$1,000			
New Rescue Truck				\$40,000	\$40,000	\$140,000
New Fire Department						\$2,150,000
<b>Fire Department Totals</b>	<b>\$5,000</b>	<b>\$7,000</b>	<b>\$6,500</b>	<b>\$45,500</b>	<b>\$46,000</b>	<b>\$2,323,000</b>
<b>SHOP</b>						
Replace 6 Overhead Doors	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Air Conditioning (Breakroom)		\$2,000				
<b>Shop Totals</b>	<b>\$4,000</b>	<b>\$6,000</b>	<b>\$4,000</b>	<b>\$4,000</b>	<b>\$4,000</b>	<b>\$4,000</b>
<b>STORMWATER</b>						
Catch Basins & Covers	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	
Mirror Lake Dredging & Dam Capacity Increase Project		\$840,000				
<b>Stormwater Totals</b>	<b>\$6,000</b>	<b>\$846,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	
<b>TRANSPORTATION</b>						
See Transportation Page	\$50,000	\$175,000	\$253,000	\$185,000	\$200,000	\$702,000
<b>Transportation Totals</b>	<b>\$50,000</b>	<b>\$175,000</b>	<b>\$253,000</b>	<b>\$185,000</b>	<b>\$200,000</b>	<b>\$702,000</b>
<b>PARKS &amp; RECREATION</b>						
See Parks & Recreation Page	\$88,000	\$210,000	\$34,000	\$97,000	\$91,000	\$1,673,000
<b>Parks &amp; Recreation Totals</b>	<b>\$88,000</b>	<b>\$210,000</b>	<b>\$34,000</b>	<b>\$97,000</b>	<b>\$91,000</b>	<b>\$1,673,000</b>
<b>UTILITIES</b>						
Secondaries Replacement	\$7,500					
Waste Water Pipe Lining & Replacement	\$1,000,000	\$1,000,000				
New Waste Water Treatment Plant & System Pipe Lining			\$8,000,000	\$8,000,000		
<b>Utilities Totals</b>	<b>\$1,007,500</b>	<b>\$1,000,000</b>	<b>\$8,000,000</b>	<b>\$8,000,000</b>		
<b>GRAND TOTALS</b>	<b>\$3,231,500</b>	<b>\$4,245,000</b>	<b>\$8,355,500</b>	<b>\$8,337,500</b>	<b>\$1,797,000</b>	<b>\$5,502,000</b>

**FIVE YEAR CIP GRAND TOTAL: \$31,468,500**

## 2019 CIP Description Explanations

Some of the brief descriptions in the above Timeline of projects need no explanation, but others are explained below according to appearance in the above chart.

Library – New Location: This is a CDBG eligible project, is in accordance with the City’s soon to be adopted Comprehensive Plan, which specifies that this improvement is a goal and priority for the City. The Library has received a significant amount of money in donations from two different individuals. One of the donors also contributed a lot adjacent to City property east of City Hall and a building across from the current Library to be converted into a parking lot for Library and future City Hall usage.

City Hall – Property Re-assessment: The State of Wisconsin requires a property re-assessment when a community approaches ten percent (10%) above or below the state Assessment Ratio. In 2016 the City of Mondovi’s ratio was 0.9137 and the 2019 ratio is 0.8255. Therefore, the City needs to complete this re-assessment of all property values; the value indicated in the Timeline chart is one-half (1/2) of the cost per year in 2019 and 2020. Under Council direction, the City will complete this re-assessment once the State of Wisconsin provides written direction to do so.

City Hall with Police Department – New Location: Originally the Police Department had planned for a new Police Department location. Due to the Department’s current location within a designated floodplain and its age, this is a wise move. Once the Library relocates to its new building, we believe it’s in the best interest that the Police Department relocate to where the Library exists today. The bottom floor can easily be retrofitted back to a two stall garage and/or sally port. Having the Police Department close to City Hall is also an ideal situation. The current Police Department could then be repurposed for the Mondovi Community Youth Center and/or the Town of Mondovi’s Town Hall. Both organizations are currently utilizing City Hall’s basement.

City Hall - New Industrial Park with EDA Funding: The City is in the process of working with a business to expand within the City to be completed by 2023. This company will bring 30 plus new jobs at a livable wage within the City limits and will require the use of the City’s utilities, including the newly formed WWTP. These expenses include planning, surveying, engineering, permitting, land acquisition, and construction in 2019, 2020 and 2021. Further, the City will work closely with the State of Wisconsin Legislature to implement a new TIF District within the City to aid in the financing of this construction and development. See Appendix A for a map of the intended new Industrial Park location. New roads to be constructed as part of this Industrial Complex and residential area; a mixed-use TIF, after the utilities are installed include the below roads and new Water Service Lines (WSL):

1. Install new WSL within W. Hudson Street from S. Harrison Street west one block (700 block) to new portion of S. Cleveland Street.
2. Install new WSL under new portion of W. Water Street from S. Harrison Street west one block (700 block) to new portion of S. Cleveland Street.
3. Construct the 700 block of W. Hudson towards S. Cleveland Street with curb and gutter, and the 700 block of W. Water Street.
4. Construct new road with curb and gutter S. Cleveland Street (200 block) from the newly constructed road of W. Harrison Street south to the newly constructed road of W. Water Street.
5. Install new WSL within County Road A west from W. Main Street/U.S. Highway 10 to Witte Road.
6. Reconstruction of County Road A to repair infrastructure installation above and for the “Utilities - Waste Water Pipe Lining & Replacement” projects on the next page, and reconfigure intersection with W. Main Street/U.S. Highway 10.

7. Construct new road south of the new WWTP to connect with W. Riverside Avenue/Wisconsin State Highway 37; with a side road to reach the eastern portion of the industrial park. This road should parallel Harvey Creek with no utilities underneath it.

Fire Department: In this CIP the items within the Fire Department's CIP section are self-explanatory. In the outyears the Fire Department would like to have a new location, which currently shares with the Transportation and Utilities Shop. This is a CDBG eligible project, is in accordance with the City's soon to be adopted Comprehensive Plan, which specifies that this improvement is a goal and priority for the City. A new location could be built to accommodate the size and number of the firefighting apparatuses. The new rescue truck is a replacement as the current rescue truck has lived out its useful life for the needs of the City of Mondovi and the Townships served by the Fire Department.

Stormwater – Catch Basins and Covers: Over at least the past decade the stormwater system for the City of Mondovi has been neglected to a near severe level. Therefore, every year for this CIP it is staff's recommendation to begin repairs throughout the system. This is a start that will eventually include a complete system study and possible video inspection, with the possibility of capital expenditures for improvement in the Outyears.

Stormwater – Mirror Lake Dredging & Dam Capacity Increase Project: In 2013 the City of Mondovi received direction from the Wisconsin Department of Natural Resources (WDNR) that the Dam Capacity did not meet WDNR's requirements and had to increase its capacity by 2020. The lake has suffered inundation of sediment from the feeding creeks of Brownlee and Peeso. Since the Capacity Increasing and Dredging require the lake to be drawn down, both will be completed. The lake will be drawn down in October or November of 2019 depending upon the seasonal conditions for work to begin during the winter of 2020. Mirror Lake Brownlee Dam overflow inlet drain stopper is rusted shut and shall be repaired with this project.

Streets and Stormwater Street Sweeper: The City just spent \$8,000 on its current Street Sweeper in 2017, and this is a necessity to replace it with Street Department funding, and possibly a new Stormwater Department (See "Future Opportunities" section below) funding split between the two departments.

Utilities - Waste Water Pipe Lining & Replacement: This is a CDBG eligible project, is in accordance with the City's soon to be adopted Comprehensive Plan, which specifies that this improvement is a goal and priority for the City. The project should begin in 2019 and be carried over into 2020. The WW Collection System (WWCS) is in bad condition and needs to be repaired. In addition, the City will be adding a road to the new WWTP and supply lines to the new WWTP. See Appendix B for a map of the intended work locations. Specifically listed in order of priority:

1. Line or replace WWCS within Union, Lincoln, and Van Buren Streets from W. Water Street to W. Riverside Avenue or Gilman Street respectively (the 300 blocks of each road).
2. Line or replace WWCS within W. Hudson Street from S. Franklin Street west to S. Harrison St and redirect the flow within the 600 block of W. Hudson Street toward S. Harrison Street if possible.
3. Line or replace WWCS within W. Water Street from S. Eau Claire Street west to S. Harrison Street and redirect the flow within the 600 block of W. Water Street toward S. Harrison Street if possible.
4. Line or replace WWCS within W. Riverside Avenue west to current WWTP northside of W. Riverside Avenue where future lift station will be located.
5. Line or replace WWCS within S. Harrison Street from W. Main Street south to W. Water Street.
6. Line or replace WWCS within State Street from W. Main Street south to W. Riverside Avenue.
7. Line or replace WWCS within Gilman Street from State Street to Van Buren Street.



8. Line or replace WWCS within S. Franklin Street from W. Main Street south to W. Water Street.
9. Install new WWCS within W. Hudson Street from S. Harrison Street west one block (700 block) to new portion of S. Cleveland Street that flows toward S. Harrison Street.
10. Install new WWCS under new portion of W. Water Street from S. Harrison Street west one block (700 block) to new portion of S. Cleveland Street that flows toward S. Harrison Street.
11. Install new WWCS from within S. Harrison Street from W. Water Street towards new WWTP location.
12. Pump station installed on the current WWCS at 649 W. Riverside Avenue (current WWTP) on the northside of the road to eventually pump to the new WWTP to the west.
13. Install new WWCS under new road leading from County Road A approximately 100 feet west of Highway 37 intersection, going east to the western edge of 913 W. Main St, about 170 feet, then south towards new WWTP location.
14. Install new WWCS under County Road A to just prior to the curve connecting County Road A to W. Main Street/U.S. Highway 10 west to Witte Road.
15. Line or replace WWCS within W. Main Street/U.S. Highway 10 from the intersection with Eau Claire Street west to end of line.

The below WWCS lining, replacement or construction will occur only if funds will allow, again these system lines are listed in order of priority:

16. Line or replace WWCS within S. Eau Claire Street from the intersection with Main Street to Tourist Park entrance, and construct WWCS to Tourist Park restrooms at the southern boundaries of the City along S. Eau Claire Street; to include Poeden Place.
17. Line or replace WWCS within E. Hudson Street from S. Eau Claire Street east to end of line.
18. Line or replace WWCS within E. Main Street from Eau Claire Street to Memorial Drive.
19. Line or replace WWCS from E. Main Street that runs along the Peeso Creek and connects with the WWCS near E. Water Street and Howard Street.
20. Line or replace WWCS within Howard Street from E. Main Street south to end of line.
21. Line or replace WWCS from E. Water Street at Howard Street southeast to connect with the end of line at S. Washington Street.
22. Line or replace WWCS on Canal Street and portion of E. Water Street.
23. Line or replace WWCS within S. Washington Street from E. Main Street south to end of line.
24. Line or replace WWCS within Madison Street from E. Water Street north to end of line.
25. Line or replace WWCS within Cottage Street from S. Washington Street to Monroe Street.
26. Line or replace WWCS within Monroe Street from E. Main Street south to end of line.
27. Line or replace WWCS within Hehli Way from Monroe Street east to end of line.
28. Line or replace WWCS within E. Water Street from Monroe Street east to end of line.

Utilities – Waste Water Facility Plant, New Plant Design, and New Plant: This is a CDBG eligible project, is in accordance with the City’s soon to be adopted Comprehensive Plan, which specifies that this improvement is a goal and priority for the City. The project has been on the horizon for some time for the City, but can no longer be delayed. The City’s permit expired June 30, 2018 and prior to that date the City applied and received through the WDNR a Multi-Discharge Variance (MDV) to continue operation until a new WWTP is developed. The City is currently in the engineering stages with construction anticipated to begin in 2021 and completed by 2022. The City’s Common Council has elected to move the City in a positive direction and to be as “green” as possible with its WWTP development. This includes the Oxidization Ditch treatment plant with read beds, and built around the Clearas® algae greenhouse treatment process. This project will also include any improvements indicated in the above section, if they were not completed prior to this project; and the most direct link possible from the newly installed lift station across W. Riverside Avenue/Wisconsin State Highway 37 from the current WWTP. The best location for the new WWTP has

been determined to be on the west side of the City on the western edge of parcel 251-00542-0000. See Appendix A for a map of the intended new WWTP location.

## 2019 Opportunities

The “2019 Opportunities” are approaches that staff has discussed and determined are potential opportunities and necessities to help the City recover from the past decades of infrastructure neglect. Staff understands that some of the recommended or required Capital Improvements are expensive, but further understand the importance of finding savings, increased utility fees, or new sources to help the City improve services and the City’s infrastructure. Even though these recommendations are within the CIP, does not mean the City will implement these opportunities. They in turn will need further research and a presentation of findings to Council for an official direction.

City Hall Staff Appropriate Expensing: Today’s City Hall staffing is inappropriately expensed according to their assigned account numbers or departments. Currently, the Billing Clerk is paid from the Water (40%), Waste Water (40%) and the General (20%) Funds. The Billing Clerk is the only one paid in this manner and this is the correct accounting method, being paid by the appropriate amount of time spent within each department. Unfortunately, the City Administrator/Clerk and City Treasurer were paid 100% from the General Fund. This accounting ideology is supported by the City’s current auditors and this transition of appropriate fund allocation would occur during this CIP; over the next five-year period.

As of 2019, the City Administrator/Clerk position is funded 45% within the Clerk budget item; 20% Street Admin; 5% within the Fire, Police, Parks and Playground, TIF 1, TIF 2; and 10% in the Waste Water Departments. The Goal is to decrease the Clerk percentage to 15% with the additional reduction of 20% into the Water Services Fund and an additional 10% into the Waste Water Fund.

As of 2019, the City Treasurer/Deputy Clerk position is funded 45% in the Treasurer Wages budget item; 10% Street Administration; 5% Fire, Police, Library, Snow Removal, and Parks and Playgrounds; 10% Street Administration; and 10% Waste Water Fund. The Goal is to decrease the Treasurer percentage to 15% with the additional reduction of 20% into the Water Services Fund and an additional 10% into the Waste Water Fund.

Capital Improvement included with Department Savings Funds: Currently there is no savings for capital expenditures, or a Capital Improvement Fund. Past practice had the City taking out excessive loans or bonding to complete these projects. Although these funds will not eliminate that potential, and most likely necessity; having CIFs will help lower the City’s costs and the potential tax or rate increases to the City’s residents and businesses. Due to the 2018 Levy Referendum, the CIF is actually on the uptick without a tax increase on local property tax payers. Since at least 2017, the City has budgeted approximately \$60,000 to \$90,000 annually for Capital Improvement projects. Obviously, in a review of this Timeline, that does not even come close to the City’s needs.. The Levy Referendum has taken this amount and brought it closer to the needs, but more is still needed to be done.

Water Rates: To aid the Water Department to handle the transition of an increased salary burden, and the implementation of a Capital Improvement and Equipment Funds it would be staff’s recommendation to increase our rates through a Conventional Rate Case (CRC) before the Public Service Commission (PSC). The PSC Rate Case should also consider alleviating the property tax burden from the GF and place that expense within the appropriate Water Services Fund. The last time the City conducted a “Forecasted Report on Water Rates” was in 2006 by Virchow, Krause, & Company. This was also at a time when “Lakeside Foods Inc.” was still in operation and consuming nearly thirteen million gallons of treated water. This large user aided the offset of expenses for the City to keep the water rates low. To determine the appropriate amount

of increase staff would recommend the completion of a “Water Rate Study and Financial Forecast” as part of the CRC

Waste Water Rates: As with the Water Department, the Waste Water Department must also see an above average increase, but more so than the Water Department due to the pending Waste Water Treatment Plant (WWTP). By implementing a slow increase at the recommended below rates over the next few years prior to the WWTP development, should prevent a potential doubling affect once the engineering is complete according to WDNR’s needs and requirements. Since 2011 the average waste water rate has increased by \$1.07 on the Quarterly fixed charge and less than \$0.26 per 1,000 gallons. The last time the City conducted a “Sewer Rate Study and Financial Forecast” was in 2011 by “Baker Tilly”. The staff recommended increase, though we believe a study should be completed to aid in the actual recommendation for the 2021 and beyond yearly needs. The Common Council increased Waste Water rates 10% in 2017 and 2018, and 3% effective May 1, 2019. Staff has compiled the estimated increase amounts based on the construction cost requirements for the WWTP below, calculated at approximately 10% in 2020 and 2021, and at least 30% in 2022 when the WWTP bonds begin repayment. After 2022 rates should increase at the annual Consumer Price Index (CPI) at a minimum. The below chart represents the possible Waste Water rates. Please recall that the base rate is billed quarterly, and these are only suggestions that can be implemented or changed by the Common Council:

Year	Base Rate	Increase	Total	per 1,000 Gallons	Increase	Total
2019	\$34.10	\$0.00	\$34.10	\$8.25	\$0.00	\$8.25
2020	\$34.10	\$3.40	\$37.50	\$8.25	\$0.25	\$8.50
2021	\$37.50	\$3.70	\$41.20	\$8.50	\$0.25	\$8.75
2022	\$41.20	\$12.30	\$53.50	\$8.75	\$0.75	\$9.50
2023	\$53.50	\$1.60	\$55.10	\$9.50	\$0.25	\$9.75
2024	\$55.10	\$1.65	\$56.75	\$9.75	\$0.25	\$10.00

Grants: Although this is nothing new, we believe this will be an increase in priority especially due to the WWTP pending construction. Grant funding sources are drying up and it has become ever more competitive to receive any grant. The school board has approached the City with an idea to share a grant writer, and we believe that this may be a valid discussion at a later date, and is something that will be researched throughout this CIP planning period with staff and the school district.

### Future Funding Opportunities

These below “Future Opportunities” are only ideas and recommendations from staff that need to be researched further, with Council approval, to discover if they are feasible for the year 2020 and beyond.

Street Sweeper Contracting (2020): Mondovi is not the only City facing the dilemma of acquiring an expensive Street Sweeper. We believe there is an opportunity to share our Street Sweeper and staff with some of the smaller communities as we can contract this service with them. This income would then help offset the salary of that staff member and put into the Equipment Fund for the new Street Sweeper. If contracting got extensive the City may have to hire another employee to handle the workload during the summer. However, in this event, that individual ideally would remain on staff during the winter and therefore provide the additional personnel to assist with snow removal and other projects at a reduced rate or at potentially no further expense to the City.

Somatic Transportation Utility (2019 – 2020): Somatic means “of the body”, and therefore this is transportation of the body. That is transportation by bicycle, wheelchair (whether powered electrically or manually), skate

board, scooter, etc. Research for this utility began in 2017 and continues. This would be a created utility to help maintain City sidewalks. Like the Water and Waste Water Utilities, residents and businesses have to pay a tap fee to allow their sidewalk in the Somatic Transportation Utility. The “Tap Fee” would be for the removal and installation of a new sidewalk, or the brand-new installation of a sidewalk where it never existed. All properties would be required to belong to the Utility within the City as is the case with Water and Waste Water utilities normally. (Understanding the golf course properties are currently exempted from the Water and Waste Water utilities hook-up requirements.) The funds generated by this utility would be used to pay for the repair, improvement, or extension of sidewalks or trails throughout the City upon City property only. Depending upon the established monthly rate, this could generate a significant amount of revenue. This would also be a great economic development tool by increasing the recreational opportunities and walkability of the City.

Stormwater Utility (2021): The creation of a Stormwater Utility can help with the stormwater Basins, Covers, outlets, pipes, and the Dam Capital Improvement; as this is a floodplain/stormwater function of dams and dikes. The creation of this utility would help the City maintain the proper flow of stormwater and keep the system functioning properly without the need of increasing property taxes, so long as there is a capital improvement and equipment fund; along with being part of the Capital Improvement Plan. This utility could generate an annual income of approximately \$60,000. It would be staff’s recommendation to take ten percent (10%) every year to improve the catch basins, complete a visual inspection (by the use of cameras) of the system, etc., and the appropriate amount of funding to compensate the salaries assigned to this department. The remainder would be deposited into the Capital Improvement Fund savings. Not only can this fund be used to support the pipes, but the Dam maintenance and Capital Improvement would be removed from the Park Department Budget and responsibility, and placed into this Utility. This would be a great future referendum, as to create this type of utility according to Act 20 would require the reduction in property taxes.

Garbage Collection (2022 – 2023): Again, address and research the garbage service being completed in-house by City staff with residential collection. The City can do it more affordably and efficiently, along with when the garbage service is completed for the week, that full-time employee can assist the Public Works or Parks Department with their duties.

### 2019 Transportation Timeline

The below chart is representative of the anticipated timeline for projects to be completed during this CIP time frame for the City’s streets and roadways. These cost amounts are included with the CIP Timeline’s total expenditures. Grey highlighted individual projects are projects that occur within the TIF 2 district, and those maintenance jobs will not reduce the debt TIF 2 owes to the GF; through 2021 all maintenance on infrastructure is still a TIF District expense. Project titles followed by a year is the original planned work year for that project to be completed from originating CIPs. This Timeline is divided by project type in different locations.

<u>PROJECT</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>Outyear</u>	
<b>MISCELLANEOUS</b>		1000'S					-
New Vehicle, Plow & Lift Gate (2023)					50		
Skid Steer with Bucket & Skeleton Grapple							
Skid Steer Attachments: Mower & Tracks							
Street Sweeper	50	50	50	50			

<u>PROJECT</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>Outyear</u>	
<b>DOWNTOWN</b>		1000'S					-
Alley & Marten Center Lot: base coarse w/3" finished compacted asphalt & paint parking lot				45			
<b>OVERLAY: shave 1.5" overlay 3"</b>		1000'S					
Cloverleaf Lane						60	
Morningside Dr						14	
Ness Dr						63	
Nordic Circle						32	
N Washington						35	
Valley Estates						300	
Golf View Dr						33	
<b>Truman St (2017 CIP)</b>				45			
<b>N Harrison St (2017 CIP)</b>				45			
<b>State St (2017 CIP)</b>			40				
<b>Hudson St (2017 CIP)</b>			40				
N Washington (West of Industrial Park Bridge)		38					
N Washington (East of Industrial Park Bridge)		13					
<b>W Mill St (2017 CIP)</b>					150		
<b>CHIP SEAL &amp; CRACK FILL</b>		1000'S					
N Washington [East of Peeso Creek Terrace (PCT) neighborhood to Industrial Park]		5					
N Washington (Bridge to PCT)		2					
Industrial & Gaylord		57					
Dell Dr		10					
Commercial Ave			12				
N Washington (West)			38				
Badger Ave			24				
N Creek Lane			8				
Mirror Lake Dr			13				
Lakewood						22	
Howard						22	
Cattail Lane			10				
Peeso Creek Ln			9				
Morningside Dr			3				
Countryside Dr			6				
<b>ANNUAL TOTALS:</b>	50	175	253	185	200	581	

## 2019 Parks and Recreation Timeline

The below chart is representative of the anticipated timeline for projects to be completed during this CIP time frame for the City's Parks and Recreation Department. The cost amounts are included with the CIP Timeline's total expenditures. Grey highlighted individual project years are the original date for the 2018 Comprehensive Outdoor Recreation Plan (CORP). The dates on this Timeline have been configured to fit within a longer time period that is more accomplishable with park projects and available funding. Projects highlighted and in bold print with "(Lake)" after it are to be included with the City's Mirror Lake Dredging & Dam Capacity Increase Project. For further details on each project please refer to the 2018 CORP located on the City's webpage ([www.mondovi.com](http://www.mondovi.com)) or submit an open records request. This chart is divided by park area. Please be advised that the City charges \$0.25 per page and the 2018 CORP has approximately 100 pages.

PROJECT	2019	2020	2021	2022	2023	Outyear
<b>MISCELLANEOUS ITEMS</b>						
1000'S						
Lawn Vac Wagon for Leaves	3					
<b>SHARP'S POINT</b>						
1000'S						
Remove & replace restroom (IMPROVED) = ADA				10		
Install 2 - 5 year play structure				15		
<b>Expand parking lot &amp; construct boat launch (Lake)</b>		90				
Concrete path installed throughout park & connected to City sidewalk area			10			
Replace slide				10		
Replace 2 picnic tables with ADA compliant ones				3		
Install ADA compliant drinking fountain				5		
Safety mats under play equipment				5		
<b>Bank erosion control (Lake)</b>	5					
Install protected lighting in shelter				3		
<b>Install drop-in rail at pier (Lake)</b>			2			
Install bike rack on hardscape surface				2		
Install Park/Neighborhood Sign				2		
Install recycling receptacle			1			
<b>MIRROR LAKE</b>						
1000'S						
Replace Shelter & RR with New Pavilion		120				
Replace play structure & surfacing						40
Pavilion across from Sharp's Point (peninsula)						15
Concrete path repaired/installed; include ADA ramps @ Mill, future pavilion, & north end of park					56	
Ornamental planting or prairie near Mirror Lake					5	
Install Park/Neighborhood Sign			10			
Replace 2 picnic tables with ADA compliant ones			2			
Install 2 recycling receptacles			2			
Groom trees			2			
Install gangway over gap of pier ramp			2			

<b>PROJECT</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Outyear</b>
Install bike rack on hardscape surface			2			
Install flag lighting			1			
<b>VETERAN'S MEMORIAL PARK</b>			1000'S			
Install hardscape plaza/path for ADA access to mem. & connection to interpark connector, bridge below dam, ramp @ Mill St & crosswalk						33
Add angled parking to Oak St						10
Storage Shed						5
Install 2 outdoor exercise stations along path						10
Establish community garden						2
Install trash/recycle receptacles				2		
Install bike rack on hardscape surface				2		
Install park sign				2		
Install flag lighting				1		
<b>ARBORETUM-LINSE FIELD</b>			1000'S			
Replace west restroom						200
Replace shelter with cracked foundation						15
Repurpose tennis courts with parking lot						53
Install path throughout park & link to installed sidewalk along W Mill & N Harrison						50
Install new light posts on east field					15	
Replace backstop on east field					10	
Reroof concession stand (DONE @ no cost)				0		
Replace 2 drinking fountains with ADA ones				10		
Install 4 trash & recycle receptacles				8		
Replace 3 picnic tables with ADA compliant ones				3		
Basketball court improvements				5		
Install safety mats under play equipment					5	
Modify dugouts for ADA compliance & erosion repair				5		
Install park sign				2		
Install bike rack on hardscape surface				2		
<b>TOURIST</b>			1000'S			
Campground add 6 campsites, shower house & dump station (added to WWTP)						450
Re-pave asphalt park entrance road: includes entire road reconstruction (250k total + 65k parking lot)						315
Install path linking park facilities & along Eau Claire St						58
Basketball court						20
Install safety mats under swings						5
Remove dead trees & trim as necessary						2

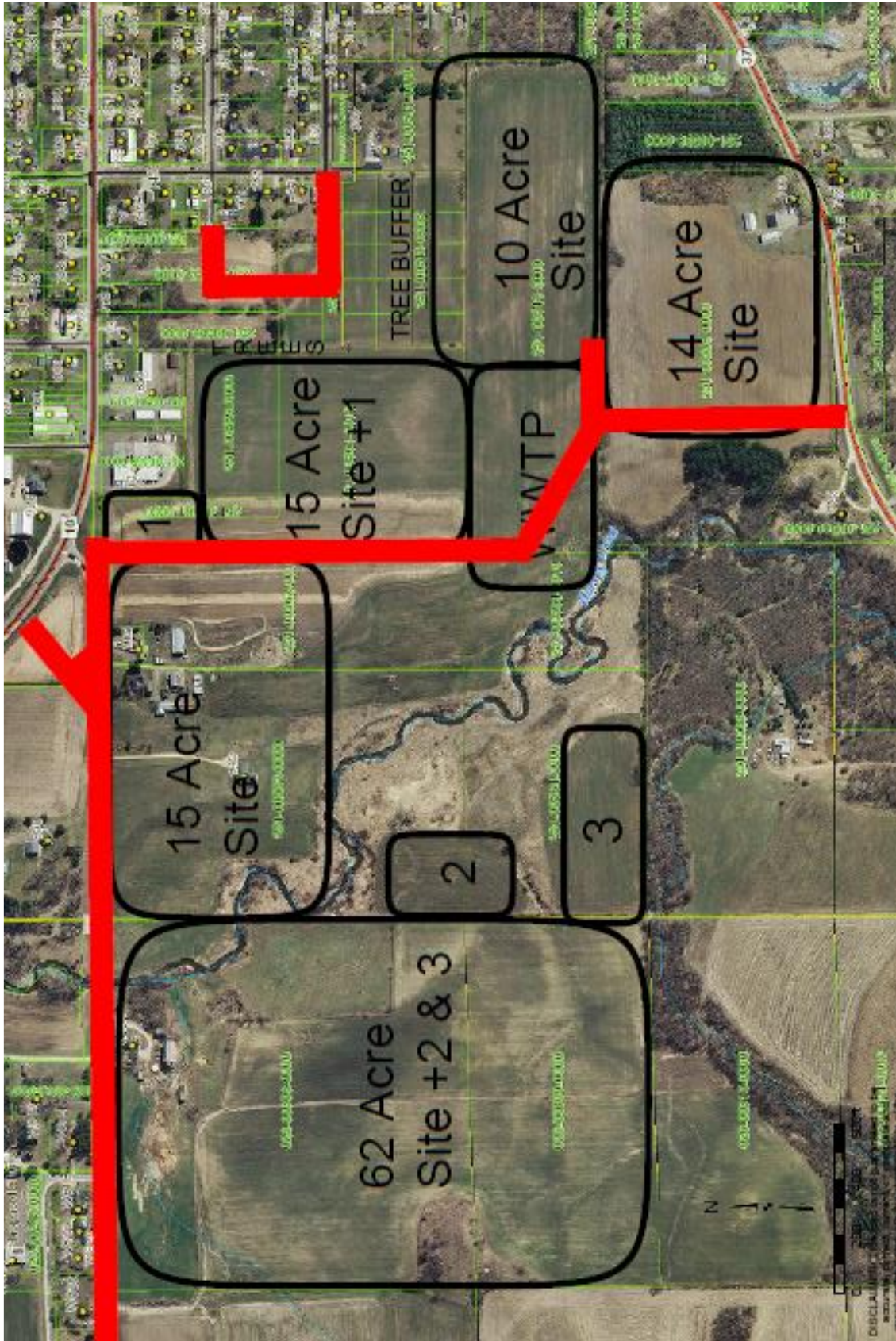
<b>PROJECT</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Outyear</b>
Install bike rack on hardscape surface						2
Install park sign						2
Replace 6 swing seats						1
<b>LION'S CLUB</b>			1000'S			
Install concrete path throughout park & include ramps along Water St & crosswalk						27
Install 3 outdoor recreation exercise stations						8
Install safety surface under swings & play equipment						10
Install bike rack on hardscape surface						2
Install park sign						2
Install recycling receptacle						1
Trim vegetation at bridge (DONE - volunteers)						0
<b>ALL PARKS</b>			1000'S			
Acquire 45 acres for future open space development	80					
Surface path from Mirror Lake to Sharp's Point						40
Surface path from Veteran's Memorial to Lions						35
Surface path from Lions to Tourist						140
Surface path to River State Trail						120
<b>ANNUAL TOTALS:</b>	88	210	34	97	91	1,673



**APPENDIX A**

**NEW INDUSTRIAL PARK TIF 3 AREA LOCATION MAP**

Please note the map on the following page is not to scale.



**APPENDIX B****WASTE WATER PIPE LINING & REPLACEMENT LOCATIONS MAP**

Please note the maps on the following two pages are not to scale.

The first map in this Appendix is the southwest quadrant of the City and closest to the existing and new location of the City's WWTPs and is one of the oldest parts of the City. The second map in this Appendix is the southeast quadrant of the City, and another oldest part of the City. Also, please refer to Appendix A for additional locations of new construction of the Waste Water Collection System.

