

## **BRANDON CITY COUNCIL AGENDA**

Council Chambers – 308 S. Main

May 23, 2022

3:00 p.m.

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of Agenda
4. **Public Comments:** Those persons wanting to address the Council as to any item on or not on the agenda and who have not otherwise been asked to speak to the agenda item will be heard at this time, but are limited to five (5) minutes. No action will be taken on any action requested at this time due to the twenty-four-hour public notice requirement. The City reserves the right to end public comment after 45 total minutes and those who were unable to speak will be given the opportunity to speak first at the next regular Council meeting if they leave their name with the City Administrator.
5. Capital Improvements Plan Work Session
  - A. Current CIP
  - B. Revenue Projections
  - C. Additional Projects to Consider
6. Adjournment

Individuals in need of assistance in attaining access to the meeting, please contact City Hall within 24 hours of the meeting time for special arrangements.

2022-2026 Capital Improvement Plan										
Proj #	Projects	Fund	Funding	Total Cost	2021	2022	2023	2024	2025	2026
1	Core Area Reconstruction	Mostly GF, rest W/S/Rainwater	Sales Tax Bond	\$38,213,848.00	\$293,080.00	\$4,206,920.00	\$150,000.00	\$2,300,000.00	\$0.00	\$0.00
6	Ironwood Extension	General	Special Asses Bond	\$1,456,000.00	\$25,000.00	\$1,431,000.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Big Sioux Drainage	General	Fund Balance	\$1,000,000.00	\$100,000.00	\$900,000.00	\$0.00	\$0.00	\$0.00	\$0.00
8	Pool Lift Station	Sewer	Fund Balance	\$500,000.00	\$0.00	\$100,000.00	\$400,000.00	\$0.00	\$0.00	\$0.00
9	WTP	Water	Water Bond	\$28,713,069.00	\$1,513,069.00	\$12,800,000.00	\$12,800,000.00	\$300,000.00	\$1,300,000.00	\$0.00
17	Bethany Sewer Main*	Sewer	Sewer Bond	\$1,176,520.00	\$66,520.00	\$1,000,000.00	\$110,000.00	\$0.00	\$0.00	\$0.00
21	Rehab Well #6	Water	Fund Balance	\$385,000.00	\$85,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00
2	Rushmore Area Reconstruction	Mostly GF, rest W/S/Rainwater	Sales Tax Bond	\$16,935,040.00	\$6,450,000.00	\$250,000.00	\$2,890,000.00	\$0.00	\$0.00	\$0.00
5	Sewer Main to Sioux Falls and Rehab Existing	Sewer	Sewer Surcharge Bond	\$7,418,778.00	\$118,778.00	\$300,000.00	\$5,450,000.00	\$100,000.00	\$1,450,000.00	\$0.00
11	McHardy Bridge Rehab**	General	Fund Balance	\$217,312.35	\$35,500.00	\$181,812.35	\$0.00	\$0.00	\$0.00	\$0.00
16	West Sewer Main*	Sewer	Sewer Bond	\$0.00	\$103,900.00	\$100,000.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00
4	Redwood Blvd & Chestnut Blvd Street Construction	General	Sales Tax Bond	\$3,048,500.00	\$148,500.00	\$80,000.00	\$20,000.00	\$2,800,000.00	\$0.00	\$0.00
13	Exit 406	General	Fund Balance	\$500,000.00	\$0.00	\$0.00	\$250,000.00	\$250,000.00	\$0.00	\$0.00
3	Redwood Blvd & Sioux Blvd Reconstruction	General	Sales Tax Bond	\$3,480,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	\$150,000.00
15	Park Street**	General		\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	Water Tower	Water	Water Bond	\$7,150,000.00	\$6,037,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	Country Club	General	Sales Tax Bond	\$1,750,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	Connect Well #3 to WTP	Water	Water Bond	\$1,949,445.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	New Split Rock Creek Well	Water	Water Bond	\$2,450,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	City Hall	General		\$9,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19	Public Works Building	General		\$6,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22	Golf Course CIP	GC/General		\$9,208,517.16	\$327,870.10	\$694,550.00	\$0.00	\$0.00	\$0.00	\$0.00
23	Park CIP	General		\$9,522,000.00	\$380,000.00	\$360,000.00	\$188,500.00	\$23,500.00	\$0.00	\$0.00
24	Rainwater Management CIP	Rainwater		\$6,054,501.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
<b>Yearly Totals</b>				\$156,578,530.51	\$15,884,217.10	\$22,854,282.35	\$23,408,500.00	\$5,923,500.00	\$3,050,000.00	\$300,000.00

# 2021 APPROVED PLAN

\*Bethany and West Side Sewer Main will be development driven and could change.

\*\*Based on Grant Funds

**2023-2027 DRAFT Capital Improvement Plan**

Proj #	Projects	Fund	Funding	Total Cost	2022	2023	2024	2025	2026	2027
1	Core Area Reconstruction	Mostly GF, rest W/S/Rainwater	Sales Tax Bond	\$38,381,605.00	\$4,374,677.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Ironwood Extension	General	Special Asses Bond	\$2,284,526.00	\$142,400.00	\$2,092,600.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Big Sioux Drainage	General	Fund Balance	\$1,409,071.00	\$40,816.16	\$1,300,000.00	\$0.00	\$0.00	\$0.00	\$0.00
8	Pool Lift Station	Sewer	Fund Balance	\$500,000.00	\$100,000.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00
9	WTP	Water	Water Bond	\$29,886,869.00	\$8,300,000.00	\$11,000,000.00	\$7,773,800.00	\$1,300,000.00	\$0.00	\$0.00
17	Bethany Sewer Main*	Sewer	Sewer Bond	\$3,860,796.96	\$2,061,099.04	\$1,751,000.00	\$0.00	\$0.00	\$0.00	\$0.00
21	Rehab Well #6	Water	Fund Balance	\$385,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	Rushmore Area Reconstruction	Mostly GF, rest W/S/Rainwater	Sales Tax Bond	\$17,159,446.36	\$241,284.00	\$4,903,836.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Sewer Main to Sioux Falls and Rehab Existing	Sewer	Sewer Surcharge Bond	\$17,340,758.00	\$53,700.00	\$300,000.00	\$3,620,432.80	\$10,797,847.20	\$2,450,000.00	\$0.00
11	McHardy Bridge Rehab**	General	Fund Balance	\$217,289.97	\$217,289.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	West Sewer Main	Sewer	Sewer Bond	\$3,289,067.23	\$3,182,193.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	Redwood Blvd & Chestnut Blvd Street Construction	General	Sales Tax Bond	\$8,560,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	Exit 406	General	Fund Balance	\$1,000,000.00	\$0.00	\$0.00	\$500,000.00	\$500,000.00	\$0.00	\$0.00
3	Redwood Blvd & Sioux Blvd Reconstruction	General	Sales Tax Bond	\$3,480,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	Park Street**	General		\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	Water Towers	Water	Water Bond	\$13,002,396.78	\$2,100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	Country Club	General	Sales Tax Bond	\$1,750,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	Connect Well #3 to WTP	Water	Water Bond	\$1,949,445.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	New Split Rock Creek Well	Water	Water Bond	\$2,450,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	City Hall	General		\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19	Public Works Building	General		\$6,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22	Golf Course CIP	GC/General		\$7,138,237.19	\$1,822,754.74	\$867,954.44	\$0.00	\$0.00	\$0.00	\$0.00
23	Park CIP	General		\$9,522,000.00	\$360,000.00	\$209,871.00	\$0.00	\$0.00	\$0.00	\$0.00
24	Rainwater Management CIP	Rainwater		\$6,804,501.00	\$150,000.00	\$400,000.00	\$425,000.00	\$450,000.00	\$475,000.00	\$500,000.00
<b>Yearly Totals</b>				\$176,651,049.49	\$23,526,214.86	\$23,225,261.44	\$12,319,232.80	\$13,047,847.20	\$2,925,000.00	\$500,000.00

**NEXT 5-YEAR PLAN WITH  
REVISED NUMBERS**

\*Bethany Sewer Main will be development driven and could change.  
\*\*Based on Grant Funds

## Overview of Difference

Project	2021 Approved Plan Cost	2022 Revised Costs
Core		
Ironwood	1,456,000.00	2,284,526.00
Big Sioux Dr	1,000,000.00	1,409,071.00
WTP	28,713,069.00	29,886,869.00
Bethany Sewer	1,176,520.00	3,860,796.96
Rushmore Ph 2	3,140,000.00	5,145,120.00
Sewer Main to SF	7,418,778.00	17,340,758.00
West Sewer Main	1,203,900.00	3,289,067.23
Redwood/Chesnut	3,048,500.00	8,560,040.00
Exit 406	500,000.00	1,000,000.00
GC Retaining Wall	750,000.00	2,000,000.00
Total	48,406,767.00	74,776,248.19
<b>Increase in Projects</b>		<b>26,369,481.19</b>

## General Fund Budget Projections

### Cash Flow

<b>Revenue*</b>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Property Tax	3,426,929.19	3,598,275.65	3,778,189.44	3,967,098.91	4,165,453.85
Sales tax	4,000,000.00	4,120,000.00	4,243,600.00	4,370,908.00	4,502,035.24
Other Revenue	1,391,342.09	1,551,149.36	1,559,226.60	1,567,384.62	1,575,624.22
<b>Total Revenue</b>	<b>8,818,271.28</b>	<b>9,269,425.02</b>	<b>9,581,016.04</b>	<b>9,905,391.53</b>	<b>10,243,113.31</b>

### **Operating Expenses\*\* - NO capital projects/NO equipment/NO improvements included**

Operating Expenses	2,504,261.46	2,643,567.15	2,792,447.68	2,949,969.03	3,116,640.90
Board Wages	49,929.55	51,427.44	52,970.26	54,559.37	56,196.15
Other Wages	3,787,018.03	4,014,239.11	4,255,093.46	4,580,399.06	4,855,223.01
Annual Debt Payments	1,752,940.96	1,862,080.00	2,508,030.00	2,518,778.69	2,513,528.69
Added Annual Debt	294,250.00	654,500.00	-	-	-
<b>Total Operating Expenses</b>	<b>8,388,400.00</b>	<b>9,225,813.69</b>	<b>9,608,541.39</b>	<b>10,103,706.15</b>	<b>10,541,588.75</b>

<b>Difference</b>	<b>429,871.29</b>	<b>43,611.32</b>	<b>(27,525.35)</b>	<b>(198,314.62)</b>	<b>(298,475.44)</b>
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### Planned Equipment

Police Vehicle	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Park Equip	100,000.00	70,000.00	65,000.00	75,000.00	70,000.00
Street Equip	30,000.00	50,000.00	128,000.00	50,000.00	50,000.00
Snow Equip	40,000.00		100,000.00		
<b>Total</b>	<b>220,000.00</b>	<b>170,000.00</b>	<b>343,000.00</b>	<b>175,000.00</b>	<b>170,000.00</b>

<b>Left for Capital Proj/improvements</b>	<b>209,871.29</b>	<b>(126,388.68)</b>	<b>(370,525.35)</b>	<b>(373,314.62)</b>	<b>(468,475.44)</b>
Park CIP	209,871.00	-	-	-	-
<b>Left for other projects</b>	<b>0.29</b>	<b>(126,388.68)</b>	<b>(370,525.35)</b>	<b>(373,314.62)</b>	<b>(468,475.44)</b>

\*Revenue Increase Property by 5%/Sales Tax by 3%/other rev by 1%

\*\*Expenses Expenses increase by about 6%

2023 Debt increases Core Ph 2A

2024 Debt increases for Ironwood(208K) and Rushmore Ph2(446.5K)

Note - Debt is added the year AFTER construction (1st year of debt payment occurs the year after construction)

General Fund - Fund Balance Projections

1/1/2022	8,435,026.00	Beginning Fund Balance
2023	1,000,000.00	Big Sioux Drainage
2022-2023	2,000,000.00	GC Retaining Wall
2024-2025	1,000,000.00	Exit 406
	<b>4,435,026.00</b>	<b>Fund Balance</b>
	<b>4,082,715.00</b>	<b>2022 Goal for Fund Balance*</b>

\*Fund Balance should be 50% of the operating expenses

## New Projects to Discuss

### GENERAL FUND ITEMS:

#### Traffic Signals

- Traffic signal will be warranted at the intersection of Lancer and Holly Blvd – this would be confirmed/studied with the Holly/Rice Street corridor study. We should plan for it but I'm not sure what the cost would be... \$500k?

#### Studies

- Holly Blvd/Rice Street – Joint corridor study with City of Sioux Falls and Minnehaha County. \$150k

#### Trail/Bike/Sidewalk Connections

- Widen shoulder along the south side of Holly/Rice Street and stripe for bike lane. \$100k
- East side connection using McHardy bridge. \$100k

### SEWER FUND:

- Holly Blvd and Heritage Road – changing the direction of flow to remove the section of pipe that is sagging under Holly Blvd. \$1M
- Sewer Study – South west area of town, up to 6 mile road. We should look at this (big picture) and see if it even makes sense to provide sewer here or if SF can provide sewer with their 240 line. \$100k

### STREET LIGHT FUND:

- Street Lights on S. Splitrock to Sioux Blvd
- Street Lights from Chestnut to Sunshine Ave