Committee of the Whole Monday, June 26, 2023 City Council Chambers

1. Committee of the Whole 5:30 p.m.

Monday, June 26, 2023

- 2. Public Works project planning:
 - A. Review status of 2022 Water Improvement Project.
 - B. Review status of 2023 Street Improvement Project.
 - C. Preview improvements planned for 2024 & beyond.

Committee of the Whole Me	April 24, 2023	
Council Members Present:	Mayor John McBroom, Councilors Paul Novotn	iy, Pam Bluhm, Mike
	Urban, Josh Broadwater and Dave Frank.	
Members Absent:	None.	
Others Present:	P&Z members: Rich Bakken, Jeremy Aug, Wayr	ne Halvorson, and Kent
	Whitcomb.	
	EDA members: Molly Baum, Luke Isensee, Ran	dy Paulson, and Sue
	Keefe.	
	Others: Chris Giesen, Beth Carlson, Brian Burkh	nolder, and Craig Britton.

The Committee of the Whole met in joint session with the Chatfield Economic Development Authority and the Planning & Zoning Commission. Their main focus of discussion was the Twiford Street property that was recently purchased by the City for use by the public works department. The City's intention is to use the property until a new public works facility is constructed, which is slated to take place sometime between 2024-2029.

Primary Points of Consideration: There were three main points of consideration the group talked about.

1. What type of use, or service, does the City ultimately want to see take place on this property after the City no longer needs it for the public works department?

It was the general consensus that the property should stay in line with what the zoning is currently set at. Planning & Zoning do want to explore adding multi-use options to the current zoning.

2. Should the property stay intact until the City vacates the property or, if it is determined that a certain portion of the property is not needed by the public works department, should that portion of the property be offered for sale?

It would be in the best interest of the city to not sell portions of the property off, keep it whole.

3. While the City will have an opportunity to restrict the sale of the property to a buyer/developer who would construct" the building or provide the service most desired by the City, the City will need to determine how long to hold the property until the right prospect is identified. This point should be acknowledged so it is understood that this discussion is intended to be guidance for future decision-making, as opposed to anything more restrictive in nature.

While keeping options open, it would be desirable to let public works use the needed place until an alternate location is ready for them.

There was also much discussion of housing needs for the community.

The meeting was adjourned at 6:15 p.m.



City of Chatfield

Thurber Community Center • Chatfield Municipal Building 21 Second Street Southeast• Chatfield, Minnesota 55923 • 507-867-3810 www.ci.chatfield.mn.us

MEMORANDUM

CC:	CITY ADMINISTRATOR, JOEL YOUNG SUPERINTENDENT OF CITY SERVICES, BRIAN BURKHOLDER
DATE:	JUNE 21, 2023
SUBJECT:	PROJECT STATUS REVIEW AND FUTURE PLANNED CAPITAL IMPROVEMENT PROJECTS
FROM:	CRAIG BRITTON
TO:	COMMITTEE OF THE WHOLE – CITY OF CHATFIELD

Action Requested: Provide input on upcoming capital improvement projects.

Background: There are currently two capital improvement projects underway, the 2022 Water System Improvement Project and the 2023 Street Improvement Project. Below is a summary of the status of the projects. The third item on the agenda includes discussion on planned, upcoming capital improvement projects. Included in the summary below is a list of the planned projects along with the original timeframe for the completion of the projects. Staff is seeking input on the scope and timing of the projects.

- 1. Review Status of 2022 Water System Improvement Project
 - a. The rehabilitation of the 200,000 gallon south reservoir has been completed and is currently in the warranty period. The installation of the generators at Well #2 and Pump Station locations is still in process. The contractor experienced delays in production due to supply chain issues. The Well #2 generator has been assembled, but there are control components that need to be delivered and installed prior to its installation onsite. The pump station generator is still being assembled and is expected to be completed in the next couple months. Once completed the generators will be installed and will be put into service. The control upgrades at the wastewater treatment plant are yet to be installed as the production of system components have experienced delays. It is expected that the upgrades will be completed yet this year.

- 2. Review Status of 2023 Street Improvement Project
 - a. There will be a preconstruction meeting for the project tomorrow and the project schedule will be shared with the Council on Monday. Shop drawings for the structures have been approved and Griffin Construction is expected to begin removals and underground construction within the next few weeks.
- 3. Future Capital Improvement Projects Below is a list of the previously planned projects along with the originally anticipated year of construction. Staff would like to discuss the plan and any revisions the Council would like to see.
 - a. 2023 Street Improvement Project (underway)
 - b. 2023 Generic Mill & Overlay (\$375k, postponed)
 - c. 2024 Public Works Building (\$700k)
 - d. 2028 Generic Mill & Overlay Project (\$1,050,000)
 - i. For 1 Block the cost to Mill and Overlay ~\$28k and Reclaim & Pave ~\$48k
 - e. 2028 Generic Project (\$2,500,000)
 - f. 2028 OTR Water Storage Reservoir (\$1,675,000), Likely 400k Gallon Capacity
 - g. 2029 Future Public Works Building (\$2,100,000)

Possible Street Improvement Project Areas Include

- Burr Oak Ave NE from Union Street to Margaret Street
- Division Street from Highway 52 to Avenue B
- Various Alleys
- Harwood Ave, Cliff St and Winona St (horseshoe)
- West Chatfield from where gravel ends south to the City limits
- Mill Creek Road from TH 30 north to the City limits
- Mill Creek Park, pave gravel roads, from 3rd Street to Cul De Sac and at the end of the Cul De Sac into ballfields

If you have any questions prior to Monday's meeting please let me know.

Sincerely,

Craig Britton

	hatfield, Minnesota Debt & Revenue Allocation	2022 Worksheet	October Update				FUND 80 ⁷ -	Conferences	2024+			
Baseline							1	Historical Society Senior Citizens				
	Surplus Levy for GF / Cap Outlay	-	New 2023+				-	City Car	-			
	Sewer Fund	-	New 2023+				28,500	Muni Building	29,355			
	Water Fund	-	New 2023+				35,700	Police Squad / Software	36,771			
	-		-				2,000	Civil Defense	2,060			
							25,750	Sidewalk Improvements	26,523			
		37,000	Average Spending Seal Coat / C	hip Seal				Developer Fees				
	On top of GF?? >>	-	Average Storm Sewer Spending				68,500		70,555			
		21,000	Average Sidewalk Spending				42,000		43,260			
			Street Overlay every 3 years				30.000	Street Overlay	30,900			
		n	Cancel Street Overlay Levy?				7,147	· · · · ·	7,361			
			cancer encore evenus, cony.					Swimming Pool	1,001			
							45,000	°	46,350			
							40,000	Park Dedication				
								Tourism / Float				
				FIDE A	МВ ССТУ			Heritage				
					Fire Capital		- 38.426	Clerk & Future Tech	- 39,579			
				47,380	Amb Capital		-	Mill Creek Park	•			
				6,180	CCTV			Bandshell Comprehensive Plan		3.0%	Inflation Rate of Transfers	
							2,500		2,575			
				101,455	2024+		-	Enterprise Drive	-	325,523	<<2023 2024>>	335,289
Graph Opti	UIIS						1					
							Population Growth/Vear			t above normal budgeting		
		200.000	< value of "typical" homestead for im	pact		25.00 10.00	Population Growth/Year Households/Year	-	Annual Street Improvemen 2024+	t above normal budgeting		
		200,000 5,000	< value of "typical" homestead for im < typical water usage per month	pact		10.00	Households/Year		2024+			
	ALUE ADJUSTMENTS	5,000	< typical water usage per month	pact		10.00 3.0%	Households/Year Water 2023	-	2024+ LGA Cuts (increase) 2024			
2023	ALUE ADJUSTMENTS 20%		< value of "typical" homestead for im < typical water usage per month < market value inflation factor < construction inflation factor	pact	-	10.00	Households/Year		2024+			
		5,000 5% 5% 4.0%	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water,		:	10.00 3.0% 3.0%	Households/Year Water 2023 Water 2024+	-	2024+ LGA Cuts (increase) 2024 Offsets			
		5,000 5% 5%	< typical water usage per month < market value inflation factor < construction inflation factor		i.	10.00 3.0% 3.0% 0.0%	Households/Year Water 2023 Water 2024+ Sewer 2023	-	2024+ LGA Cuts (increase) 2024 Offsets			
		5,000 5% 5% 4.0% 6%	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water, < Tax Base Growth Assumption		-	10.00 3.0% 3.0% 0.0%	Households/Year Water 2023 Water 2024+ Sewer 2023	-	2024+ LGA Cuts (increase) 2024 Offsets			
	20%	5,000 5% 5% 4.0% 6%	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water,		-	10.00 3.0% 3.0% 0.0%	Households/Year Water 2023 Water 2024+ Sewer 2023	-	2024+ LGA Cuts (increase) 2024 Offsets			
2023	20% Debt	5,000 5% 5% 4.0% 6%	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water, < Tax Base Growth Assumption	Sewer) 2023	- - Generic	10.00 3.0% 3.0% 0.0% 0.0% Public	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2024+	Generic	2024+ LGA Cuts (increase) 2024 Offsets	+ Water OTR	Future PW	
2023	20% Debt	5,000 5% 5% 4.0% 6%	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water, < Tax Base Growth Assumption	Sewer) 2023 Grand & Prospect	Mill & Overlay	10.00 3.0% 0.0% 0.0% 0.0%	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF	- - - Mill and Overlay	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic	+ Water OTR Storage	Bldg	
2023 Projects &	20% Debt # Froject ESt Year 2022 Cost ET Financed (Inflation Less Cash)	5,000 5% 5% 4.0% 6% INTERI	 typical water usage per month market value inflation factor construction inflation factor Spending Increase % (GF, Water, Tax Base Growth Assumption 	2023 Grand & Prospect 1,650,000 1,732,500	Mill & Overlay 375,000 393,750	10.00 3.0% 0.0% 0.0% Public Works Bidg 700,000 771,750	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2024+	Generic Mill and Overlay 1,050,000 1,407,100	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239	+ * Water OTR Storage 1,675,000 2,244,660	Bidg 2,100,000 2,254,911	
2023 Projects &	20% Debt Protect Est Year 2022 Cost ET Financed (Inflation Less Cash) Type Bond	5,000 5% 5% 4.0% 6% INTERI	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water, < Tax Base Growth Assumption UND LOANS	2023 Grand & Prospect 1,650,000 1,732,500 GO	Mill & Overlay 375,000 393,750 GO	10.00 3.0% 3.0% 0.0% 0.0% Public Works Bidg 700,000 771,750 GO	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000	Generic Mill and Overlay 1,050,000 1,407,100 GO	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239 GO	+ Water OTR Storage 1,675,000 2,244,660 G G	Bidg 2,100,000 2,254,911 GO	GO
2023 Projects &	20% Debt # Freject Est Year 2022 Cost ET Financed (Inflation Less Cash) Type Bond Term Rate	5,000 5% 5% 4.0% 6% INTERI	 typical water usage per month market value inflation factor construction inflation factor Spending Increase % (GF, Water, Tax Base Growth Assumption 	2023 Grand & Prospect 1,650,000 1,732,500 GO 10 4,00%	Mill & Overlay 375,000 393,750 GO 10 4.00%	10.00 3.0% 3.0% 0.0% 0.0% Public Works Bldg 700,000 7711,50 GO 20 5.25%	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000	Generic Mill and Overlay 1,050,000 1,407,100 GO 10 4,00%	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239 GO 10 4.00%	+ + Water OTR Storage 1,675,000 2,244,660 GO 20 4.50%	Bidg 2,100,000 2,254,911 GO 20 4.50%	
2023 Projects &	20% Debt # Froject ET Financed (Inflation Less Cash) Type Bond Term Rate Bond Pymt	5,000 5% 5% 4.0% 6% INTERI	< typical water usage per month market value inflation factor construction inflation factor Sepending Increase % (GF, Water, Tax Base Growth Assumption UND LOANS 20	2023 Grand & Prospect 1,650,000 1,732,500 60 10 4,00% 213,602	Mill & Overlay 375,000 393,750 GO 10 4.00% 48,546	10.00 3.0% 0.0% 0.0% 0.0% Public Works Bidg 700,000 7711,50 GO 20 0.5.25%	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 20 0,0.00% 0100,000	Generic Mill and Overlay 1,050,000 1,407,100 GO 10 4,00% 173,483	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239 GO 10 4,00% 413,054	* * * Water OTR Storage 1,675,000 2,244,660 GO 20 0 4,50% 172,561	Bkg 2,100,000 2,254,911 GO 20 4.50% 173,349	GO 20
2023 Projects &	20% Debt # Freject Est Year 2022 Cost ET Financed (Inflation Less Cash) Type Bond Term Rate	5,000 5% 5% 4.0% 6% INTERI	< typical water usage per month market value inflation factor construction inflation factor Sepending Increase % (GF, Water, Tax Base Growth Assumption UND LOANS 20	2023 Grand & Prospect 1,650,000 1,732,500 GO 10 4,00%	Mill & Overlay 375,000 393,750 GO 10 4.00%	10.00 3.0% 3.0% 0.0% 0.0% Vorks Bidg 700,000 771,750 GO 0.0 5.25% 63,247 2024	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 20	Generic Mill and Overlay 1,050,000 1,407,100 GO 10 4,00% 173,483	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239 GO 10 4.00%	+ + Water OTR Storage 1,675,000 2,244,660 GO 20 4.50%	Bidg 2,100,000 2,254,911 GO 20 4.50%	GO 20
2023 Projects &	20% Debt # Project Est Year 2022 Cost ET Financed (Inflation Less Cash) Type Bond Term Rate Bond Pymt Yr Built	5,000 5% 5% 4.0% 6% INTERI	< typical water usage per month market value inflation factor construction inflation factor Sepending Increase % (GF, Water, Tax Base Growth Assumption UND LOANS 20	2023 Grand & Prospect 1,650,000 1,732,500 60 10 4,00% 213,602	Mill & Overlay 375,000 393,750 GO 10 4.00% 48,546	10.00 3.0% 0.0% 0.0% 0.0% Public Works Bidg 700,000 7711,50 GO 20 0.5.25%	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 2,000,000 2005 100,000 2005	Generic Mill and Overlay 1,050,000 1,407,100 GO 0 10 4,00% 173,483	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239 GO 10 4,00% 413,054	* * * Water OTR Storage 1,675,000 2,244,660 GO 20 0 4,50% 172,561	Bkg 2,100,000 2,254,911 GO 20 4.50% 173,349	GO 20
Projects &	20% Debt # Project Est Year 2022 Cost ET Financed (Inflation Less Cash) Type Bond Term Rate Bond Pymt Yr Built	5,000 5% 5% 4.0% 6% INTERI	< typical water usage per month market value inflation factor construction inflation factor Sepending Increase % (GF, Water, Tax Base Growth Assumption UND LOANS 20	2023 Grand & Prospect 1,650,000 1,732,500 60 10 4,00% 213,602	Mill & Overlay 375,000 393,750 GO 10 4.00% 48,546	10.00 3.0% 3.0% 0.0% 0.0% Vorks Bidg 700,000 771,750 GO 0.0 5.25% 63,247 2024	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 2,000,000 2005 100,000 2005	Generic Mill and Overlay 1,050,000 1,407,100 GO 0 10 4,00% 173,483	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239 GO 10 4,00% 413,054	* * * Water OTR Storage 1,675,000 2,244,660 GO 20 0 4,50% 172,561	Bkg 2,100,000 2,254,911 GO 20 4.50% 173,349	GO 20
Projects &	20% Debt # Froject Est Year 2022 Cost Est Year 2022 Cost Type Bond Type Bond Term Rate Bond Pymt Yr Built Sources	5,000 5% 5% 4.0% 6% INTERI	< typical water usage per month market value inflation factor construction inflation factor Sepending Increase % (GF, Water, Tax Base Growth Assumption UND LOANS 20	2023 Grand & Prospect 1,650,000 1,732,500 60 10 4,00% 213,602	Mill & Overlay. 375,000 393,750 GO. 10 4.00% 48,546 2023	10.00 3.0% 3.0% 0.0% 0.0% 0.0% Public Works Bidg 700,000 771,750 GO 200 5.25% 63,247 2022 project, int only to 25	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 2,000,000 2005 100,000 2005	Generic Mill and Overlay 1,050,000 1,407,100 GO 10 4,00% 173,483 2028	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239 GO 10 4,00% 413,054 2028	* * * Water OTR Storage 1,675,000 2,244,660 GO 20 0 4,50% 172,561	Bidg 2,100,000 2,254,911 GO QO 4,50% 173,349 2029	GO 20
Projects &	20% Debt # Friget Est Year 2022 Cost Est Year 2022 Cost Est Year 2022 Cost Type Bond Type Bond Rate Bond Pymt Yr Built Yr Built Sources Other Water	5,000 5% 5% 4.0% 6% INTERI	< typical water usage per month market value inflation factor construction inflation factor Sepending Increase % (GF, Water, Tax Base Growth Assumption UND LOANS 20	2023 Grand & Prospect 1,550,000 1,732,500 300 10 4,00% 213,602 2023	Mil & Overlay 375,000 393,750 GO 100 4,00% 48,546 2023 -	10.00 3.0% 0.0% 0.0% 0.0% Public Works Bidg 700,000 771,750 GO 202 63,247 2022 project, int only to 25	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 200 0,0.00% 100,000 202 2027 1st pmt	Generic Mill and Overlay 1,050,000 1,407,100 GO 100 4,00% 173,483 2028	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Generic 2,500,000 3,350,239 GO 10 4,00% 413,054 2028	* * * Water OTR Storage 1,675,000 2,244,660 GO 20 0 4,50% 172,561	Bidg 2,100,000 2,254,911 GO QO 4,50% 173,349 2029	GO 20
Projects &	20% Debt # Project Est Year 2022 Cost Est Year 2022 Cost Type Bond Type Bond Type Bond Pymt Yr Built Sources Other Water Sewer	5,000 5% 5% 4,0% 6% INTERI 20 20 2.00% 0	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water, < Tax Base Growth Assumption	2023 Grand & Prospect 1,650,000 1,732,500 00 4,00% 213,602 2023 - - -	Mil & Overlay 375,000 393,750 GC 10 40,00% 48,546 2023 2023	10.00 3.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 2,000,000 2,000,000	Generic Mill and Overlay 1,050,000 1,407,100 GO 10 4,00% 173,483 2028	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy	* * * Water OTR Storage 1,675,000 2,244,660 GO 200 4,50% 172,561 2028 - - -	Bidg 2,100,000 2,254,911 GC QC	GO 20 4.50% - 0
Projects & NE Repayment H Y U	20% Debt # Project ESt Year 2022 Cost ESt Year 2022 Cost ESt Year 2022 Cost Type Bond Type Bond Pymt Rate Bond Pymt Yr Built Sources Other Water Sewer Other Assmts	5,000 5% 5% 4.0% 6% INTERI 20 20 2.00%	< typical water usage per month market value inflation factor construction inflation factor Separing increase % (GF, Water, Tax Base Growth Assumption UND LOANS UND LOANS 0 0 0 0 0% 0% 0%	Sewer) 2023 Grand & Prospect 1,752,000 0,722,500 00 2013,002 2023 - - - - - - 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	Mil & Overlay 375,000 393,750 GO 10 4,00% 48,546 2023 - - - - - - 0%	10.00 3.0% 0.0% 0.0% 0.0% Public Works Bidg 700,000 771,750 G0 20 5.25% 63.247 2022 project, int only to 25	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 2,000,000 2002 0,000 00 00 00 00 00 00 00 00	Generic Mill and Overlay 1,050,000 1,407,100 0 0 0 0 0 0 0 0 0 0 0 0 0 % 0 %	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Ceneric 2,500,000 3,350,239 GO 10 4,00% 413,054 2028	* * * Water OTR Storage 1,675,000 2,244,660 GO 200 4,50% 172,561 - - - - - - - - - - - - -	Bidg 2,100,000 2,254,911 GG 200 4,50% 173,349 2029	GO 20 4.50% - 0 - - 0%
Projects & NE Repayment H Y U	20% Debt # Project Est Year 2022 Cost Est Year 2022 Cost Type Bond Term Rate Bond Pymt Yr Built Sources Other Water Sewer Cother Assmits Sever Rates/Fees	5,000 5% 4.0% 6% INTERI 20 2.00% - - - - - - - - - - - - -	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water, < Tax Base Growth Assumption	Sewer) 2023 Grand & Prospect 1,650,000 1,732,500 GO 1,732,500 2023 - - - - - - - - - - - - -	Mil & Overlay 375,000 393,750 GO 10 40,00% 48,546 2023 - - - - - 0% 0% 0%	10.00 3.0% 3.0% 0.0% 0.0% 0.0% 0.0% 0.0%	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 2,000,000 2000 200	Generic Mill and Overlay 1,050,000 1,407,100 0 0 0 4,00% 173,483 2028 - - - - - - - 0% 0% 0%	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy	+ + Water OTR Storage 1,675,000 2,244,660 200 4,50% 172,561 2028 - - - - - - - - - - - - -	Bidg 2,100,000 2,254,911 GO 200 4,50% 173,349 2029 700,000 0% 0% 0%	CO 20 4.50% - - - 0% 0% 0%
Projects &	20% Debt # Project EST Year 2022 Cost EST Year 2022 Cost EST Financed (Inflation Less Cash) Type Bond Pymt Rate Bond Pymt Yr Built Sources Other Water Sewer Assmts	5,000 5% 5% 4.0% 6% INTERI 20 20 2.00%	< typical water usage per month < market value inflation factor < construction inflation factor < Spending Increase % (GF, Water, < Tax Base Growth Assumption UND LOANS UND LOANS O O O O O O O O O O O O	Sewer) 2023 Grand & Prospect 1,752,000 0,722,500 00 2013,002 2023 - - - - - - 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	Mil & Overlay 375,000 393,750 GO 10 4,00% 48,546 2023 - - - - - - 0%	10.00 3.0% 0.0% 0.0% 0.0% Public Works Bidg 700,000 771,750 G0 20 5.25% 63.247 2022 project, int only to 25	Households/Year Water 2023 Water 2024+ Sewer 2023 Sewer 2023 Sewer 2024+ ANNUAL SEWER REIMB GF 2,000,000 2,000,000 2,000,000 2002 0,000 00 00 00 00 00 00 00 00	Generic Mill and Overlay 1,050,000 1,407,100 0 0 0 0 0 0 0 0 0 0 0 0 0 % 0 %	2024+ LGA Cuts (increase) 2024 Offsets Net Increase in Levy Ceneric 2,500,000 3,350,239 GO 10 4,00% 413,054 2028	* * * Water OTR Storage 1,675,000 2,244,660 GO 200 4,50% 172,561 - - - - - - - - - - - - -	Bidg 2,100,000 2,254,911 GG 200 4,50% 173,349 2029	GO 20 4.50% - 0 - 0 0%