



Capital Improvement Plan 2021 - 2026

City of Detroit Lakes, MN
Apex Project Number 21.178.0005

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1.0 INTRODUCTION

This Capital Improvement Plan (CIP) has been prepared by the City of Detroit Lakes, Minnesota to identify infrastructure needs and discuss proposed improvements to the City’s water, wastewater, drainage, and transportation infrastructure. This CIP is general in nature and outlines basic information such as location, infrastructure deficiencies, proposed improvements, estimated project costs, probable year of construction, and possible funding allocation for each capital improvement discussed.

2.0 PURPOSE & SCOPE OF A CIP

This CIP is intended to be utilized as a road map by City staff and City elected officials when planning for future improvements. A CIP is oftentimes the first step in the planning stages of a project and is a key component in schedule and financial planning. The City is not obligated to complete projects included in this CIP and it can be altered at any time. CIPs should be visited and updated on an annual basis to ensure the City has a current planning document regarding its infrastructure system needs.

CIPs are conceptual in nature and are not intended to be a basis for design. Estimated costs and financing splits are planning level with the primary purpose of providing a means for demonstrating general project scale. As specific projects are to be considered in detail, a preliminary engineering report/study should be prepared to evaluate existing conditions in detail, specific design considerations and evaluate challenges. A Preliminary Engineering Report will gather the information needed to provide more detailed and accurate cost estimates.

3.0 CIP PREPARATION AND IMPLEMENTATION

This CIP was prepared as a collaborative effort from City staff listed on the cover page and with input and direction of the City Council. City staff identified projects by reviewing known infrastructure deficiencies, needs, or projects that were being programmed by outside factors (i.e., funding opportunities, cooperative projects with other agencies, etc.). The identified projects were programed (scheduled) by evaluating level of need/urgency, schedule of partnering agencies, impact of capital cost and bonding to the City, and other factors. City staff utilized the estimated costs contained in this CIP to evaluate and analyze the impact to bonding, tax levy, and utility rates/funds. Adjustments were made to the programing to best balance all these factors.

It is well understood that the CIP and the related financing impact cannot possibly or accurately anticipate or predict all the factors that will arise in future years that will impact the City’s ability to execute the CIP as presented. Projects contained in this plan could be deferred or eliminated and other projects not contained in this plan will likely be added. The implementation of the plan can and will be impact by any number of known and unknown factors. Accordingly, the CIP is thought



of as a general roadmap and basis of capital project planning. It will be remaining somewhat fluid and likely adjusted annually or as needed.

4.0 PROJECT FINANCING AND FUNDING

The City generally finances capital improvement projects with a combination funds from the general tax levy, utility funds, special assessments allocated to benefitting properties, and/or grants from local, state, or federal agencies. This will likely continue to be the case for projects outlined in this CIP.

The CIP worksheets contained in the appendix of this report outline possible and assumed sources of funding and financing for the project. It should be noted that both the estimated project costs and proposed funding sources are based on very limited information and rough estimates. Typically, there is not detailed investigation of the various project details that can impact the project costs. This information is evaluated in more detail as individual projects are developed. As a result, the cost information is planning level and is subject to change.

The City has also been historically successful in minimizing project costs by securing low interest loans and grant dollars available for public infrastructure projects. The City will continue to seek out such funds for projects that are good candidates and when funding programs are available. Outside funding sources administered by various state and federal agencies include but are not limited to:

- Minnesota Public Facilities Authority (PFA)
- United State Department of Agriculture (USDA) Rural Development,
- United States Economic Development Authority (USEDA),
- Minnesota Department of Employment and Economic Development (DEED)
- Minnesota Department of Transportation (MnDOT)
- Minnesota Department of Natural Resources (DNR)

It should be noted that the application process for many of these programs can take substantial time. Often the City will need to commence the application process for such programs years in advance of planned construction dates to ensure anticipated timelines can be met. Not all projects are good candidates for outside funding sources. The applications and administration of such outside funds can also take significant effort and funds to complete. Accordingly, it is important to weigh these factors in any evaluation of funding pursuits.

5.0 COMPLETED CAPITAL IMPROVEMENT PROJECTS

It can be important to consider capital improvement projects that have been completed in the recent past. This can provide a benchmark of past funding levels, investment, and assessment of



geographic diversity of project locations. Table No. 1 and No. 2 summarize significant projects completed across the City since 2016.

Table No. 1: Summary of Completed CIP Projects

Year	Project	Total
2016	Street Rehab. (Mill/Overlay & Reclamations)	\$2,030,000
2017	Landing on Little Detroit	\$75,000
2017	Long Pine Estates - Phase 1	\$471,000
2017	Long Bridge Heights - Phase 3	\$549,000
2017	North TH 59 Sewer & Watermain Improvements	\$2,914,000
2018	Long Lake Annexation - Phase 4	\$3,502,000
2018	Lake Forest 7th Addition - Phase 1	\$479,000
2018	Randolph Road - Sanitary Sewer Realignment	\$680,000
2018	Co. Road 131 - Sewer & Watermain Improvements	\$1,026,000
2019	West Ave. (Willow to TH 10) & Willow St. (Jackson to Washington)	\$7,681,000
2019	Randolph Road - Kris St. to Co. Rd 54	\$2,332,000
2019	Highland Estates	\$43,000
2020	Long Pine Estates - Phase 2	\$696,000
2020	Washington Ave. (North Shore to Willow) and Alley	\$4,346,000
	Total:	\$26,824,000

Table No. 2: Summary of Completed Parking Lot & Multi-Use Trail Projects

Year	Project	Cost
2019	Multi-Use Trail - Lincoln Avenue (Oak to Willow)	\$166,800
2019	Parking Lot - DMRA (Tubing Hill)	\$277,700
2019	Parking Lot - Boys and Girls Club	\$160,000
2020	Multi-Use Trail - City Park (Langford to Pavilion)	\$296,000
2020	Parking Lot - South Shore Park	\$172,000
2020	Vets Memorial Parkway ADA Improvements	\$63,240
2020	Multi-Use Trail - TH 10 (Co. Rd. 54 to Box Culvert)	\$163,000
	Total:	\$1,298,740

6.0 PROPOSED CAPITAL PROJECT SUMMARY

Table No. 3 is a summary of the projects contained within this CIP, estimated projects costs, and proposed year of construction. Table No. 3 includes a summary of other parking lot and multi-use trail improvements anticipated over the next five years. An overview location map and worksheets containing additional detail, project background, and overview of proposed improvements are contained in the appendix of this CIP.



Table No. 3: Summary of CIP Projects – Street and Utility Improvements

Year	Project	Costs		
		Assessable	City or Outside Funding	Total
2021	Bergquist Subdivision - Phase 1	\$464,000	\$75,000	\$539,000
2021	Tower Heights Subdivision - Phase 1	\$45,000	\$0	\$45,000
2021	Lake Forest 8th Add.	\$868,000	\$398,000	\$1,266,000
2021	West Lake Drive - Co. Rd. 6 to Legion	\$0	\$4,444,000	\$4,444,000
2021	Willow, Holmes, Frazee Street(s) & Alley	\$1,771,000	\$5,651,000	\$7,422,000
2022	Willow Springs	\$2,080,000	\$1,659,000	\$3,739,000
2022	Antler Ridge Subdivision	\$1,326,000	\$175,000	\$1,501,000
2022	West Lake Drive - Pelican River to Co. Rd 6	\$871,000	\$1,292,000	\$2,163,000
2022	Highland Drive - Randolph to TH 34	\$0	\$1,520,000	\$1,520,000
2022	2.5 MGAL Water Tower	\$0	\$4,140,000	\$4,140,000
2023	Campbell Avenue & Linden Lane	\$1,193,000	\$1,505,000	\$2,698,000
2023	Summit Avenue - Holmes to TH 10	\$303,000	\$1,125,000	\$1,428,000
2023	Richwood Road – Localized Utility Repairs	\$245,000	\$850,000	\$1,095,000
2023	Various (Unknown Locations) Street Overlays	\$500,000	\$250,000	\$750,000
2023	Long Pine Estates - Phase 3	\$406,000	\$8,000	\$414,000
2023	Demolish Existing 1.0 MGAL Water Tower	\$0	\$150,000	\$150,000
2024	West Lake Drive - Legion to North Shore Drive	\$510,000	\$5,781,000	\$6,291,000
2024	Frazee Street - Washington to Summit	\$230,000	\$583,000	\$813,000
2024	Holmes Street - Washington to Lake	\$114,000	\$223,000	\$337,000
2024	300k GAL (South-Side) Water Tower	\$0	\$1,782,500	\$1,782,500
2025	Long Lake Annexation - Northwest Area	\$321,000	\$2,079,000	\$2,400,000
2025	Tower Heights Subdivision - Phase 2	\$862,000	\$1,842,000	\$2,704,000
2025	Broadlawn Estates	\$381,000	\$258,000	\$639,000
2025	290th Mill/Overlay	\$20,000	\$115,000	\$135,000
2026	Front Street - Summit to Washington	\$282,500	\$666,000	\$948,500
2026	Lake Avenue - Front to State	\$131,000	\$170,000	\$301,000
2026	Forest Street - Lake to Rossman	\$166,000	\$857,000	\$1,023,000
2026	Standpipe Water Tower Demolition	\$0	\$50,000	\$50,000
2027	Long Lake Annexation - Western Area	\$1,132,000	\$1,968,000	\$3,100,000
Total:		\$14,916,500	\$38,813,500	\$53,730,000



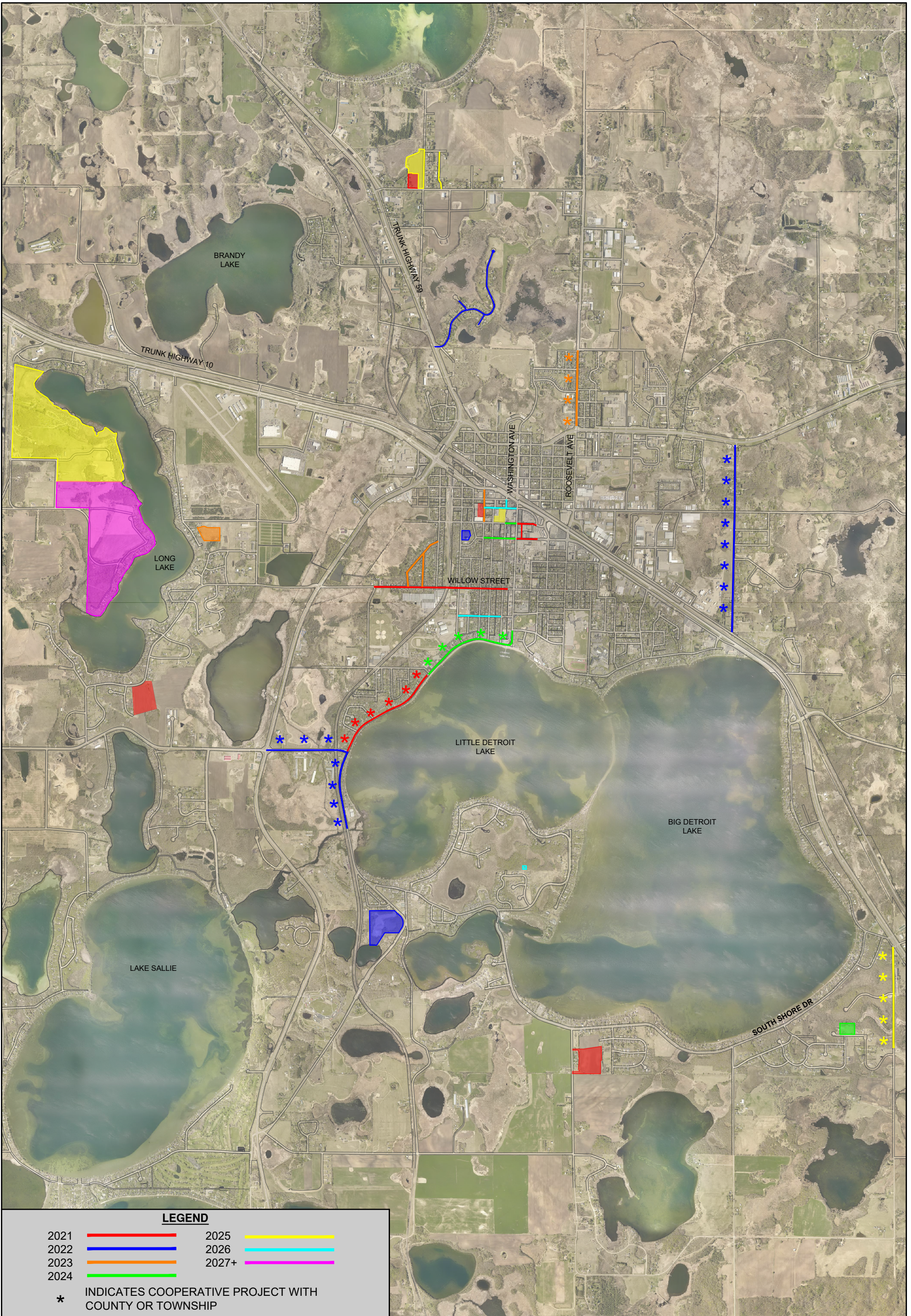
Table No. 4: Summary of Proposed CIP Projects – Parking Lots and Multi-Use Trails

Year	Project	Costs		
		Food & Bev Tax	City, Grant, or Assessable	Total
2021	Parking Lot - Becker County Museum/DLCCC	\$450,000	\$600,000	\$1,050,000
2021	Multi-Use Trail - WLD (Legion to CSAH 6)*	\$75,000	\$325,000	\$400,000
2022	Multi-Use Trail - Long Lake Park	\$190,000		\$190,000
2022	Multi-Use Trail - WLD (CSAH 6 to Pelican River)*	\$75,000	\$125,000	\$200,000
2023	Multi-Use Trail - TH 59 to Richwood Road	\$760,000		\$760,000
2024	Multi-Use Trail - WLD (Washington to Legion)*		\$320,000	\$320,000
2024	Multi-Use Trail - Frazee Street to Holmes Street*	\$440,000		\$440,000
2025	Parking Lot - Washington Sq. Mall	\$767,500	\$427,500	\$1,195,000
	Total:	\$2,757,500	\$1,797,500	\$4,555,000

**Note: Project will be completed in conjunction with associated project listed in Table No. 2. Tail cost is included in total project cost listed in Table No. 1. Other projects listed above are assumed to be stand-alone projects.*

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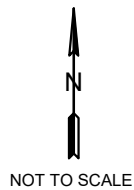




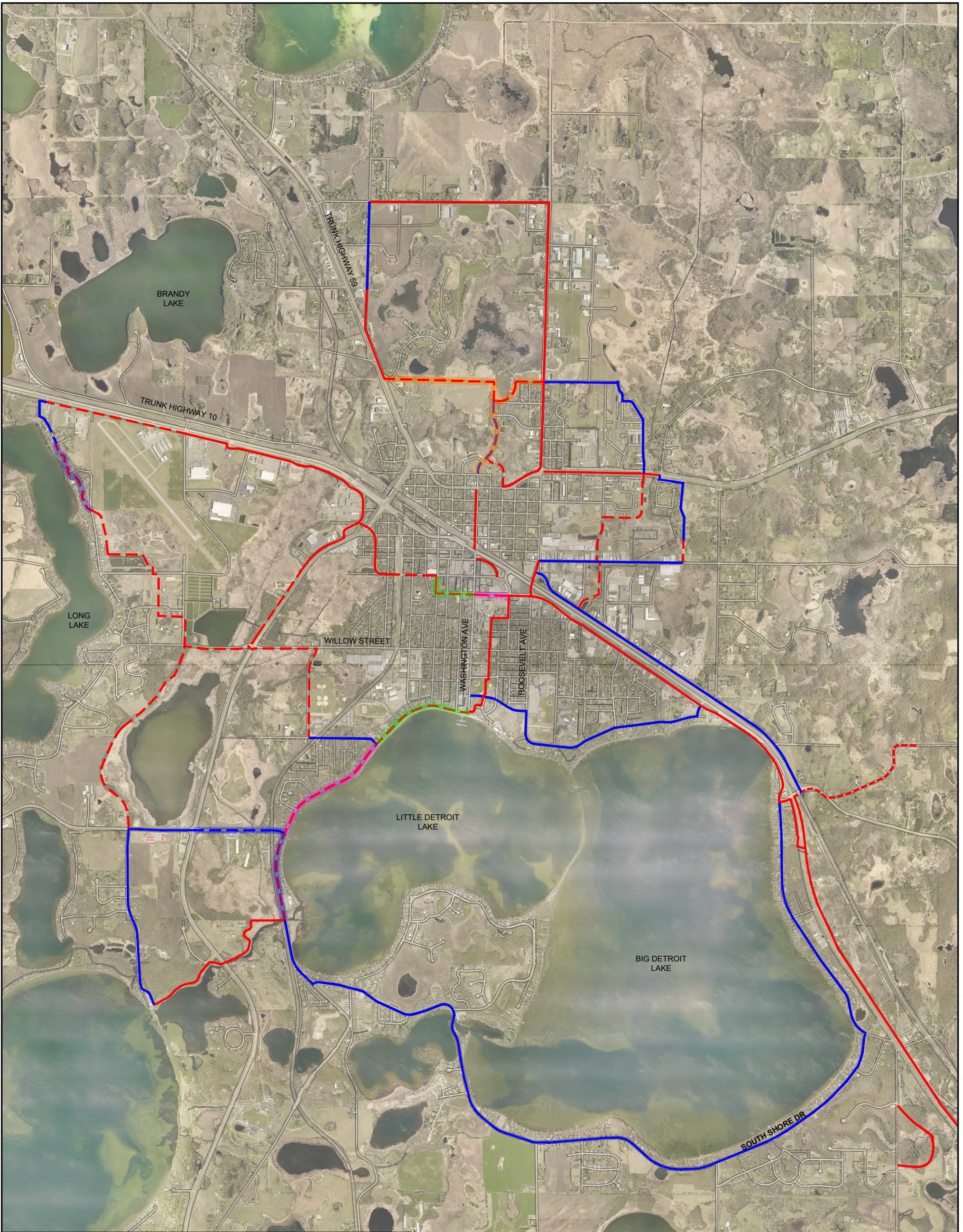
LEGEND

2021		2025	
2022		2026	
2023		2027+	
2024			

* INDICATES COOPERATIVE PROJECT WITH COUNTY OR TOWNSHIP

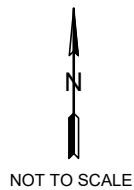


**FIGURE NO. 1:
PROJECT LOCATION MAP
2021 - 2026 CAPITAL IMPROVEMENT PLAN
CITY OF DETROIT LAKES**



LEGEND

- | | | | |
|--|--|------|--|
| | EXISTING MULTI-USE TRAIL | 2021 | |
| | EXISTING BIKE ROUTE (SHOULDER/BIKE LANE) | 2022 | |
| | PROPOSED MULTI-USE TRAIL | 2023 | |
| | PROPOSED BIKE ROUTE (SHOULDER/BIKE LANE) | 2024 | |
| | | 2025 | |
| | | 2026 | |
- COLOR SHADING INDICATES PROPOSED YEAR OF CONSTRUCTION



**2021 - 2026 CAPITAL IMPROVEMENT PLAN
BIKE-MULTI-USE TRAIL PLAN
CITY OF DETROIT LAKES**



2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	<u>2021</u>	
Total Project Cost	\$	<u>539,000</u>

Project Name: **Bergquist Subdivision - Phase 1**

Description

This project would include the construction of City infrastructure to a proposed residential housing subdivision. Anticipated improvements include the installation of sanitary sewer, watermain, service laterals, 36' wide urban section street, stormwater collection and treatment, and lighting. Project is anticipated to be constructed in phases over several years. The first phase would create approximately 12 residential housing lots.

Justification

Developer petitioned the City for improvements and plans to subdivide and develop residential housing.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$65,000			\$65,000
Sewer Services	\$24,000			\$24,000
Lift Stations & Force mains				\$0
Watermain	\$85,000		\$15,000	\$100,000
Water Services	\$30,000			\$30,000
Storm Sewer	\$60,000		\$60,000	\$120,000
Street	\$200,000			\$200,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$464,000	\$0	\$75,000	\$539,000

Funding/Financing Notes:

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2021
Total Project Cost	\$ 45,000

Project Name: Tower Heights Subdivision - Phase 1

Description

This project would include the construction of City infrastructure to a proposed 24-acre residential housing subdivision. Anticipated improvements include the installation of sanitary sewer, watermain, service laterals, 36' wide urban section street, stormwater collection and treatment, and lighting. Project is anticipated to be constructed in phases over several years. The first phase would create approximately 14 residential housing lots.

Justification

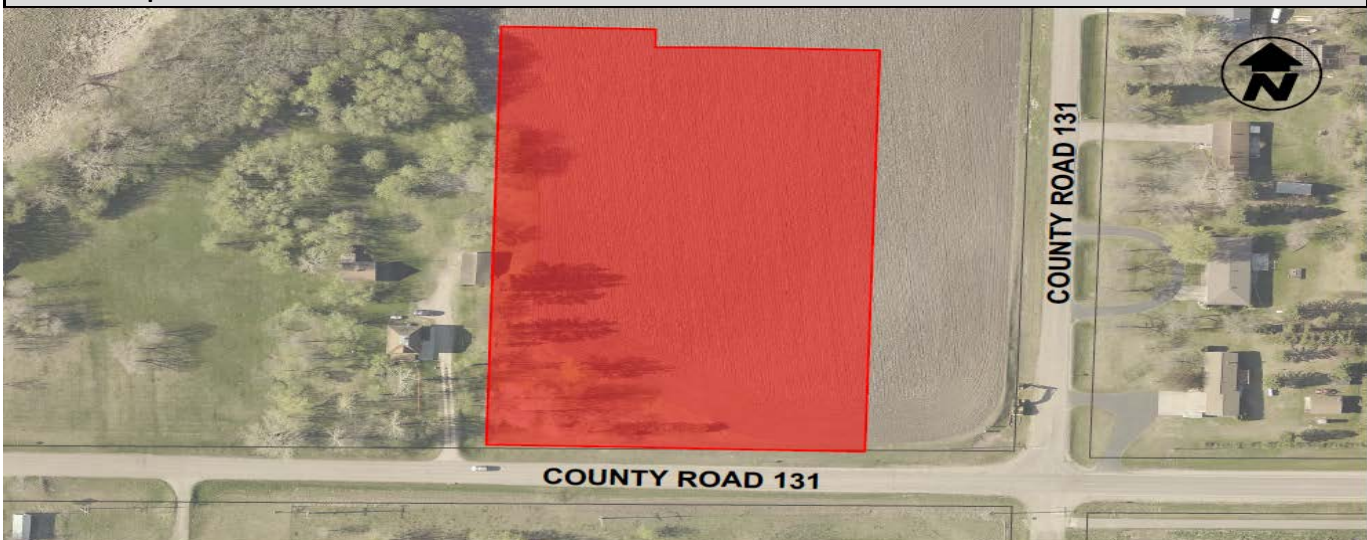
Developer plans to subdivide and develop residential housing and has petitioned the City for improvements.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$10,000			\$10,000
Sewer Services	\$2,500			\$2,500
Lift Stations & Force mains				\$0
Watermain	\$10,000			\$10,000
Water Services	\$2,500			\$2,500
Storm Sewer	\$5,000			\$5,000
Street	\$15,000			\$15,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$45,000	\$0	\$0	\$45,000

Funding/Financing Notes: The developer plans to design, fund, and construct the project privately, subject to City review and approval of plans. It is not anticipated that the city will incur any direct costs associated with the development or construction of this project. The above costs are for design review and construction observation, which will be invoiced to the Developer.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2021
Total Project Cost	\$ 1,266,000

Project Name: Lake Forest 8th Addition

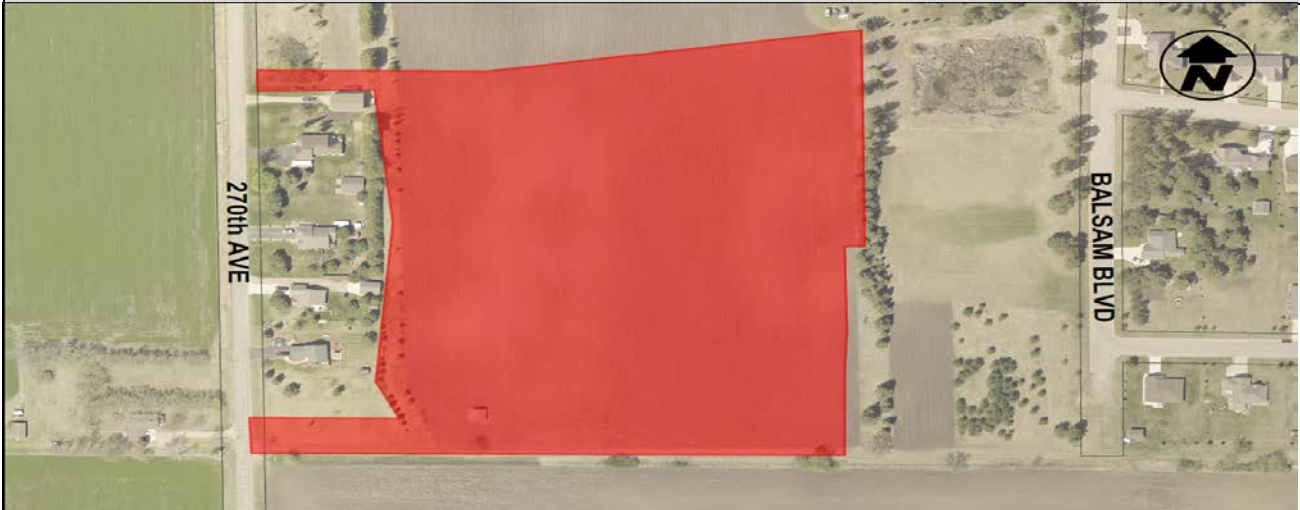
Description
 This project would include the construction of City infrastructure to the final phase of the Lake Forest residential housing subdivision. Anticipated improvements include the installation of sanitary sewer, watermain, service laterals, 36' wide urban section street, stormwater collection and treatment, and lighting. The project will also need to include reconstruction of the northern portion of 270th Avenue to facilitate sewer and water extensions from South Shore Drive into the western portion of the subdivision.

Justification
 Developer petitioned the City for improvements and plans to subdivide and develop residential housing.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$100,000		\$51,000	\$151,000
Sewer Services	\$70,000		\$9,000	\$79,000
Lift Stations & Force mains				\$0
Watermain	\$133,000		\$65,000	\$198,000
Water Services	\$96,000		\$13,000	\$109,000
Storm Sewer	\$62,000		\$110,000	\$172,000
Street	\$407,000	\$150,000		\$557,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$868,000	\$150,000	\$248,000	\$1,266,000

Funding/Financing Notes: A portion of the street, sewer, and water costs on 270th will be postponed assessments to adjacent property outside the City. Some of these costs could be recovered in the future if the adjacent area is annexed into the City. Until then the City will need to cover these costs.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2021	
Total Project Cost	\$	4,444,000

Project Name: West Lake Drive - County 6 to Legion

Description

Reconstruction of West Lake Drive between CSAH 6 and Legion Road. Reconstruction will include reconstruction and a slight shift of the roadway, stormwater collection/treatment, trail multi-use trail improvements, a new water transmission line. West Lake Drive is a County road, accordingly, this is a cooperative project with Becker County.

Justification

This portion of West Lake Drive was originally constructed and operated as Highway 59. It was widened at some point and has been rehabilitated with several overlays. Its current condition is very poor resulting in poor ride quality. Becker County planed to make improvements (primarily and overlay) to the roadway in 2019. The City is working with Becker County to make more significant improvements to this area. This area experience heavy volumes of pedestrian traffic with no dedicated pedestrian facilities. The City has identified this corridor as the preferred route for the future Heartland State Trail through the City. In order to accommodate the state trail, the street alignment needs to be shifted and street needs to be upgraded to an urban section as there is insufficient right-of-way and space to accommodate a trail and rural section road due to design standards/requirements. Also, the stormwater from this section currently discharges directly to Little Detroit Lakes without treatment. The only practical way to improve the stormwater management is to construct a storm sewer, collect the water, and provide treatment prior to discharge. In order to make these improvements it is necessary to reconstruct West Lake Drive with curb and gutter and also shift the roadway to provide space for a multi-use trail.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer			\$14,000	\$14,000
Sewer Services				\$0
Lift Stations & Force mains			\$520,000	\$520,000
Watermain			\$485,000	\$485,000
Water Services				\$0
Storm Sewer			\$1,200,000	\$1,200,000
Street			\$1,475,000	\$1,475,000
Sidewalks				\$0
Trails			\$400,000	\$400,000
Street Lighting			\$150,000	\$150,000
Streetscapes		\$200,000		\$200,000
TOTAL:	\$0	\$200,000	\$4,244,000	\$4,444,000

Funding/Financing Notes: Estimated costs do not reflect cost participation from Becker County which should be cover the costs of the street, stormwater, and some lighting (+/-2.9 million). Also, the City has received a grant in the amount of \$325,000 through MnDOT TA funding for the multi-use trail.

Location Map





2021 - 2026

CAPITAL IMPROVEMENT PLAN
City of Detroit Lakes

Project Year	2021	
Total Project Cost	\$	7,422,000

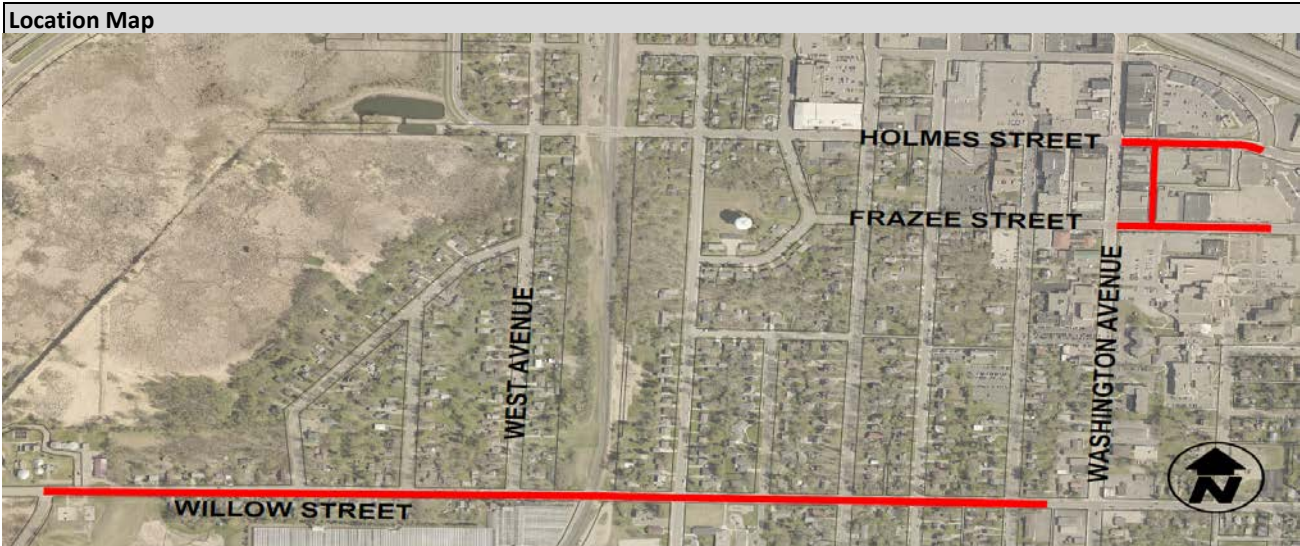
Project Name: Willow, Holmes, Frazee, and Alley - Street & Utility Improvements

Description
Reconstruction of streets and sidewalks as well as various aged or undersized underground utilities. Streetscaping would also be included to match the adjacent downtown areas.

Justification
The City has invested greatly over the last several years to reconstruct the aging infrastructure within the downtown area. Holmes and Frazee street along with the JC Penny alley are a few remaining segments that are in need of reconstruction. Various underground and surface infrastructure within these areas have been update/replaced over time however there are undersized/aged underground utilities remaining and the majority of the surface improvements are beyond their useful life. The street surfaces are in very poor condition and segments of the underground utilities have had to undergo localized repairs due to failures.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$225,000		\$635,000	\$860,000
Sewer Services	\$66,000		\$35,000	\$101,000
Lift Stations & Force mains				\$0
Watermain	\$220,000		\$465,000	\$685,000
Water Services	\$100,000		\$66,000	\$166,000
Storm Sewer			\$1,250,000	\$1,250,000
Street	\$1,160,000	\$2,815,000		\$3,975,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes		\$385,000		\$385,000
TOTAL:	\$1,771,000	\$3,200,000	\$2,451,000	\$7,422,000

Funding/Financing Notes: The City will receive \$2.032 million in Federal aid funding for the project to cover portions of the cost related to street, sidewalk, and storm sewer. Also, application has been made for funding assistance from Minnesota Public Facilities Authority for costs related to sewer and water improvements. If successful, funding will be in the form of low interest loan and potentially some grant funding for sanitary sewer costs.





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2021
Total Project Cost	\$ 1,050,000

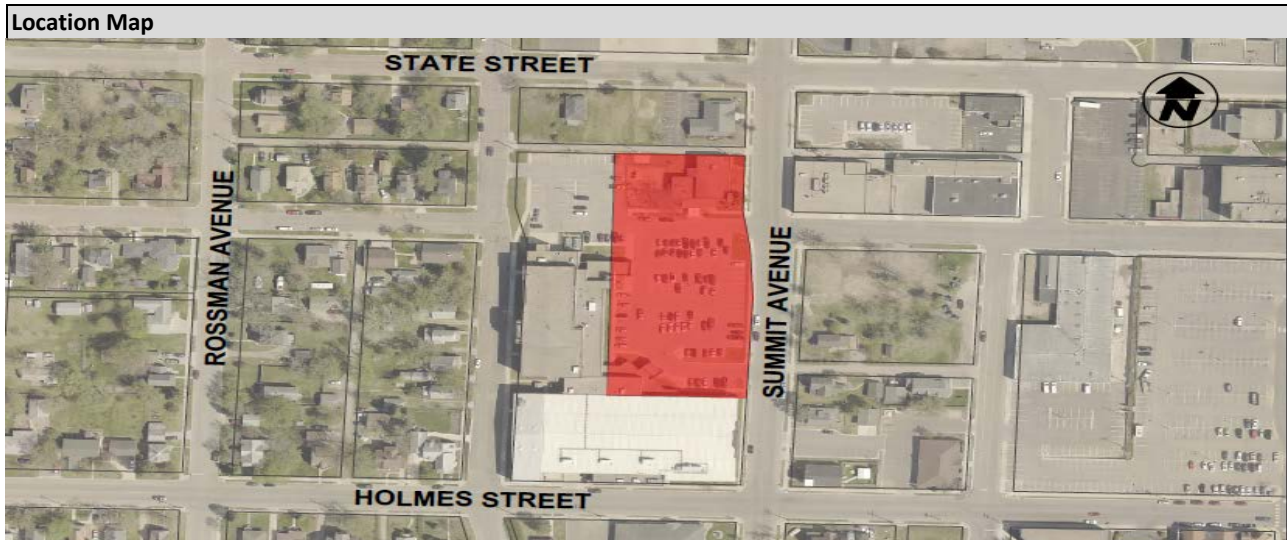
Project Name: **DLCCC/Becker County Museum Parking Lot Improvements**

Description
 The Becker County Museum is planning to build a new museum connected to the DLCCC/theater, near the existing facility. This will require reconfiguration of the existing parking lot. Much of the existing parking will be displaced due to the new building. The new parking lot will be located over the existing museum and will require some reconstruction of the existing parking lot areas. Plans are still being developed and the final costs/layout are very at this point. One option involves construction of the new parking area around the museum and reconstruction/reconfiguration of the existing parking lot on the east side of the DLCCC. This would provide for the best function of flow for the site. Another option includes a phase approach where only the new parking area around the west, north, and east side of the new museum would be constructed now and the remaining portion of the lot could be reconstructed at a future date. The full project cost is included in the below table.

Justification
 The museum is requesting a donation from the City to this project. The City will likely consider paying for a portion of the required parking lot improvements. The proposed parking lot improvements will also help maximize/improve parking at this facility, which is frequently short of available off/street parking.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain				\$0
Water Services				\$0
Storm Sewer		\$300,000		\$300,000
Street		\$300,000	\$450,000	\$750,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$0	\$600,000	\$450,000	\$1,050,000

Funding/Financing Notes: The City Council has committed up to \$450k of food and beverage tax funds to fund parking lot improvements.





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2022
Total Project Cost	\$ 3,739,000

Project Name: Willow Springs

Description

This project would include the installation of a water, sanitary sewer, and reconstruction of the existing streets. Street improvements are anticipated to include a 36' wide urban section street with stormwater collection. Project cost could be reduced is a narrower rural section road and culvert system is utilized. An urban section street and storm sewer is included in the below estimate.

Justification

Willow Springs was annexed into the City in 2020. It has been the City's practice to extend (or offer to extend if requested) water and sewer to annexed areas.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$450,000	\$76,000		\$526,000
Sewer Services	\$80,000	\$14,000		\$94,000
Lift Stations & Force mains	\$407,000	\$69,000		\$476,000
Watermain	\$448,000	\$76,000		\$524,000
Water Services	\$109,000	\$19,000		\$128,000
Storm Sewer			\$620,000	\$620,000
Street	\$586,000	\$785,000		\$1,371,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$2,080,000	\$1,039,000	\$620,000	\$3,739,000

Funding/Financing Notes: The above assumed the City paying for +/-17% of the assessable costs, above/beyond typical assessment policy. This makes the assumption that the City will need to 'buy-down' some of the project costs to keep assessments comparable to similar projects.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2022
Total Project Cost	\$ 1,501,000

Project Name: Antler Ridge Subdivision

Description

This project would include the construction of City infrastructure to a new, +/-25 acre, residential subdivision with approximately 27 lots. Anticipated improvements include the installation of sanitary sewer, watermain, service laterals, 36' wide urban section street, stormwater collection and treatment, and lighting. The developer has been grading the site for the past several years in anticipation of beginning the development. Initial discussions indicated that the developer may request extension of infrastructure as soon as 2022.

Justification

Developer plans to petition the City for improvements and plans to subdivide and develop residential housing.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$176,000			\$176,000
Sewer Services	\$50,000			\$50,000
Lift Stations & Force mains				\$0
Watermain	\$222,000			\$222,000
Water Services	\$58,000			\$58,000
Storm Sewer	\$175,000		\$175,000	\$350,000
Street	\$645,000			\$645,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$1,326,000	\$0	\$175,000	\$1,501,000

Funding/Financing Notes:

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2022	
Total Project Cost	\$	2,163,000

Project Name: **West Lake Drive - Pelican River to Co. Road 6**

Description
 The initial project scope was focused on the construction of a sanitary sewer collection system and lift station on West Lake Drive from the Pelican River to Co. Road 6. Following further discussion with property owners and Becker County, there was interest in also completing a broader improvement that would include street and infrastructure improvements such as replacement of the street with an urban section street, multi-use trail, stormwater collection/treatment, and possibly watermain replacement. West Lake Drive is under the jurisdiction of Becker County. Accordingly this would likely be a cooperative project with the County. The County plans to reconstruct CSAH 6 (West Lake Drive to TH 59) in conjunction with this project.

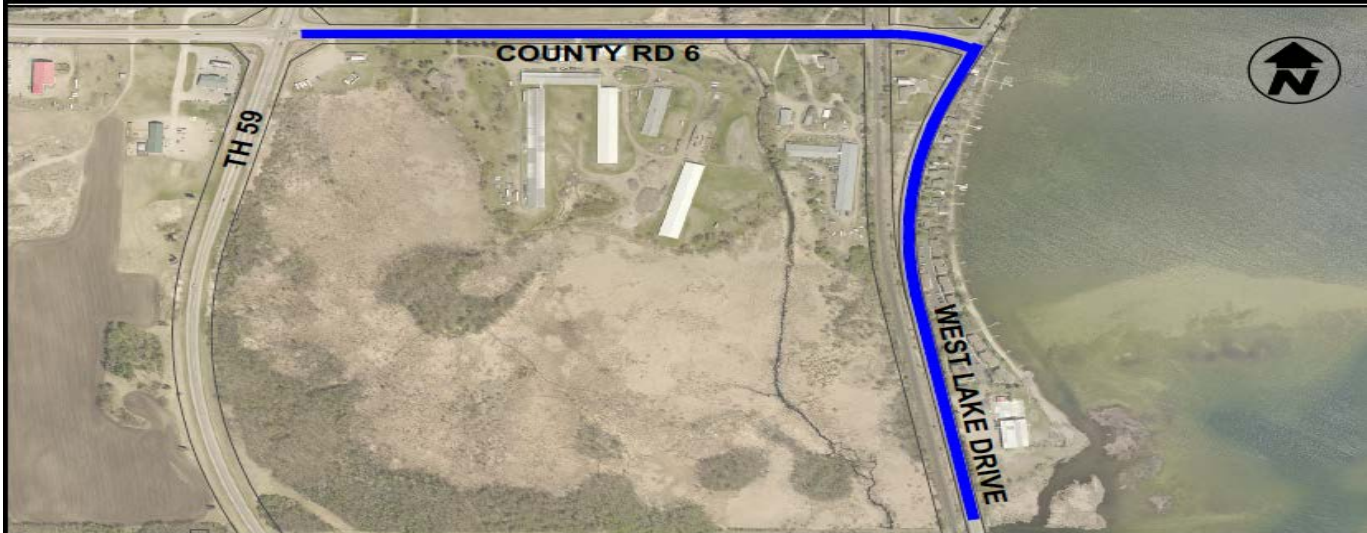
Justification
 There is no gravity sewer collection system in this area. The existing homes pump into a forcemain which results in routine sewer back-ups. Property owners have requested the installation of a conventional sewer collection system. Roadway improvements would help to better define driveway access and allow for improvement stormwater control and treatment. A multi-use trail would link the existing Dunton Locks trail with the proposed West Lake Drive (Legion to Co. Road 6) trail being constructed in 2021.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$175,000		\$60,000	\$235,000
Sewer Services	\$51,000			\$51,000
Lift Stations & Forcemains	\$370,000			\$370,000
Watermain			\$382,000	\$382,000
Water Services				\$0
Storm Sewer			\$300,000	\$300,000
Street	\$275,000	\$350,000		\$625,000
Sidewalks				\$0
Trails		\$200,000		\$200,000
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$871,000	\$550,000	\$742,000	\$2,163,000

Funding/Financing Notes: The City has applied to the Minnesota DNR Local Trails Connection Program for grant funding related to the proposed multi-use trail. Also, it is anticipated that the County will pay for a portion of the street and storm water costs (beyond what is required for the sanitary sewer construction). Cost participation with the County has not been finalized.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2022
Total Project Cost	\$ 1,520,000

Project Name: Highland Drive - Randolph Road to TH 34

Description
 Reconstruction of Highland Drive between Randolph Road and Trunk Highway 34. The proposed improvements are not yet well defined. For purposes of this CIP it is assumed that the improvements will include reconstruction of the roadway with a 32' wide, rural section, bituminous surfaced street. This includes space for 4' wide bike lanes on the shoulders. Stormwater treatment needs have not been determined at this time and are not included in the below estimate. Sanitary sewer and watermain extensions to this area are a possible consideration by have not been included in the estimated costs at this time. This would be a cooperative project with Detroit Township and possibly Becker County.

Justification
 Highland Drive connects Th 34 to Randolph Road and is a significant traffic corridor on the northeast side of the City's corporate limits. It provides a connection between TH 34 and TH 10. Traffic volume is expected to increase due to improvements on Randolph Road and traffic signal installation at TH 10/CSAH 54. The pavement surface is in very poor condition and the roadway narrow and geometrically deficient. A majority of the Roadway is under the jurisdiction of Detroit Township and the City is responsible for slightly less than half of the roadway.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain				\$0
Water Services				\$0
Storm Sewer			\$40,000	\$40,000
Street		\$1,480,000		\$1,480,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$0	\$1,480,000	\$40,000	\$1,520,000

Funding/Financing Notes: The City and township are planning to apply for \$1.25 million in grant funds from the Local Road Improvement Program (LRIP) for costs related to street reconstruction. Cost participation between the City, Township, and County has not yet been determined.





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2022
Total Project Cost	\$ 4,290,000

Project Name: 2.0 MG Elevated Water Storage Facility

Description

Project will include the construction of a new 2.0 MG elevated storage facility (water tower). The proposed tower will be located near the existing 1.0 MG tower. The proposed tower will be a composite style facility with a cast-in-place concrete column and steel tank. The new tower will be slightly higher than the existing tank to improve water pressures in the distribution system. The existing 1.0 MG tower will be removed/demolished as part in this project in 2023.

Justification

Public Utilities completed a water distribution master plan in 2020 that examined the overall distribution system for deficiencies and improvements needed for continued and future growth. The report concluded that the distribution system lacks elevated storage and pressure in localized areas.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain			\$4,290,000	\$4,290,000
Water Services				\$0
Storm Sewer				\$0
Street				\$0
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$0	\$0	\$4,290,000	\$4,290,000

Funding/Financing Notes: The City will apply to Minnesota Public Facilities Authority for funding assistance related to the new tower. Funding will likely be in the form of low interest loan.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2023
Total Project Cost	\$ 2,698,000

Project Name: Cambell Avenue & Linden Lane - Street and Utility Reconstruction

Description
Reconstruction of street, watermain, sanitary sewer, storm sewer, and sidewalk on Cambel Avenue and Linden Lane.

Justification
Due to the lack of records, the exact age of the existing infrastructure within this corridor is unknown, but it is believed to be some of the oldest infrastructure in the City. The condition of the existing sanitary sewer, watermain and storm sewer are beyond their useful life and showing signs of deterioration. There have been frequent water and sewer failures in this area. In addition to deficiencies with the underground facilities the street and sidewalk are also deteriorated. The existing pavement condition is extremely poor. The condition is well beyond typical maintenance measures and periodic patching is no longer proving effective in temporarily improving ride quality.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Trunkline			\$350,000	\$350,000
Sanitary Sewer	\$230,000		\$195,000	\$425,000
Sewer Services	\$118,000		\$60,000	\$178,000
Lift Stations & Force mains				\$0
Watermain	\$230,000		\$75,000	\$305,000
Water Services	\$130,000			\$130,000
Storm Sewer			\$340,000	\$340,000
Street	\$485,000	\$485,000		\$970,000
Sidewalks				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$1,193,000	\$485,000	\$1,020,000	\$2,698,000

Funding/Financing Notes: Application has been made for funding assistance from Minnesota Public Facilities Authority for costs related to sewer and water improvements. If successful, funding will be in the form of low interest loan and potentially some grant funding for sanitary sewer costs.

Location Map





2021 - 2026

CAPITAL IMPROVEMENT PLAN
City of Detroit Lakes

Project Year	<u>2023</u>
Total Project Cost	\$ <u>1,428,000</u>

Project Name: Summit Avenue - Street and Utility Reconstruction

Description

Reconstruction of the street, sanitary sewer, watermain, and storm sewer. The project may also try and improve pedestrian movement and safety through this area due to the location of the DLCCC. This could include intersection nodes and/or narrowing of the street in some locations.

Justification

The street and utilities are in poor condition and beyond their useful life. There is also a need to improve intersection visibility and pedestrian safety.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$38,000	\$53,000	\$30,000	\$121,000
Sewer Services	\$11,000	\$2,000		\$13,000
Lift Stations & Force mains				\$0
Watermain	\$63,000	\$90,000	\$51,000	\$204,000
Water Services	\$14,000	\$3,000		\$17,000
Storm Sewer			\$120,000	\$120,000
Street	\$122,000	\$468,000		\$590,000
Sidewalks	\$55,000	\$208,000		\$263,000
Trails				\$0
Street Lighting				\$0
Streetscapes		\$100,000		\$100,000
TOTAL:	\$303,000	\$924,000	\$201,000	\$1,428,000

Funding/Financing Notes: The City plans to use funds from the Police Department sales tax to pay for a portion of the street costs adjacent to the new police department. A significant amount of the abutting properties are City owned properties. This includes the new police department, DLCCC, and fire department. Assessments to these properties are shown under the general fund (above) rather than as assessable.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2023
Total Project Cost	\$ 1,095,000

Project Name: Richwood Road

Description

Richwood Road is under the jurisdiction of Becker County. The County's Capital Improvement Plan indicates they will be making improvements to the roadway. The scope of the County's improvements appears to be limited to a mill/overlay, but this has not been confirmed. The proposed City improvements would be limited to replacement of older sanitary sewer, watermain, and a lift station. Some of these may be able to be rehabilitated with trenchless methods such as slip-lining, cured-in-place pipe, or pipe bursting. The scope of the improvements is very unknown at this point and needs to be examined further. The scope of utility improvements would likely be limited to the area between TH 34 and Dean Street.

Justification

The sanitary sewer and watermain infrastructure in this area is a combination of older CIP watermain, newer PVC watermain, older VCP sanitary sewer, and newer PVC sewer. It is suspected that some of the older infrastructure is beyond or approaching the end of its useful life. Making the improvements in conjunction with the County's project provides a more cost effective means of completing the replacements, if needed. A more detailed analysis of the condition of this infrastructure is needed to determine if it is necessary to make the improvements with the County project or if improvements can be deferred to a future project.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$101,000		\$120,000	\$221,000
Sewer Services	\$26,000			\$26,000
Lift Stations & Force mains			\$540,000	\$540,000
Watermain	\$85,000		\$190,000	\$275,000
Water Services	\$33,000			\$33,000
Storm Sewer				\$0
Street				\$0
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$245,000	\$0	\$850,000	\$1,095,000

Funding/Financing Notes: Above costs do not include any of the street improvement costs for Becker County.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2023
Total Project Cost	\$ 750,000

Project Name: Various Mill/Overlay & Street Rehabilitation

Description

The project will include restoration to various segments of streets through the City. Improvements will likely include a combination of mill and overlays, and/or full-depth reclamation. The streets included in this project will be identified through by assessment and evaluation of potential streets across the City a year or two in advance of the construction.

Justification

The City typically undertakes a large street restoration project of this nature every +/-5 year depending on available funding and need. This is a 'placeholder' project for financial planning purposes.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain				\$0
Water Services				\$0
Storm Sewer				\$0
Street	\$500,000	\$250,000		\$750,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$500,000	\$250,000	\$0	\$750,000

Funding/Financing Notes:

Location Map

VARIOUS LOCATIONS



2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2023
Total Project Cost	\$ 414,000

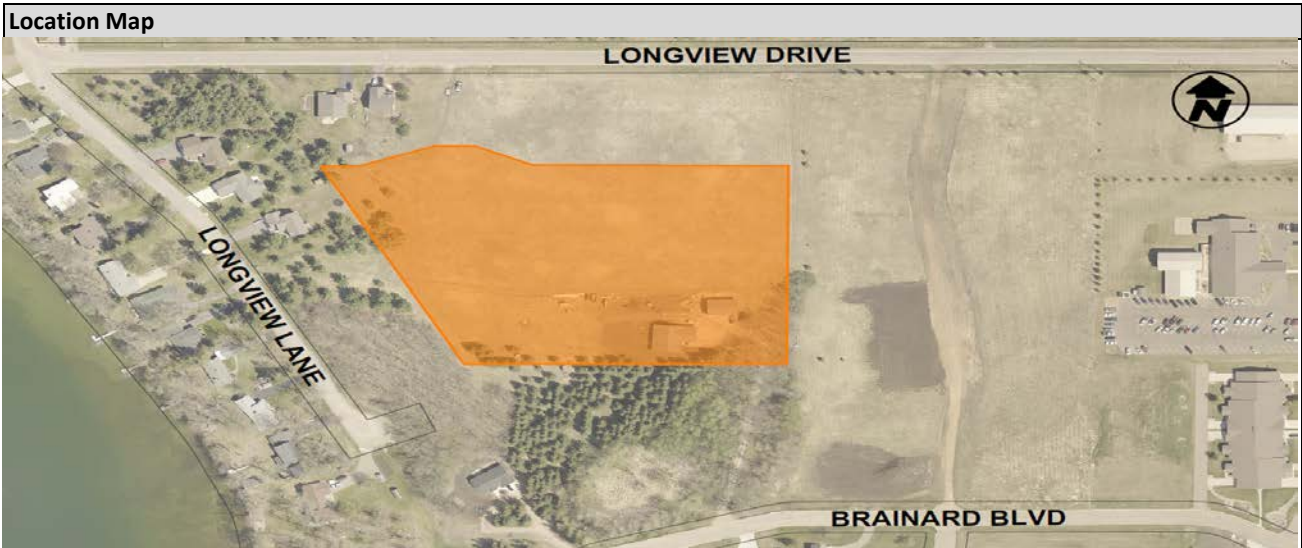
Project Name: Long Pines Estates - Phase 3

Description
 This project would include the construction of City infrastructure to the third phase of this existing residential housing subdivision. Anticipated improvements include the installation of sanitary sewer, watermain, service laterals, 36' wide urban section street, stormwater collection and treatment, and lighting. Project is anticipated to be constructed in phases over several years. The first phase was completed in 2017. The second phase construction was started in 2020.

Justification
 Developer petitioned the City for improvements and plans to subdivide and develop residential housing.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$71,000			\$71,000
Sewer Services	\$20,000			\$20,000
Lift Stations & Force mains				\$0
Watermain	\$70,000			\$70,000
Water Services	\$22,000			\$22,000
Storm Sewer	\$8,000		\$8,000	\$16,000
Street	\$215,000			\$215,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$406,000	\$0	\$8,000	\$414,000

Funding/Financing Notes: Some of the assessable cost may need to be deferred due to adjacent undeveloped property.





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2024
Total Project Cost	\$ 6,291,000

Project Name: West Lake Drive Reconstruction - Legion to Washington

Description
 This project would include significant reconstruction and reconfiguration of West Lake Drive along the City Beach. Proposed improvements include the replacement of the existing street, construction of a 10' wide multi-use trail with a concrete surface along the south side of the existing street, and new sidewalk on the north side of the street. This will require the elimination of one side of on-street parking or conversion of the street to one-way traffic. The street will require complete reconstruction with new curb and gutter and a concrete surface. Storm sewer will be partially replaced (primarily catch basins and leads) as needed for the street reconstruction. Other improvements will include new lighting and other streetscaping elements. It is anticipated that there will be a relatively significant amount of street scaping and other recreational amenities that will be incorporated into this project. The details of these elements have not yet been fully developed. The estimated costs include a budgetary amount for these items but it is very preliminary at this time. West Lake Drive is under the jurisdiction of Becker County. As a result this will be a cooperative project with the County.

Justification
 This segment of West Lake Drive was originally Trunk Highway 59 and has undergone several overlays and widening throughout the years. The existing street and sidewalk within this corridor are in extremely poor condition and in need of reconstruction. The City's Business Corridors Redevelopment Plan included a number of proposed improvement concepts to this portion of West Lake Drive. These improvements included the incorporation of a multi-use trail, parking improvements, and providing a more pedestrian friendly environment that could help enhance business and redevelopment of this area. The design of West Lake Drive may include reconstruction to a narrower width to accommodate the construction of multi-use trail. The underground utilities in this segment are limited to watermain between Summit Avenue and North Shore Drive. The segments between Lake Avenue and North Shore Drive were updated to PVC in 1998. The segment from Summit Avenue to Lake Avenue is the original cast iron pipe (CIP) and is assumed to be 60+ years old, beyond its useful life.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain			\$270,000	\$270,000
Water Services				\$0
Storm Sewer			\$1,500,000	\$1,500,000
Street	\$450,000	\$2,676,000		\$3,126,000
Sidewalks	\$60,000	\$230,000		\$290,000
Trails			\$320,000	\$320,000
Street Lighting		\$150,000		\$150,000
Streetscapes		\$635,000		\$635,000
TOTAL:	\$510,000	\$3,691,000	\$2,090,000	\$6,291,000

Funding/Financing Notes: Becker County would likely provide funding for a larger portion of the street and stormwater costs of this project. Cost participation between the City and County has not yet been determined. The City has also applied for a Transportation Alternatives grant from MnDOT for a portion of the costs related to the multi-use trail. A significant portion of the project is undetermined and the costs could increase or decrease significantly depending on final project scope.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2024	
Total Project Cost	\$	813,000

Project Name: **Fraze Street - Street and Utility Reconstruction**

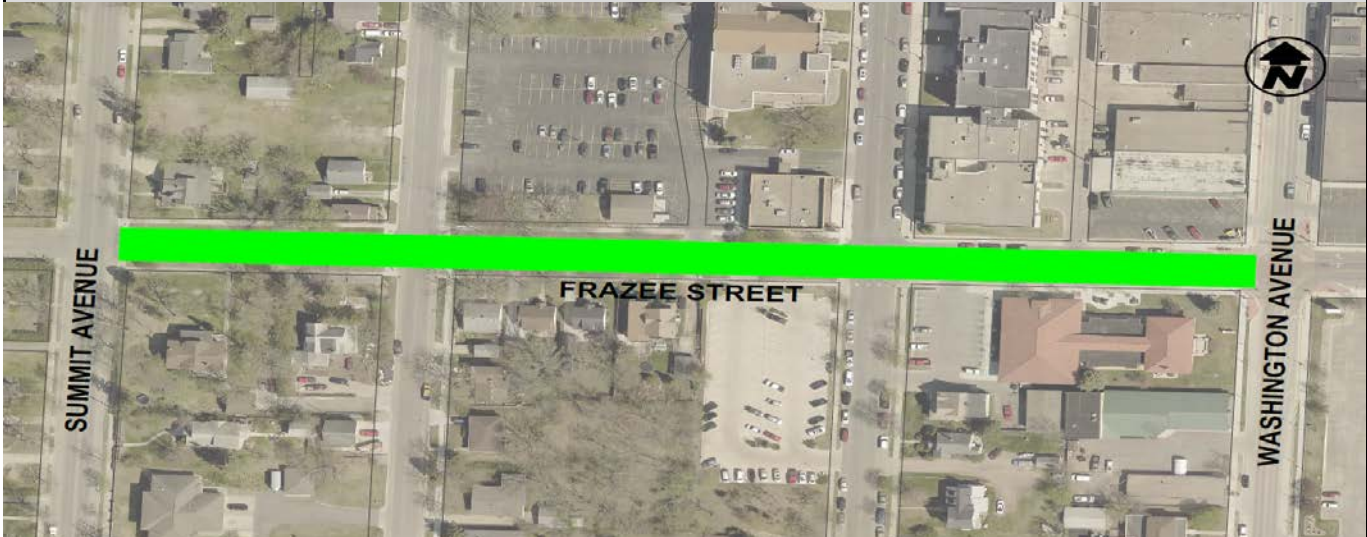
Description
 Reconstruction of street, watermain, sanitary sewer, storm sewer, and sidewalk on Frazee Street between Summit and Washington. The project may also include the construction of some multi-use trail aimed at making a connection from the downtown area to the end of the existing trail system on Holmes street and West Avenue. The limits of multi-use trail construction with the project are somewhat unknown at this time. Project may be completed in conjunction with west Holmes Street.

Justification
 The existing watermain and sanitary sewer within this corridor varies in pipe size and type. Segments of these utilities have been upgraded to PVC throughout time. The segments that remain CIP and VCP should be replaced. Additionally the watermain on the segment between Lake and Washington is undersized, it is currently a 6" and should be a 12" as this is the direct connection from the water tower to the downtown area. The existing street, curb and sidewalk are in poor condition. The street has been overlaid several times and street currently has an extreme crown. The reconstruction of the surface infrastructure is necessary to correct this.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$18,000		\$6,000	\$24,000
Sewer Services	\$8,000			\$8,000
Lift Stations & Forcemains				\$0
Watermain			\$50,000	\$50,000
Water Services				\$0
Storm Sewer			\$68,000	\$68,000
Street	\$164,000	\$321,000		\$485,000
Sidewalks	\$40,000	\$78,000		\$118,000
Trails				\$0
Street Lighting				\$0
Streetscapes		\$60,000		\$60,000
TOTAL:	\$230,000	\$459,000	\$124,000	\$813,000

Funding/Financing Notes: Could utilized MSA funding for most of the project costs.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	<u>2024</u>
Total Project Cost	\$ <u>337,000</u>

Project Name: Holmes Street - Street and Utility Reconstruction

Description
 Reconstruction of street, partial storm sewer, and sidewalk on Holmes Street between Laker and Washington. The project would also likely include some streetscaping elements to match the adjacent downtown area. Project may be completed in conjunction with west Frazee Street.

Justification
 The condition of the existing street and underground utilities within this segment of Holmes Street is poor. The street is severely cracked, the sidewalk and curb is broken experiencing extreme degradation. Holmes Street is a main collector for the downtown area and experiences high volumes of traffic, particularly after the construction of the TH 59 underpass and TH 10 frontage road. The watermain is of CIP construction beyond its useful service life. The sanitary sewer is of VCP construction and anticipated to be in poor condition. This main also serves as a trunkline providing service to a large area. The storm sewer within this corridor of RCP construction and is also a trunk line. The condition of this main is unknown, however for planning level purposes, it is assumed that this main will be replaced along with the other improvements.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain				\$0
Water Services				\$0
Storm Sewer			\$23,000	\$23,000
Street	\$70,000	\$90,000		\$160,000
Sidewalks	\$44,000	\$50,000		\$94,000
Trails				\$0
Street Lighting				\$0
Streetscapes		\$60,000		\$60,000
TOTAL:	\$114,000	\$200,000	\$23,000	\$337,000

Funding/Financing Notes: Could utilized MSA funding for most of the project costs .

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2024
Total Project Cost	\$ 1,782,500

Project Name: 300K GAL Elevated Water Storage Facility (South-Side)

Description

Project will include the construction of a new 300K MG elevated storage facility (water tower). The proposed tower will be located somewhere on the south side of Big Detroit Lakes. The preferred location would be near Brookridge Lane, but the final location is undetermined. The proposed tower will be a composite or spheroid style facility. This facility will replaced the existing standpipe tower, which will be demolished in a fear or two following the construction of this tower.

Justification

Public Utilities completed a water distribution master plan in 2020 that examined the overall distribution system for deficiencies and improvements needed for continued and future growth. The report concluded that the distribution system lacks elevated storage and pressure in localized areas. This tower is needed to meet fire flow and pressure requirements on the south side of the City.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain			\$1,782,500	\$1,782,500
Water Services				\$0
Storm Sewer				\$0
Street				\$0
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$0	\$0	\$1,782,500	\$1,782,500

Funding/Financing Notes:

Location Map





2021 - 2026

CAPITAL IMPROVEMENT PLAN
City of Detroit Lakes

Project Year	2025	
Total Project Cost	\$	2,400,000

Project Name: Long Lake (Northwest Area) - Water and Sanitary Sewer Extensions

Description
Project will include extension of water and sanitary sewer to the north portion of the phases IV of the orderly annexation agreement. Some street reconstruction and drainage improvements will also be required to accommodate the sewer and water improvements. Project development will start with master planning of future water and sewer service of the entire area east and south of Long Lake to ensure improvements are long-term solutions for future growth within these areas. The project will require extensive easement and/or property acquisition to allow for the sewer and water installation.

Justification
The 2002 orderly annexation agreement indicates that the City will extend City infrastructure to the annexed areas within two years of annexation. Water and sanitary sewer has been extended to phase I and II areas by four separate construction projects over the last 10 years. In 2020 the City held a public informational meeting with properties from the western area of Long Lake to gauge the interest and need for City sewer/water on the west side of the lake. Interest at that time was low and property owners requested that the City defer the infrastructure project. The City agreed to delay the improvements and reexamine the interest in the future (no earlier than 2025).

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$60,000		\$540,000	\$600,000
Sewer Services	\$10,000			\$10,000
Lift Stations & Force mains	\$100,000		\$610,000	\$710,000
Watermain	\$66,000		\$784,000	\$850,000
Water Services	\$10,000			\$10,000
Storm Sewer				\$0
Street	\$75,000	\$145,000		\$220,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$321,000	\$145,000	\$1,934,000	\$2,400,000

Funding/Financing Notes:

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2025
Total Project Cost	\$ 2,704,000

Project Name: **Tower Heights Subdivision - Phase 2**

Description
 This project would include the construction of City infrastructure to the remaining portion of a proposed 24-acre residential housing subdivision. The schedule for this phase is only assumed and has not been determined at this point. Anticipated improvements include the installation of sanitary sewer, watermain, service laterals, 36' wide urban section street, stormwater collection and treatment, and lighting. The required infrastructure to provide service to the second phase will involve the installation of sewer and water under Co. Road 131 and a new lift station located near Floyd Lake. As a result, the improvement will impact and benefit properties outside the subdivision, along the east side of co. Road

Justification
 Developer will (presumably) petition the City for improvements and plans to subdivide and develop residential housing.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$134,000		\$96,000	\$230,000
Sewer Services	\$51,000			\$51,000
Lift Stations & Force mains	\$86,000		\$500,000	\$586,000
Watermain	\$210,000		\$150,000	\$360,000
Water Services	\$76,000			\$76,000
Storm Sewer			\$350,000	\$350,000
Street	\$305,000	\$746,000		\$1,051,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$862,000	\$746,000	\$1,096,000	\$2,704,000

Funding/Financing Notes:

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2025
Total Project Cost	\$ 639,000

Project Name: Broadlawn Estates - Sanitary Sewer and Watermain Extension

Description

Broadlawn Estates is a rural residential subdivision located north of North Tower Road. Property owners have inquired about the possibility of City providing sewer and water to this area in the past to address poor groundwater concerns. A preliminary Engineering Report was developed in 2018 to examine the feasibility of the project. Ultimately the project was placed on hold. The project would include the installation of sewer and water along North Ridge Road, extended from existing infrastructure on North Tower Road. The project will also include the replacement of the existing street. The area would need to be annexed into the City prior to the proposed project.

Justification

Property owners have requested City infrastructure (in the past) due to poor groundwater quality.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$103,000			\$103,000
Sewer Services	\$25,000			\$25,000
Lift Stations & Force mains				\$0
Watermain	\$92,000		\$35,000	\$127,000
Water Services	\$54,000			\$54,000
Storm Sewer			\$70,000	\$70,000
Street	\$107,000	\$153,000		\$260,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$381,000	\$153,000	\$105,000	\$639,000

Funding/Financing Notes:

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2025
Total Project Cost	\$ 135,000

Project Name: **290th Avenue - Overlay**

Description

The project will include the overlay of 290th Avenue in cooperation with Burlington township. The roadway is under the jurisdiction of Burlington township, however, roughly 75% of the abutting footage is within the City's cooperate limits. As a result the City will pay for an accordingly amount of the project costs.

Justification

The existing pavement has deteriorated and is in poor condition.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain				\$0
Water Services				\$0
Storm Sewer				\$0
Street	\$20,000	\$115,000		\$135,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$20,000	\$115,000	\$0	\$135,000

Funding/Financing Notes: Much of the adjacent footage is Sucker Creek preserve, which is a City Owned park. The City will be responsible for these assessable costs. Burlington Township will be responsible for about \$36,000 of the project costs.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2025
Total Project Cost	\$ 1,195,000

Project Name: Washington Square Mall Parking Lot

Description

The project will include the reconstruction of the existing mall parking lot. The project will also incorporate some onsite stormwater treatment and 'green' islands in effort to beautify the area.

Justification

The original parking lot was constructed in the late 1980's. The existing pavement surface is beginning to show some signs of deterioration. Also, there is as desire to improve the aesthetics of the area and provide for some onsite stormwater treatment.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain				\$0
Water Services				\$0
Storm Sewer			\$290,000	\$290,000
Street	\$427,500	\$427,500		\$855,000
Sidewalks				\$0
Trails				\$0
Street Lighting		\$50,000		\$50,000
Streetscapes				\$0
TOTAL:	\$427,500	\$477,500	\$290,000	\$1,195,000

Funding/Financing Notes: Assessable share of the project cost would be assessed to the downtown parking district. City can utilize food and beverage tax funds for City share of parking lot and stormwater.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2026
Total Project Cost	\$ 948,500

Project Name: **Front Street - Street and Utility Reconstruction**

Description

This project will include the reconstruction of the street and sidewalk along with replacement of sanitary sewer, watermain, service laterals, and storm sewer between Summit Avenue and Washington Avenue. Some streetscaping may also be included to match the existing downtown area.

Justification

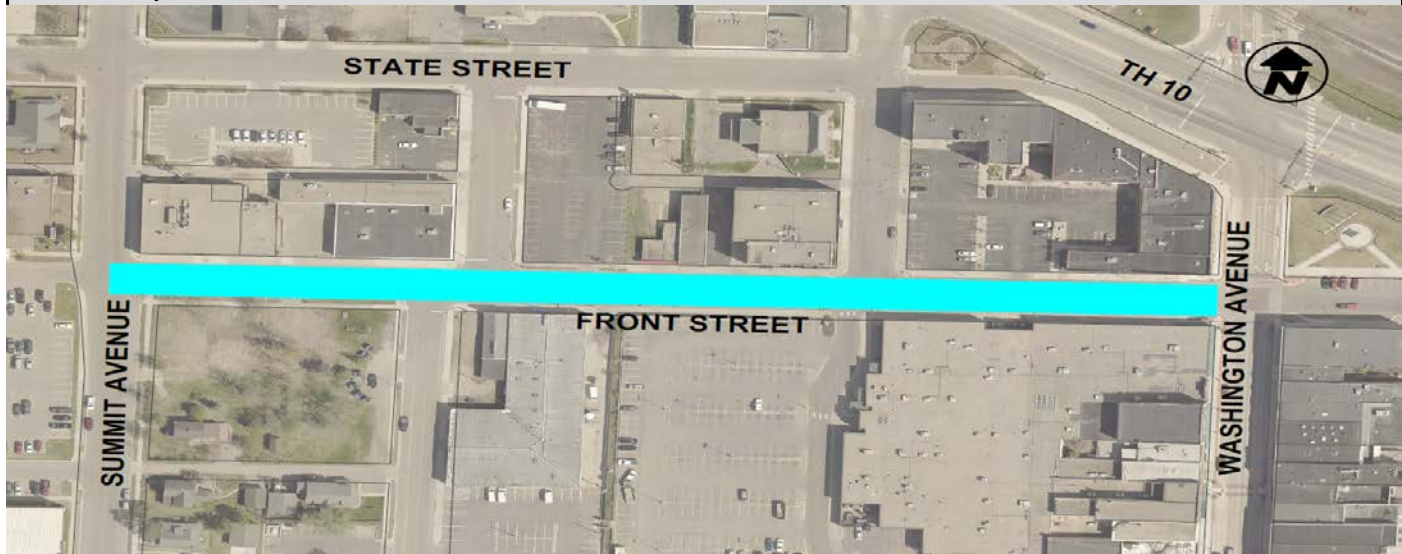
The street is in very poor condition and can't be rehabilitated. The Utilities are old and well beyond their useful life.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$23,000		\$34,000	\$57,000
Sewer Services	\$13,000			\$13,000
Lift Stations & Force mains				\$0
Watermain	\$31,000		\$44,000	\$75,000
Water Services	\$8,500			\$8,500
Storm Sewer			\$120,000	\$120,000
Street	\$160,000	\$222,000		\$382,000
Sidewalks	\$47,000	\$66,000		\$113,000
Trails				\$0
Street Lighting				\$0
Streetscapes		\$180,000		\$180,000
TOTAL:	\$282,500	\$468,000	\$198,000	\$948,500

Funding/Financing Notes: MSA funding could be utilized for street, sidewalk, and stormwater costs.

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2026
Total Project Cost	\$ 301,000

Project Name: Lake Avenue - Street and Utility Reconstruction

Description

Reconstruction of street, watermain, sanitary sewer, storm sewer, and sidewalk on Lake Avenue between State Street and Front Street. Should consider combining this project with other proposed CIP projects in the area (Likely Front Street).

Justification

The majority of the infrastructure within this areas has been updated at some point within the last several years. This block of Lake Avenue is one of the last remaining segments that has not been updated in this area. The water and sanitary sewer are of CIP and VCP construction, respectively. The existing bituminous driving surface appear to have been overlaid several times. The condition of this bituminous is beyond typical maintenance measures and is no longer a candidate for any overlay. Complete reconstruction of the driving surface is necessary. The concrete sidewalk and curb & gutter is also beyond its useful life and does not meet ADA requirements. Many sidewalk and curb panels have been replaced as condition is so poor spot repairs have been required.

Project Financing

ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$11,000		\$7,000	\$18,000
Sewer Services	\$14,000			\$14,000
Lift Stations & Force mains				\$0
Watermain	\$21,000		\$13,000	\$34,000
Water Services	\$21,000			\$21,000
Storm Sewer			\$47,000	\$47,000
Street	\$49,000	\$79,000		\$128,000
Sidewalks	\$15,000	\$24,000		\$39,000
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$131,000	\$103,000	\$67,000	\$301,000

Funding/Financing Notes:

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2026
Total Project Cost	\$ 1,023,000

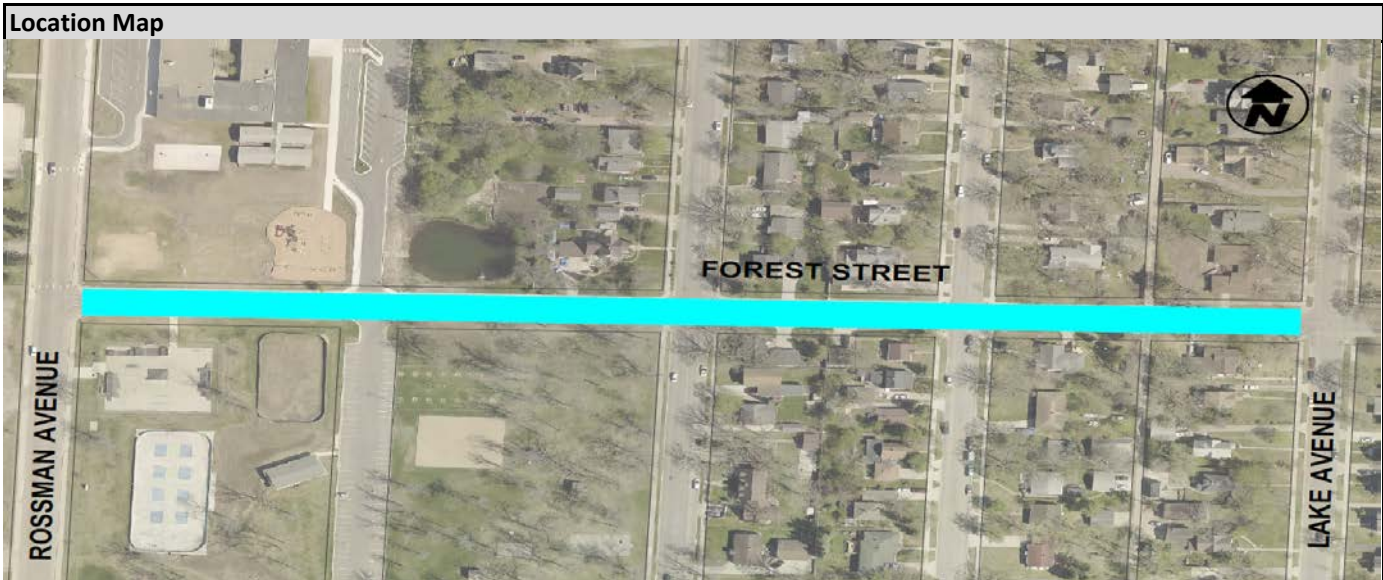
Project Name: **Forest Street (Lake to Rossman) - Street and Utility Reconstruction**

Description
This project will include the reconstruction of the existing street and sidewalk and replacement of watermain and storm sewer.

Justification
The street surface is in very poor condition. The existing watermain is constructed of cast iron and is likely reaching the end of it's useful life and should be replaced when the street is being reconstructed.

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain			\$235,000	\$235,000
Water Services				\$0
Storm Sewer			\$157,000	\$157,000
Street	\$115,000	\$410,000		\$525,000
Sidewalks	\$51,000	\$55,000		\$106,000
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$166,000	\$465,000	\$392,000	\$1,023,000

Funding/Financing Notes:





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2026
Total Project Cost	\$ 50,000

Project Name: Standpipe Water Tower Demolition

Description
 This project will include the demolition of the existing standpipe water tower located on the south side of the City.

Justification
 The facility will no longer be needed due to the construction of a new 300k GAL elevated storage facility completed in 2024 (tentative).

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer				\$0
Sewer Services				\$0
Lift Stations & Force mains				\$0
Watermain			\$50,000	\$50,000
Water Services				\$0
Storm Sewer				\$0
Street				\$0
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$0	\$0	\$50,000	\$50,000

Funding/Financing Notes:

Location Map





2021 - 2026
CAPITAL IMPROVEMENT PLAN
 City of Detroit Lakes

Project Year	2027
Total Project Cost	\$ 3,100,000

Project Name: Long Lake Water and Sanitary Sewer Extensions - West Side

Description

Project will include extension of water and sanitary sewer to the southern portion of the phase IV of the orderly annexation agreement (west and southwest areas of Long Lake). Some street reconstruction and drainage improvements will also be required to accommodate the sewer and water improvements. Project development will start with master planning of future water and sewer service of the entire area east and south of Long Lake to ensure improvements are long-term solutions for future growth within these areas. Project will include extensive easement and/or property acquisition.

Justification

The 2002 orderly annexation agreement indicates that the City will extend City infrastructure to the annexed areas within two years of annexation. Water and sanitary sewer has been extended to phase I and II areas by four separate construction projects over the last 10 years. In 2020 the City held a public informational meeting with properties from the western area of Long Lake to gauge the interest and need for City sewer/water on the west side of the lake. Interest at that time was low and property owners requested that the City defer the infrastructure project. The City agreed to delay the improvements and reexamine the interest in the future (no earlier than 2025).

Project Financing				
ITEM	ASSESSABLE	GENERAL FUNDS	UTILITY FUNDS	TOTAL
Sanitary Sewer	\$275,000		\$265,000	\$540,000
Sewer Services	\$80,000			\$80,000
Lift Stations & Force mains	\$122,000		\$688,000	\$810,000
Watermain	\$300,000		\$740,000	\$1,040,000
Water Services	\$80,000			\$80,000
Storm Sewer				\$0
Street	\$275,000	\$275,000		\$550,000
Sidewalks				\$0
Trails				\$0
Street Lighting				\$0
Streetscapes				\$0
TOTAL:	\$1,132,000	\$275,000	\$1,693,000	\$3,100,000

Funding/Financing Notes:

Location Map

