



## RIVER FALLS CITY COUNCIL WORKSHOP #2 REGARDING THE 2024-2028 CAPITAL IMPROVEMENT PLAN

July 11, 2023, 5 p.m., Training Room, City Hall

**City Council Members Present:** Dan Toland, Jeff Bjork, Sean Downing, Scott Morrisette, Alyssa Mueller, Diane Odeen

**Members Absent:** Nick Carow, Todd Bjerstedt

**City Staff Present:** City Administrator Scot Simpson; IT Specialist Jon Smits; Assistant City Administrator Jason Stroud; Management Analyst Fellow Sara Kasel; Community Services Director/City Clerk Amy White; Finance Director Josh Solinger; Utility Director Kevin Westhuis; Community Development Director Amy Peterson; Police Chief Gordon Young; Public Works Manager Erica Ellefson; Library Director Tanya Misselt; Police Chief Gordon Young; City Engineer Todd Nickleski; Assistant Director of Community Development Emily Shively

**Others:** Ben Fochs, Rebecca Ferguson

At 5 p.m., the workshop was called to order by Mayor Toland. Finance Director Josh Solinger began the presentation.

He showed a slide of the meeting's agenda and began by talking about the differences between Workshop 1 and 2. The changes were made by City Administrator Simpson and Solinger based upon funding targets. Changes were:

- Fire Station – increased total cost to \$9 million. Design as moved from 2027 to 2025. Construction from 2028 to 2027-2028.
- Infrastructure – adjusted DeSanctis Park shelter from 20225-2026 to 2027-2028
- Library – adjusted facility study implementation projects to 2025-2028. Projects would be done over four years funded in equal portions of 25 percent.
- Police Department – added \$21,000 for “flock” camera system in 2026
- Transportation - added \$33,000 for sidewalk design and construction (2025-2026) to Locust Street project and added \$54,000 for planning costs in 2025 for Foster Street extension project and moved land acquisition to 2026

Alderperson Bjork asked where the location was for the extension project and about moving power lines. He asked about the Foster Street extension and where it came about. City Administrator Simpson said it was identified in two places – when the Falcon Center project came in. Simpson talked about the building placement. The South Main Street strategy which talked about getting a connection there. Simpson spoke about concerns to get to property. There was further discussion.

- Utilities – reduced lead gooseneck replacements from \$75,000 per to \$15,000; increased Golf View water tower repainting from \$477,550 to \$715,000; increased biosolids project from \$8 million to \$8.5 million

Bjork asked about the water tower sponsorships. Simpson said it is a possibility but not one we have pursued. We have taken the approach that we would rather advertise the community. Simpson explained what the university paid in connection with the water tower located near the university. If council wanted staff to pursue sponsorships, we will. Alderperson Odeen said it is an opportunity to brand the city. There was continued discussion about water towers and the high cost to paint a water tower.

- Vehicles – vacuum truck expenses were removed in 2027 and kept costs in for 2025 to refurbish existing vacuum trucks

Solinger said adjustments of funding sources were made. From the first workshop to this workshop, there was an increase in projects by fund/departments from \$79,225,694 to \$80,041,143. He noted \$30,000 was added to Engineer for a sidewalk project. For the fire department project, \$500,000 was added. For future development, \$54,000 was added. For police, \$60,000 was added in 2025 for body worn cameras and the flock cameras. He talked about adjustments in utilities.

Solinger talked about funding for 2024-2028. Odeen asked about an overview of grant funding. Solinger said there were grants from DNR, state, federal, and FEMA. Odeen asked if the sources were solid. Solinger talked having internal conversations and having a backup plan if the grant is not received. Simpson spoke at length and provided more information for council. He talked about specific projects, and their funding, and grants. Questions from council were answered by staff.

Solinger moved onto a new slide showing project for new versus existing maintaining/replacements assets. He showed a slide of 2024-2028 levy funded projects which showed amounts for levy supported projects and vehicles, the mill rate, and percentage of levy.

Solinger showed a slide of estimated GO borrowing by year from 2024-2028. He showed a slide of some projects of council interest which are not included in the current CIP. This slide was the same as the last workshop.

Solinger showed a slide which outlined a fiscal plan preview from 2023-2028. He talked about growth, levy limits and levy increase. Simpson talked about debt service, levy limits, and donations.

Alderperson Mueller thought donations were a good idea for the library. There was discussion about donations. Alderperson Morrisette asked about a naming rights policy. There was discussion about the city's policy and about the library's funding.

Simpson talked about the Kinni Corridor being the council's big project. He talked about the project and said it is planned to be funded mainly with donations. Staff is meeting with the Army Corps of Engineers tomorrow.

Solinger provided wrap up information. Staff will finalize plan. The finished CIP likely submitted to council first meeting in August. Funding sources and uses for 2023 will be appropriated as part of the 2024 budget adopted in November. Finance staff will be transitioning into the fiscal plan with the intent of having a workshop in September. The cost-of-service studies for electric, water, sewer ongoing future council discussions are likely needed. A financing arrangement for the rural fire association share of fire station project will influence city borrowing.

Staff fielded final questions from the council.

**The workshop adjourned at 6:08 p.m.**

Respectfully submitted,

Kristi McKahan, Deputy Clerk