

CAPITAL IMPROVEMENT FUND



CITY OF BROOKFIELD

Capital Improvement Fund Budget

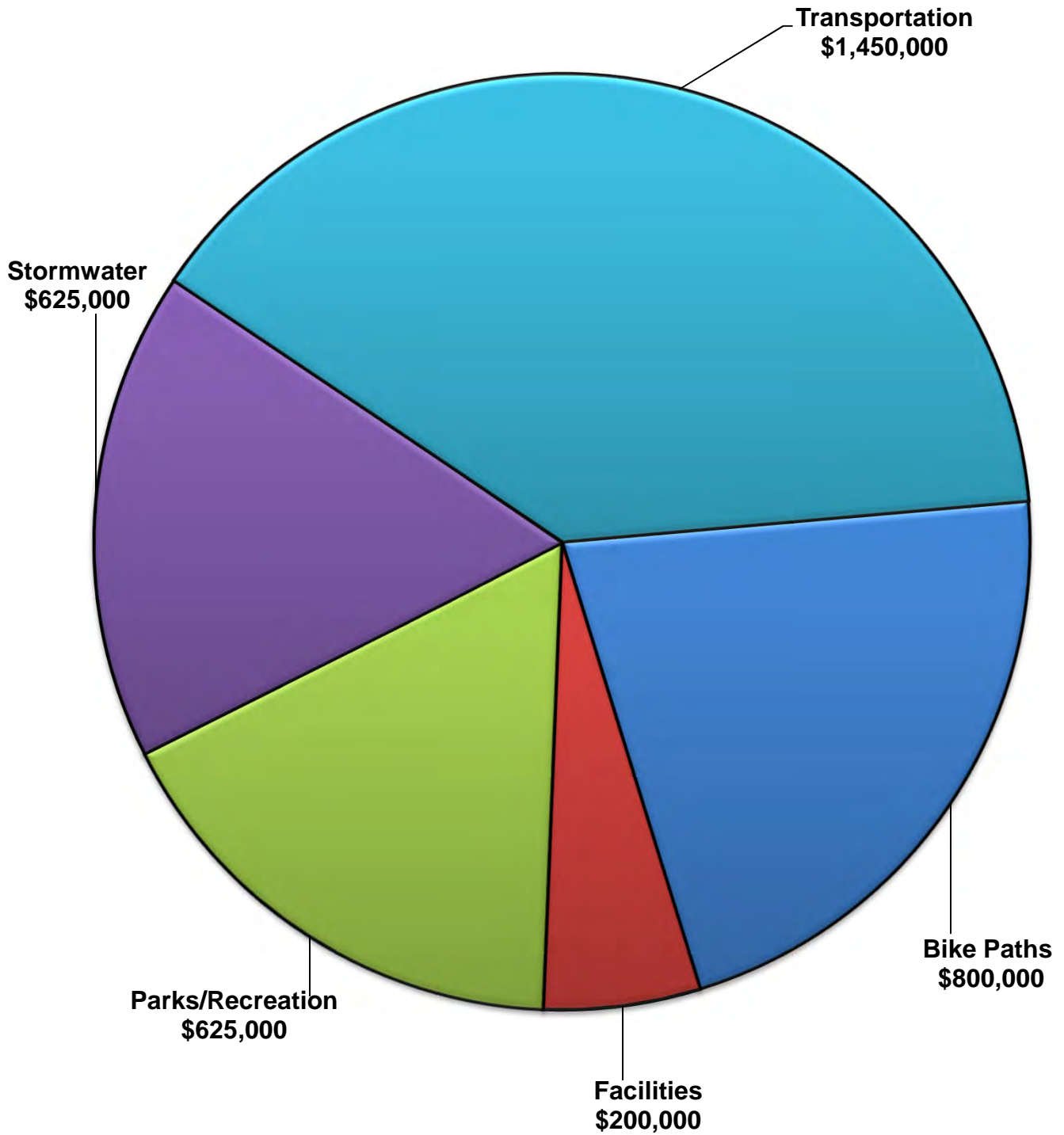
The City adopts an annual capital improvement budget, based on a five-year capital improvement program (CIP). The annual budget and CIP are prepared by department heads and reviewed by the Mayor and Director of Finance and Administration as part of the review of department and program operating budgets. The annual capital improvement budget is then presented to the Finance Committee for review, and subsequently adopted by the Common Council via resolution. As part of the budget review process, the impact of capital projects on future operating budgets is considered. Such analysis is necessary as new capital facilities can affect ongoing operating costs, either increasing such costs (e.g., electricity for new buildings), or lowering costs through more efficient use of equipment or reduced maintenance (e.g., road maintenance costs may be reduced if repaving is done proactively). Deferred or delayed maintenance of capital facilities can actually increase costs over the long term, as the costs of minor maintenance plus ultimate replacement of a facility can be higher than major maintenance costs done proactively. The strategic plan adopted by the Common Council, and the 2050 Comprehensive Plan (adopted in March 2020) also are used for guidance in developing the CIP.

Capital improvement expenditures must be made in accordance with the budgeted amounts. The Common Council must approve variances from the approved budget, including supplemental appropriations or additions/deletions of projects. As a general guideline, capital improvement expenditures are defined as those amounts expended for equipment or other assets with a useful life of ten or more years and/or which involve amounts exceeding \$25,000. This includes multi-year projects where the total cost is estimated to be more than \$25,000. Expenditures not meeting these criteria, or which have a useful life of less than the payback period of any borrowed funds used for the item's purchase, are generally included in the operating budgets of departments.

The City seeks to finance capital improvement expenditures through all feasible means, such as special assessments; deposits or fees collected from developers as called for in the City code; issuance of debt (for long-term projects or long-lived assets), and grants or other intergovernmental assistance. Budgets for general government projects, that is, those funded primarily by debt supported by property tax levy, are included in the following schedules. The capital improvement programs for the utility enterprise funds are shown in the sections devoted to those functions.

The 2022-2026 CIP includes those projects that are considered for funding based on completed infrastructure and land use plans. The CIP typically does not identify any ongoing capital costs related to the City's established tax incremental financing districts as such costs are identified in the overall project budget per the respective Tax Incremental District (TID) project plans. Further, the CIP does not necessarily include costs related to future infrastructure necessary to support redevelopment efforts for which TID financing could not be used. In such cases it may be necessary for the Council to amend the CIP and substitute or re-prioritize projects in accordance with the process described above.

**CITY OF BROOKFIELD
Capital Improvement Expenditures - 2022**



City of Brookfield, WI
Capital Improvement Program
2022 thru 2026

FUNDING SOURCE SUMMARY

Source	2022	2023	2024	2025	2026	Total
2022 bond proceeds	2,560,000					2,560,000
2023 bond proceeds		2,700,000				2,700,000
2024 bond proceeds			1,750,000			1,750,000
2025 bond proceeds				1,650,000		1,650,000
2026 bond proceeds					1,320,000	1,320,000
Donations		25,000	50,000			75,000
Public Site Fund					1,200,000	1,200,000
Public Site Fund- Greenway Trail	350,000	450,000	450,000	450,000	450,000	2,150,000
Stormwater Fund	150,000	32,000				182,000
TIF District no. 8 borrowing/increment	800,000					800,000
Vehicle/Equipment Replacement Fund		950,000				950,000
GRAND TOTAL	3,860,000	4,157,000	2,250,000	2,100,000	2,970,000	15,337,000

City of Brookfield, WI
Capital Improvement Program
 2022 thru 2026

PROJECTS BY CATEGORY AND DEPARTMENT

Department <i>Category</i>	2022	2023	2024	2025	2026	Total
City Hall/Facilities						
<u>Site improvements</u>						
City Hall parking lot repairs <i>CH-020</i>	200,000					200,000
Sub-Total	200,000					200,000
Department Total:	200,000					200,000
Fire Department						
<u>Vehicles</u>						
Fire pumper replacement <i>F-016</i>		650,000				650,000
Sub-Total		650,000				650,000
Department Total:		650,000				650,000
Library						
<u>Buildings</u>						
Facility redesign- emerging technologies <i>L-006</i>		250,000				250,000
Sub-Total		250,000				250,000
Department Total:		250,000				250,000
Parks Department						
<u>Buildings</u>						
McCoy Park restroom and concession building <i>PRK-024</i>			200,000			200,000
Sub-Total			200,000			200,000
<u>Land acquisition</u>						
Mary Knoll Park <i>PRK-011</i>				1,200,000		1,200,000
Sub-Total				1,200,000		1,200,000
<u>Park acquisition/development</u>						
Greenway Corridor Trail System <i>PRK-004</i>	350,000	450,000	450,000	450,000	450,000	2,150,000
Sub-Total	350,000	450,000	450,000	450,000	450,000	2,150,000
<u>Park development</u>						
Mitchell Park <i>PRK-008</i>				450,000	460,000	910,000
Sub-Total				450,000	460,000	910,000
<u>Park Maintenance</u>						
Wirth Park tennis courts reconstruction <i>PRK-018</i>	275,000					275,000
Wirth Park Tot Lot Playground Equipment <i>PRK-023</i>		175,000				175,000
Wirth Park ball diamond complex netting <i>PRK-025</i>		100,000				100,000
Sub-Total	275,000	275,000				550,000
Department Total:	625,000	725,000	650,000	900,000	2,110,000	5,010,000

Department		2022	2023	2024	2025	2026	Total
Category							
Police Department							
Buildings							
Police locker room renovations	POL-023			300,000			300,000
Sub-Total				300,000			300,000
Department Total:				300,000			300,000
Public Works (general)							
General Equipment							
Horizontal grinder	PW-21-01		900,000				900,000
Sub-Total			900,000				900,000
Department Total:			900,000				900,000
Stormwater							
Storm Sewers							
Gebhardt Road bridge replacement	ST-22-01	475,000					475,000
Stormwater quality projects	ST-22-02	150,000		100,000	350,000		600,000
Enterprise Av bridge replacement	ST-24-01		32,000	300,000			332,000
N. 138th St. storm sewer at Capitol Drive	ST-26-01					60,000	60,000
Sub-Total		625,000	32,000	400,000	350,000	60,000	1,467,000
Department Total:		625,000	32,000	400,000	350,000	60,000	1,467,000
Transportation - Bike Paths							
Bike Paths							
Miscellaneous Bike Path sections	BP-02-03		100,000	100,000		50,000	250,000
Moorland Road: Bluemound Road to I-94	BP-22-01	800,000					800,000
Lilly Road: Sect. 13 park to North Avenue	BP-23-01		350,000				350,000
Lisbon Rd.: Hampton Rd to Lilly Rd	BP-24-01			200,000			200,000
Lisbon Rd.: Lilly Rd. to N. 124th St.	BP-25-01				500,000		500,000
Pilgrim Rd.: Washington Dr to Lisbon Rd	BP-26-01					300,000	300,000
Sub-Total		800,000	450,000	300,000	500,000	350,000	2,400,000
Department Total:		800,000	450,000	300,000	500,000	350,000	2,400,000
Transportation - Streets							
Street Construction							
Lisbon Road: 124th St. to Lilly Road	TR-22-01	1,200,000					1,200,000
RR quiet zone conversion Pilgrim Rd, Springdale Rd	TR-22-03	250,000					250,000
Sunnyslope Road: Greenfield Ave. to Bluemound Rd.	TR-23-01		600,000				600,000
RR quiet zone conversion Brookfield Rd	TR-23-02		300,000				300,000
RR quiet zone conversion Barker Rd	TR-24-01			300,000			300,000
Davidson Rd.: Brookfield Rd. to Greenfield Ave.	TR-25-01				350,000		350,000
Imperial Drive: Capitol Dr. to Lisbon Rd.	TR-26-01					450,000	450,000
Sub-Total		1,450,000	900,000	300,000	350,000	450,000	3,450,000
Street related improvements							
Landscaping Calhoun Rd.: North Av. to Capitol Dr.	TR-23-03		250,000				250,000

Department

<i>Category</i>	2022	2023	2024	2025	2026	Total
Landscaping North Ave: Calhoun Rd. to N 124th St. <i>TR-24-02</i>			300,000			300,000
<i>Sub-Total</i>		250,000	300,000			550,000
Department Total:	1,450,000	1,150,000	600,000	350,000	450,000	4,000,000
GRAND TOTAL	3,700,000	4,157,000	2,250,000	2,100,000	2,970,000	15,177,000

CITY OF BROOKFIELD
Capital Improvement Fund
CIP Project Descriptions

<u>Project Name/Funding Source</u>	<u>Project Description</u>
City Hall/Facilities	
<p>City Hall parking lot repairs (City borrowing)</p>	<p>Remove and replace asphalt in the parking lot areas surrounding City Hall. Asphalt is deteriorating in many places, 4 stormwater catch basins need to be repaired, and leaking electrical conduit needs to be addressed. Budget is estimate only.</p>
Fire Department	
<p>Fire pumper replacement (Vehicle/Equipment Replacement fund – may consider some City borrowing proceeds)</p>	<p>Replace 30514 pumper (2003) currently used as reserve apparatus. Lead-time on acquisition is 18-24 months, so vehicle needs to be ordered in 2022. Newer front-line vehicle should reduce repair costs being incurred on reserve units.</p>
Library	
<p>Facility redesign – emerging technologies (City borrowing)</p>	<p>The Wisconsin Division for Library Services is encouraging libraries statewide to convert to Radio Frequency Identification (RFID) of material collections. Within the Bridges Library System, approximately one-third already have RFID in place, and the Bridges system will provide support for the actual tagging of materials, which would start in 2022 through the operating budget. These funds are being identified for purchase of capital equipment (e.g., security system, self-checkout machines, etc.) in 2023. RFID improves material processing times and efficiency for patrons.</p>
Parks Department	
<p>McCoy Park restroom and concession building (City borrowing and donations from user group)</p>	<p>Reconstruct restroom and concession building at McCoy Park, including extension of City water to building. Existing building is in poor repair. Restroom facilities served by private well. Project will be dependent on participation in fundraising by adult baseball teams that use the facility.</p>

CITY OF BROOKFIELD
Capital Improvement Fund
CIP Project Descriptions

<u>Project Name/Funding Source</u>	<u>Project Description</u>
<p>Mary Knoll Park Site (Parks Development fund – developer fees, or City borrowing)</p>	<p>Acquisition of approximately 10 acres of land owned by Elmbrook School District located east of existing 22-acre Mary Knoll Park. Park plan recommends acquisition to provide additional space for facilities at the park, to enhance its function as a district park. Operating budget impact is dependent on actual development of facilities.</p>
<p>Greenway Corridor Trail System (Parks Development fund – wireless carrier lease revenues)</p>	<p>Funding to acquire lands and develop Greenway Corridor recreational trail system as recommended in the Park and Open Space Plan and the 2050 Comprehensive Plan. 2022 segments anticipate work on the Deer Creek Trail segments An-Dn adjacent to the Corridor development (utilizing prior year funding allocation); planning for Underwood Creek Segment N to M; and planning for Lilly Heights Trail segment F-G. Although no additional operating expenditures were anticipated as a result of the initial trail development, the building of the trail system, plus pathways constructed along arterial roadways, and the park improvements completed in recent years has resulted in additional staffing and equipment costs. Such costs were first included in the 2017 budget, including additional full-time staff for park and trail maintenance and purchase of an additional Toolcat machine (approximately \$70,000). Similar staff and equipment additions are included in the proposed 2022 budget. Wireless carrier leases are being used in part to subsidize the operating costs via an annual interfund transfer to the General fund (\$135,500 for 2022).</p>
<p>Mitchell Park Development (City borrowing)</p>	<p>Ongoing development of Mitchell Park depicted in the Master Park Plan, including additional</p>

CITY OF BROOKFIELD
Capital Improvement Fund
CIP Project Descriptions

<u>Project Name/Funding Source</u>	<u>Project Description</u>
	picnic areas/shelters and related parking areas.
Wirth Park tennis courts reconstruction (City borrowing)	Rebuild asphalt surface for eight tennis courts. Playing surfaces are failing. Cracks and surface decomposition is allowing water penetration and additional failure from freeze/thaw cycles. These courts are the main community recreation facility for tennis, supporting both recreational programs and USTA tennis leagues.
Wirth Park Tot Lot equipment (City borrowing and possible donations)	Wirth Park Tot Lot serves as the main community park playground. Various pieces of equipment have reached end of useful life. Upgrade of equipment will allow Wirth Park to remain a destination for families to gather in the community for the next 20-25 years. Project is expected to be a collaborative effort with the Brookfield Jaycees, who participated in funding the initial equipment purchases. As equipment is exposed to the elements, regardless of age, no significant operating budget impact is expected.
Wirth Park ball diamond complex netting replacement (City borrowing)	Replace netting on backstops in Wirth Park Softball Complex. Netting provides safety component for spectators. Current nets are 20 plus years old and deteriorating, leaving holes and openings for balls to pass through. Budget of \$100,000 is estimate only and could be split into two years based on further evaluation of nets at the conclusion of the 2022 season.
Police Department	
Police locker room renovations (City borrowing)	Preliminary estimate of costs to renovate men's and women's locker rooms to include replacement of original lockers from 1992, provide electric power to individual lockers for equipment charging, and renovation of shower facilities for privacy. Facilities will be nearly 35 years old once project is undertaken.

CITY OF BROOKFIELD
Capital Improvement Fund
CIP Project Descriptions

<u>Project Name/Funding Source</u>	<u>Project Description</u>
	Equipment and storage requirements have changed over the years, as well as employee privacy considerations.
Public Works (General)	
Horizontal grinder (City borrowing and Vehicle/Equipment Replacement fund)	In 2022, the horizontal grinder used for processing yard waste at the Public Works recycling center will be 10 years old. After 8 years, these items of equipment begin to experience increasing repair costs due to the nature of their operations and the volume of materials processed. Major repairs were made in 2020 and 2021, which will extend the life of the equipment to some extent. The cost of the equipment cannot be entirely borne through the Vehicle/Equipment Replacement Fund and as such, borrowed dollars are being identified as an additional funding source.
Stormwater	
Corporate Drive bridge replacements (City borrowing)	Replace bridge on Corporate Drive over Lake Road – project was funded in 2021, but additional funding was needed due to bids coming in over budget. Additional amount will be funded as part of the 2022 bond issue.
Gebhardt Road bridge replacement (City borrowing)	Replace bridge on Gebhardt Road over Dousman Ditch. Project added as result of bridge inspections
Stormwater quality projects (Stormwater fund tax levy allocation and City borrowing)	Projects to be defined from most recent update of citywide stormwater management plan to ensure compliance with MS4 stormwater permit requirements. Dredging and lowering of Camelot Meadows pond is proposed for 2022. Possible future projects include dredging of Lilly Heights Park pond or dredging of Rolling Meadows Park pond. Dredging will reduce costs to treat ponds for algae and invasive species and will improve water quality

CITY OF BROOKFIELD
Capital Improvement Fund
CIP Project Descriptions

<u>Project Name/Funding Source</u>	<u>Project Description</u>
Corporate Drive bridge replacement (City borrowing)	2022 bond proceeds included in funding sources to supplement 2021 funds allocated to replace bridge on Corporate Drive over Lake Road, as bids exceeded funding available.
Enterprise Avenue bridge replacement (Stormwater fund tax levy allocation and City borrowing)	Replace bridge on Enterprise Avenue over Poplar Creek. Project added as result of bridge inspections. Application for Federal funding for the cost of the project will be done – costs shown are expected City match for the project.
N 138 th Street storm sewer at Capitol Drive (City borrowing)	Replace storm sewer under N 138 th Street from Capitol Drive crossing – also includes repair/replacement of segments of twin storm sewers in NE corner parking lot. This project is in conjunction and coordination with the WisDOT resurfacing of Capitol Drive from Brookfield Road to N 124 th Street.
Transportation – Bike Paths	
Miscellaneous Bike Path sections (City borrowing, or possibly Park Development funds – Greenway Corridor)	Funding to construct small sections of bike path and/or replace existing facilities. Maintenance costs for these and the paths listed below, particularly the North Avenue and Calhoun Road path segments will increase in future years due to policy of clearing such paths. Such costs would include additional staff and/or equipment, as indicated above under the Greenway Corridor project.
Moorland Road – Bluemound Road to Interstate 94 (TIF No. 8 borrowing/increment)	Sidewalk – 6 foot wide on west side of road, to be constructed in coordination with Waukesha County’s resurfacing project. Project costs identified in TIF No. 8 project plan (primarily used for land assembly costs for the Brookfield Conference Center) and depending on project bids, would be funded with increment allocation or short-term TIF borrowing.
Lilly Road: Section 13 (Hidden Lake) Park to North Avenue (City borrowing)	Bike path – 6 foot wide on east side.

CITY OF BROOKFIELD
Capital Improvement Fund
CIP Project Descriptions

<u>Project Name/Funding Source</u>	<u>Project Description</u>
Lisbon Road: Hampton to Lilly Road (City borrowing)	Bike path – 6 foot wide on one side of road (to be determined).
Lisbon Road: Lilly Road to 124 th Street (City borrowing)	Bike path – 6 foot wide on one side of road (to be determined).
Pilgrim Road: Washington Drive to Lisbon Road (City borrowing)	Bike path – 6 foot wide on one side of road (to be determined).
Transportation – Streets	
Lisbon Road – 124 th Street to Lilly Road (City borrowing)	Pulverize and resurface Lisbon Road from 124 th Street to Lilly Road. Pavement condition is poor and traffic on this road has increased in recent years.
Railroad quiet zone conversion – Pilgrim Road north crossing and Springdale Road (City borrowing)	Install devices to convert the railroad crossing at Pilgrim Road (north) by Wirth Park and railroad crossing on Springdale Road (CTH SR) into eligible quiet zone crossings as directed by Board of Public Works.
Sunnyslope Road – Greenfield to Bluemound (City borrowing)	Pulverize and resurface Sunnyslope Road from Greenfield Avenue to Bluemound Road, to address deteriorating pavement conditions.
Railroad quiet zone conversion – Brookfield Road (City borrowing)	Install devices to convert the railroad crossing at Brookfield Road in Village area into an eligible quiet zone crossing.
Railroad quiet zone conversion – Barker Road (City borrowing)	Install devices to convert the railroad crossing at Barker Road into an eligible quiet zone crossing.
Davidson Road – Brookfield Road to Greenfield Avenue (City borrowing)	Pulverize and resurface Davidson Road from Greenfield Ave. to Brookfield Road.
Imperial Drive – Capitol Drive to Lisbon Road (City borrowing)	Pulverize and resurface Imperial Drive from Capitol Drive to Lisbon Road.
Landscaping Calhoun Road: North Avenue to Capitol Drive (City borrowing)	Landscape median and possible other portions of right of way of widened Calhoun Road from North Avenue to Capitol Drive.

CITY OF BROOKFIELD
Capital Improvement Fund
CIP Project Descriptions

<u>Project Name/Funding Source</u>	<u>Project Description</u>
Landscaping North Avenue: Calhoun Road to N 124 th Street (City borrowing)	Landscape North Avenue medians and possibly other portions of right of way on widened North Avenue from Calhoun Road to N 124 th Street. Project will depend on Waukesha County permit to access County facilities.