



Comprehensive Municipal Plan

Blue Earth, MN

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1. Introduction

As stated in MN Statutes 462 as amended; municipalities are faced with mounting problems in providing means of guiding future development of land so as to insure a safer, more pleasant and more economical environment for residential, commercial, industrial and public activities, to preserve agricultural and other open lands, and to promote public health, safety, and general welfare. Municipalities can prepare for anticipated changes and by such preparations bring about significant savings in both private and public expenditures. Municipal planning, by providing public guides to future municipal action, enables other public and private agencies to plan their activities in harmony with the municipality's plans. Municipal planning will assist in developing lands more wisely to serve citizens more effectively, will make the provision of public services less costly, and will achieve a more secure tax base.

The Planning and Zoning Department has been working towards updating the Faribault County Comprehensive Land Use Plan. In that process, it was presented to the cities as part of the planning process for the county, a "baseline plan" that would be consistent with the minimum obligations of a "Comprehensive Municipal Plan" be developed on behalf of each community.

A "Comprehensive Municipal Plan" means a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of the municipality and its environs, and may include, but is not limited to, the following:

- Statements of policies, goals, standards;
- Land use plan, including proposed densities for development;
- Community facilities plan;
- Transportation plan, and recommendations for plan execution;
- Capital improvement program;
- Official map of the city;
- Details identifying any urban growth areas.

The Municipal Plan will work in conjunction with the Faribault County Comprehensive Plan. By consolidating these plans, the communities within the county will have a true all-encompassing plan. These two plans work side by side, various sections in the main body of the plan refer to the addendums and the municipal plans refer to sections in the main Comprehensive Plan.

1.1 Process Used

Putting together a plan of this type is a task for any community, let alone communities the size of those in Faribault County. As the County embarked on the updating of the existing 1967 Faribault County Comprehensive Land Use Plan, it only made sense to provide all of the communities with a baseline plan. Organization of the document could not have been done without the help of city staff, public officials and local landowners.

A baseline workbook was established to be utilized as a Municipal Plan. Cities were presented with the workbook and were responsible for supplying the Faribault County Planning and Zoning Department with the needed information. All information received was incorporated into the Municipal Plan.

The general Strengths, Opportunities, Weaknesses and Threats (SWOT) analysis done for the County as a whole was utilized for the completion of the Municipal Plans. Cities can progress further than the baseline plan by conducting their own SWOT analysis for a more personalized plan. To keep the main document as up to date as possible, any modifications made to the Municipal Plan need to be forwarded to the Planning and Zoning Department.

1.2 Sections of this Plan

According to MN Statute 462 as amended; each municipality is encouraged to prepare and implement a community-based comprehensive municipal plan. Any municipality that prepares a plan shall coordinate its plan with the plans, if any, of the county and the municipality's neighbors both in order to prevent the plan from having unfavorable impact on the other jurisdictions and to complement the plans of the other jurisdictions. Under the joint exercise of power provisions in MN Statute 471.59, a municipality may establish a joint planning district with other municipalities or counties that are geographically adjacent to adopt a community-based comprehensive plan for the district. At a minimum, plans must address any urban growth areas identified in a county plan and may establish urban growth areas for the municipality. The plan must establish a stated process for boundary adjustments to include the urbanized area within city limits as the urban growth area is developed and provided municipal services. Within the urban growth area, the plan must provide for the staged provision of urban services, including, but not limited to; water, wastewater collection, wastewater treatment, and transportation.

The following sections are included in this plan and once fully completed will meet the needs of MN Statute 462 to serve as a municipal plan.

Each section, excluding the Community Profile, of the plan will include an Introduction, Data (what currently exists and what is needed) and Actions (how the municipality desires move forward).

- Community Profile
- Community Facilities
- Transportation
- Land Use
- Capital Improvement Program
- Funding Options

1.3 Plan Review Process

Before a community-based comprehensive municipal plan is incorporated into a county's plan under MN Statute 394.232, subdivision 3 as amended; a municipality's plan must coordinate with adjacent municipalities in the county. As soon as practical after the development of a community-based comprehensive municipal plan, the municipality shall provide a copy of the draft to adjacent municipalities within the county for review and comment. An adjacent municipality has 30 days after receipt to review the plan and submit written comment. If a city does not plan for growth beyond its current boundaries, the city shall submit its plan to the county for review and comment. A county has 60 days after receipt for review and comment. As provided in MN Statute 394.33, the town plan may not be inconsistent with or less restrictive than the county plan. The town may amend its plan based on the county's comments.

1.4 Approval Process

If a city plans for growth beyond its current boundaries, the city's proposed community-based comprehensive municipal plan and proposed urban growth area must be reviewed and approved by the county before the plan is incorporated into the county's plan. The county may review and provide comments on any orderly annexation agreement during the same period of review of a comprehensive plan.

2. Community Profile

2.1 History

Faribault County was established by the Territorial Legislature February 20, 1855. Two months later Moses Sailor arrived and settled in the Blue Earth River area, becoming the first permanent white settler in Faribault County. Soon after about 20 other persons located within the County.

In February of 1856, the following year, James Wakefield, Henry Constains, Spier Spencer, and Samuel Hibler struck out from Shakopee, Minnesota to stake out and plat a townsite in the wilderness. The men arrived at a site along the Blue Earth River and staked out a site in the north half of section 17, township 102, range 27, the site of the City of Blue Earth. Wakefield and Spencer returned to Shakopee and worked at getting the territorial legislature to approve an act organizing Faribault County. Blue Earth City, founded by the four men and located between the forks of the Blue Earth River was declared to be the temporary County Seat. Three of the four men (Spencer did not return), and other residents of the County, received commissions from the legislature to serve as County Commissioners, Sheriff, and Justice of the Peace. By April of 1856 settlers and provisions had begun to arrive in the new town.

The original townsite staked out by the four men was 320 acres. A number of expansions occurred over the years. The City was organized for civil purposes as early as October 1858 and was actually incorporated twice. The first incorporation occurred in 1872 but the original charter proved to be too ineffective. The City was then re-incorporated in 1879.

The first manufacturing plant was a brick factory run by Captain J. B. Gillit. The first newspaper published in the County was issued in April, 1861. The first school district in Blue Earth was organized in 1859 with the first school building being completed in 1861. As early as 1857, local officials recognized the need for rail service. They made seven attempts to get a rail line to serve the City before they were successful. In October, 1879 the first train entered the City of Blue Earth.

The earliest fire brigade was founded in 1876. A volunteer group, calling themselves the Hose Company Number 1, was organized in 1890 and has evolved into the Blue Earth Fire Department. The police department was organized in 1899 with a police chief and one patrolman. Public ownership of utilities began prior to 1890 when residents contributed to the establishment of a central well for water services. In 1893, O. J. Clark began providing direct current energy to a limited number of people on a limited basis. Residents purchased Clark's operation making it a public utility. The earliest hospital indicated in public records was the home of Dr. G. I. Smart in 1886. Dr. F. N. Hunt's home became the second hospital in 1893.

Manufacturing plants were the City's economic driving force. These included the Blue Earth Flour Mill Company, the Blue Earth Canning Company, and the Blue Earth Rendering Company, just to name a few.

2.2 Demographics

The data for this demographics section was found in the City of Blue Earth's 1997 Comprehensive Land Use Plan. The City of Blue Earth and Faribault County are experiencing extensive population outmigration. Faribault County has seen its population in continual decline since the 1940 census

period. The City of Blue Earth has experienced ups and downs during the time period displayed below. From 1960 to 1990, an overall decline of 455 persons occurred, an 11.6% decline. In comparison, the four surrounding townships have seen declines in population of 21.2% to nearly 45%. Faribault County's population loss during the same time period is slightly more than 30%. Estimates for 1997 show this trend continuing except for Blue Earth Twp. and Jo Daviess Townships.

Population Change - 1960 to 1997

	1960	1970	1980	1990	% Change	1997 ¹
Blue Earth	4200	3965	4132	3745	-11.6%	3574
Blue Earth Twp.	632	605	522	476	-24.7%	513
Jo Daviess Twp.	546	435	370	310	-44.5%	313
Prescott Twp.	424	369	308	245	-43.9%	222
Verona Twp.	617	500	476	483	-21.2%	477
Faribault County	23810	20896	19714	16937	-30%	16347

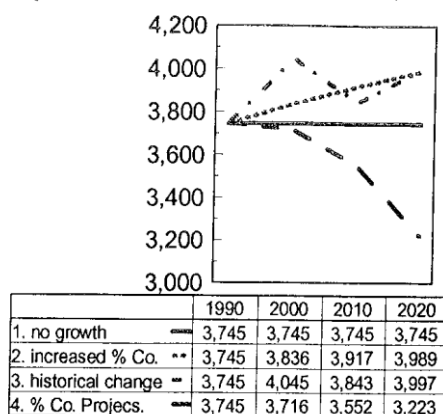
*Source: U.S. Census, 1960 to 1990

¹Source: Claritas, Inc. 1997 estimates

The historical change in population, while informative, provides just a portion of the information needed for planning purposes. Population forecasts are typically incorporated into land use documents to provide a possible glimpse into what may be in store for the planning entity. The State of Minnesota Demographer's Office provides forecasts for the State and for each County. From these estimates, rough conclusions can be drawn for subunits of each county. On the following page a graphic is shown in which four separate population forecasts are illustrated for the City of Blue Earth to the year 2020.

The first method is simply a no growth assumption. The second method is the assumption that the City of Blue Earth will continue to contain an increased percentage of the County's population. From 1940 to 1990, the City has increased its share of Faribault County's total population, moving from 15.5% in 1940 to 22.1% in 1990.

Population Forecast Methods to 2020

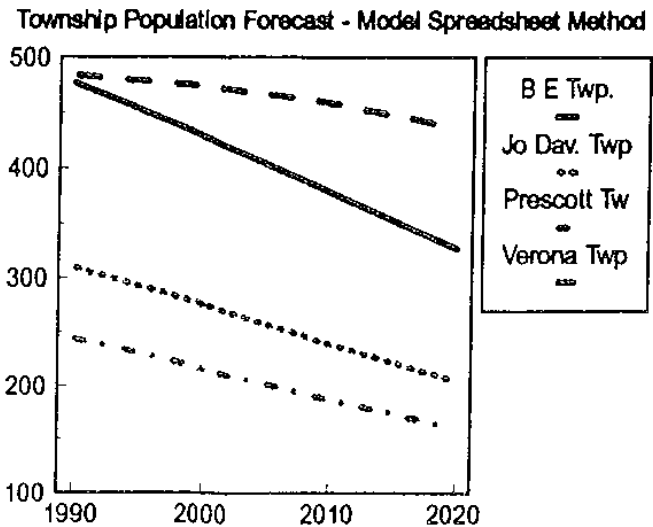


Source: Pettipiece & Associates (1996)

Based upon the continuance of this historic trend, the forecast shows that by the year 2020, Blue Earth will contain 26% of Faribault County's population by the end of this forecasting period. The base population (Faribault County) used was the Demographer's forecast for the County. The forecast was altered due to the observed slowing of the County. The decennial population decline in the decline in population if the current trend holds through 1999, will be 3.3% and not the projected 11.3%. By assuming the much lower level of population decline and the demonstrated increase in Blue Earth's share of the County's population (an average of 1.32% increase per decade),

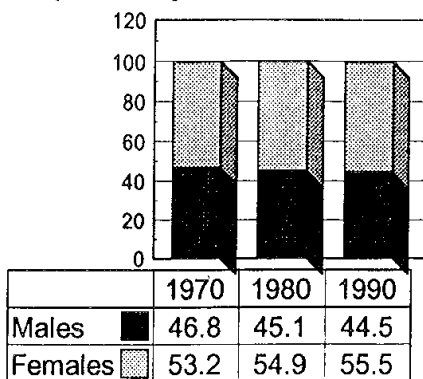
it shows a slow but steady increase in the City's population to the year 2020. The third forecasting method is also based upon historic trends shown by the City with increases and decreases alternating every ten years. The fourth forecast method calculates the percentage of Minnesota's population living in Faribault County. A ten (10) year average loss of .051% is seen from 1970 to the projected population for the year 2000. By applying the projected population percentage to the U.S. Census Bureau's projection for the State, the anticipated population for the County is projected to be less than 12,400 by the year 2020. Then applying the

percentage of the County's population anticipated to be living in the City, a population estimate can be arrived at. This method is quite negative, assuming a population loss of about 500 people by the year 2020. Considering the discussed trends, it is likely that the City of Blue Earth's population change to the year 2020 will follow either the second or the third forecast predictions, and hover somewhere between 3,8000 and 4,000 persons.



Forecasts were also done for the four surrounding townships. Declines in populations are fairly normal in rural areas, especially in Faribault County. The declines shown in the graphic above are probably an accurate depiction for what can be anticipated in these areas.

Population by Sex - 1970 to 1990



Source: U.S. Census - 1970/90

In the graphic to the right, the population in the City of Blue Earth is seen to be increasingly represented by females. Females make up a majority of the population nationwide and statewide. During the 1970 to 1990 period shown for the City of Blue Earth, females increased their share of the population of 53% in 1970 to 55.5% in 1990. Given the current trend regarding the aging of the population, females may continue to increase their share of Blue Earth's population.

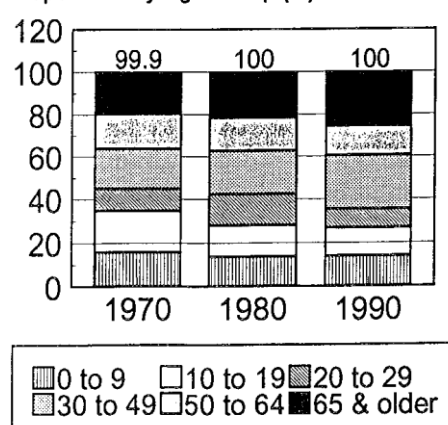
As mentioned above, the population is getting older. Nationwide and statewide statistics all indicate this aging trend. Faribault County and the City of Blue Earth will also

experience this trend. As seen in the graphic below, during the three census periods, an ever increasing share of the population is made up of persons aged 65 and older. The median age in the City increased from 36.7 in 1980 to 41.2 in 1990. In addition, there is a bulge of residents moving through the age groups, the one that makes up the 30 to 49 year olds in 1990. By the year 2000, a large increase will be seen in those persons aged 50 to 64. A slight decrease may be seen in the 65 or older group in the year 2000. By 2010, large increases will be seen in the 65 and older group. This effect is due to the movement through the population of the baby boom generation. Significantly,

even though the City's population decreased by nearly 10% during the 1980s, the percentage of persons aged newborn to age 9 remain the same and the percentage of persons age 10 to 19 decreased just slightly. This would appear to signify that the outmigration of persons is occurring across the age groups and not significantly more among those persons of childbearing years.

In conjunction with the change in population, changes in the number of households and housing units also need to be considered. As can be seen in the table below, the decrease in population during the 1980s also impacts the number of households and, therefore, the housing stock of the city. While the population experienced a near 10% decline during the 1980s, the number of households in Blue Earth decreased by 5.2%. The number of housing units decreased by 3% during this same time period.

Population by Age Group (%) - 1970 to 1990



Source: U.S. Census - 1970/90

One further observation regarding population involves the effects of smaller families, increased divorce rates, delayed marriages, and longer lifespans. These population trends all impact household sizes and household numbers. The average number of persons per household in Blue Earth dropped from 2.9 persons in 1970 to 2.44 persons in both 1980 and 1990 census periods. The 1997 estimate for persons and households show a slight increase to 2.45 persons per household. The shrinking household size is a common trend among most census areas. It is likely that this trend will continue, at least into the next census period or two. Giving consideration to the aging trend mentioned above, the average household size in Blue Earth is likely to decrease further. Older people are able to stay in their own homes later in life because of healthier lifestyles, better health care, and a variety of home care delivery programs. This trend also impacts household composition figures. Changes in the number of households and housing units is displayed in the table below

Household and Housing Units for Blue Earth

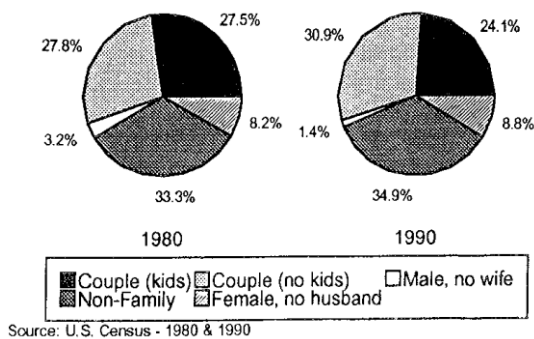
	1970	1980	1990	1997 est. ¹
# Households	1366	1613	1530	1456
# Housing Units	1454	1696	1644	1574

*Source: U.S. Census, 1970 to 1990

¹Source: Claritas, Inc. 1997 estimates

Why be concerned with households? It impacts land use and housing needs. Even with little to no growth in an area's population, a change in the composition of households can impact housing demand. Should elderly persons stay longer in their homes, housing turnover becomes stifled. Therefore, new families who would like to locate to an area in which few homes are for sale either locate elsewhere or look for new building sites. Given the declines seen for the population in the City of Blue Earth, the housing market appears to have some slack. The 1990 census, for which the most complete demographic figures exist, the number of households is 114 less than the number of

Household Composition Comparison - 1980 to 1990



housing units. Therefore, it would appear that a vacancy rate of about 7% exists in the City. However, information from City residents and leaders indicate this level of vacancy is vastly overstated in the census. Further information about this phenomenon is presented below.

In the table below, an assumption is made that the average household size will continue to decrease over the time period displayed. Each population estimate was divided by an estimated average household size to yield a household estimate for

each decade and each forecast estimate. Based upon this, an estimate can be made regarding the potential demand for housing in the city. As seen, the overall need for housing during the next three decades could decline by about 130 units, based upon the most negative projection method, or experience increases ranging from 98 units, or 33 units per decade, to as much as 208 units, or about 70 units per decade. Obviously, a variety of factors will impact this exercise, such as energy costs, development patterns in the city, the costs of building single family homes, interest rates, family dynamics, or a variety of other factors.

In looking at the graphic below, the change in the types of families by household illustrates the findings of the 1980 & 1990 censuses and reinforces the discussions above regarding the change in household size. Married couples are the most common type of household arrangement. While there is very little change shown in the percentage of married couples overall between 1980 and 1990, a shift has occurred in the split between couples with children in the home and couples with no children in the home. The split between households of these types were nearly equal in 1980. By 1990, those households comprised of couples with no children made up an additional 7% of the total households in the City and couples with children declined by 3.4%. Small increases were seen in the percentage of non-family households (+1.6%), female head of households with no husband present (+.6%), and a decline in those household with a male head of household and no wife present (-1.8%).

Projections made by the demographer's office indicate that the household trends discussed above will continue. By the year 2020, projections for Faribault County show an overall decrease of 26% in the number of households. Households with married couples and children are projected to experience the largest declines and married couples without children the second largest declines. The remaining household types are expected to remain fairly stable or see just minor declines. By the year 2020, one third of the County's households is projected to be non-family households, persons who live alone.

2.2.1 Demographics Update

The City of Blue Earth is located in Faribault County, one of the southernmost counties of Minnesota. It is a rural community that is strongly influenced by the agricultural industry.

Demographic Snapshot:

	1960 ⁽¹⁾	1970 ⁽¹⁾	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽²⁾
Population	4200	3965	4132	3745	3621	3353
Age less than 18				961	838	719
Age 65 or older				952	935	829
Median Age			36.7	41.2	44	46.4
Households		1366	1613	1530	1535	1514
Persons Per Hshld		2.9	2.56	2.45	2.36	2.2
Median Household Income			\$14,37	\$22,23	\$34,940	\$34,773
Per Capita Income			\$7,366	\$11,94	\$18,037	\$19,963

(1) US Census

(2) American Community Survey

The population of Blue Earth is experiencing a slow decline. Between 2000 and 2010, the bulk of the population change has occurred with those persons aged younger than 18 and those aged 65 and older. The population change during that time period was a decline of 268 persons. The number change in the two earlier mentioned age groups during the last decade was 228 persons, or 85% of the total change. What's happening within the remaining age groups? There was an increase in the number of persons aged 20 to 29 (+52), a decrease in the number aged 30 to 39 (-55), a huge decrease in those aged 40 to 49 (-63), and a correspondingly huge increase in those aged 50 to 64 (+143). Interestingly, given that the population declined by 7.4% during the most recent decade, the change in the number of households changed by a mere 1.4%, a very small drop in the number of households during the first decade of the 21st century.

	1970 ⁽¹⁾	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	2010 ⁽²⁾
Housing Units	1454	1696	1644	1669	1638
Owner Occupied	989	1206	1126	1136	1089
Renter Occupied	377	407	404	399	425
Vacant Units	82	83	114	131	185
Vacant units – for rent	21	40	52	44	58
Vacant units – for sale	29	26	31	34	45
Vacant units – seasonal				14	17
Vacant units – other	32	15	31	39	65

(1) US Census

(2) American Community Survey

As is typically seen in most Minnesota Cities, the predominant housing type in Blue Earth is the owner occupied detached dwelling. There is a very strong rental market, with the number of occupied rental units being nearly 30% of all occupied housing units. During the 50 year time frame, the largest number of owner occupied housing was slightly more than 1,200 units in 1980. It has been around 1,100 units since then. A similar situation exists for rental units, with the number of occupied rental units sitting at about 400 through the 50 year time period. The number of vacant units has increased through the time period with highs in the number of homes for sale, for rent, and those in the "other" category. The number of homes for sale remained fairly stable through 2000, experiencing a jump in 2010, as would be expected, given the problematic housing market countrywide.

Units in Structure	1970⁽¹⁾	1980⁽¹⁾	1990⁽¹⁾	2000⁽¹⁾	2010⁽²⁾
1 unit	1180	1278	1251	1283	1259
2 units	135	113	108	103	34
3 or 4 units	55	111	57	89	38
5 or more	79	139	162	173	289
Other – mobile homes	3	50	44	21	7
Year Structure Built					
2005 or later					19
2000 to 2004					15
1990 to 1999				82	31
1980 to 1989			125	122	147
1970 to 1979			305	204	220
1960 to 1969			144	189	170
1950 to 1959			306	227	290
1940 to 1949			199	186	163
1939 or older			562	659	572
Median Hsg Value – owned		\$36,100	\$43,100	\$62,300	\$81,800
Median Rent – monthly			\$259	\$292	\$445

(1) US Census (2) American Community Survey

As can be seen in the data above, the single family home is the predominant housing type. These numbers are very stable, remaining virtually the same through all five decades. Lots of changes are seen in all the remaining types of housing however. Duplexes are seen to decline steadily through the time period, going from a high of 135 units in 1970 to a low of 34 in 2010. Those units with three to four units experienced the high point of 111 units in 1980 and a low of 38 units in 2010. Steady growth is seen in those units containing five or more units, moving from a low of 79 units in 1970 to a high of 289 units in 2010. Mobile homes were an important housing choice in 1980 and 1990, but have fallen out of favor since. The housing development periods that were most active were 1950s and the 1970s. It has slowed significantly in the 1990s and 2000s. Despite the construction slowdown, housing values continue to grow at a steady pace. Between 1990 and 2000, the median value increased by nearly 45%. Between 2000 and 2010, the median value increased by 31%. In the same comparison of rents, between 1990 and 2000, rents increased by 12%, but between 2000 and 2010, rents increased by more than 52%. However, the cost of housing in the City of Blue Earth is quite reasonable, when compared to the State's median numbers. The median housing value of Minnesota is \$194,300 while the median rent is \$764.

Industry of Employment	1970⁽¹⁾	1980⁽¹⁾	1990⁽¹⁾	2000⁽¹⁾	2010⁽²⁾
Agriculture, forestry, fishing, mining, & hunting		24	29	30	59
Construction	69	86	91	75	85
Manufacturing	199	326	269	301	377
Wholesale Trade	83	73	90	50	18
Retail Trade	391	316	358	265	119
Transportation, warehousing, and Information	24	82	54	77	40
Finance, insurance, real estate, rental, & leasing	156	81	56	100	64
Professional, scientific, management	41	101	31	76	43
Educational, health & social services	282	376	379	46	387
Arts, entertainment, recreation, accommodation,	85	68	64	112	175
Other Services – except public admin.	37		150	77	78
Public Administration	81	56	80	94	20
Total Employed	1508	1648	1694	1772	1551
Average Travel Time to Work		7.3 min	11 min	15.8 mins	15.4 mins

(1) US Census (2) American Community Survey

As can be seen in the data above, job growth for those residents of Blue Earth occurred in agriculture, construction, manufacturing, and the education, health and social services. The average travel time indicates that the majority of residents work locally or close by. It hasn't increased much over the years reviewed.

2.3 Housing

The data for this section was found in the City of Blue Earth's Land Use Plan Addendum.

2.3.1 Goal

To provide a full range of housing opportunities that meets the needs of all income and age groups and establish a set of development criteria to ensure a variety of development types can be done as well as to ensure that the developments are "good" developments.

2.3.2 Objectives

1. Identify land parcels that would be suitable for single family residential development (see areas on following map).
2. Identify and draft zoning language that would allow for a mixed housing type use district and/or flexible or varied development performance standards that would be appropriate for infill development.
3. Identify outside financial resources to mesh with local financial resources for the purpose of administering an acquisition program for either the City or the HRA. Implementation of such a

program would involve acquisition and redevelopment of blighted or underutilized parcels within the City.

4. Identify outside financial resources to mesh with local financial resources for the purpose of administering housing rehabilitation grants that help low and moderate income homeowners make improvements to blighted homes. These same grant funds could also be used to help rental property owners make code improvements to existing but blighted rental housing stock.

5. The City and/or the HRA, in conjunction with other housing providers, will:

- a. continue to jointly market elderly housing options;
- b. continue to encourage new development of elderly housing options;
- c. continue to work with those providing services needed by elderly homeowners to remain in an independent living arrangement for as long as they are able.

6. The HRA should look into securing funding from outside resources to establish a First Time Homebuyers program or it could sell bonds to accomplish the same task.

2.4 Economic Development

The data for this section was found in the City of Blue Earth's Land Use Plan Addendum.

2.4.1 Goal

To promote economic development by maintaining and enhancing the capital base of our industries through supplying resources, recruiting, and community support.

2.4.2 Objectives

1. Acquisition of additional industrial designated land for future industrial development and/or the extension and development of infrastructure services to existing industrially designated land.
2. Development of a spec building or preparing a shovel ready development site by the EDA a newly established industrial park.
 - a. If the community undertakes the development of a spec building, it should be at a 40,000 to 45,000 square foot size for our community.
3. Empty retail space is a growing problem. Perhaps repurposing that space should be evaluated or reviewed. Instead of trying to recruit new retail tenants, other types of uses may be a fit for that vacant space. Some examples are:
 - a. Empty lots in commercial districts could be re-used as community garden space;
 - b. Empty building space could be re-used to house service providers, such as;
 - i. General multi-purpose space that could be used to house local non- profit group meetings, community group meetings, outreach programs, house workshops, etc. The vacant retail space offers very flexible setup arrangements;
 - ii. Cultural programming such as art exhibits can increase foot traffic to adjacent retail uses;
 - iii. Small clinic outreach space;
 - iv. Service space for those attending to seniors;
 - v. Satellite teaching space for regional colleges.

4. Two blocks of the downtown commercial area will be undergoing a street, utility, and sidewalk redevelopment program in 2015. The City and commercial owners should work with those involved with the redevelopment of the #TH169 corridor so that the new facilities tie together in appearance.
5. The EDA in conjunction with other local groups need to devise strategies to market the City of Blue Earth and the surrounding area for tourism possibilities. The natural resources of the area along with a trail system, historically significant sites, the fair and fairgrounds, and agriculturally based tours can all serve as a tourist destination for the area.
6. The City should investigate ways to provide aid to those institutions in the community who are seeking to fill labor needs. Shortages of professional skills being identified in the community include:
 - a. Dentists;
 - b. Controllers and Accountants;
 - c. Information Technology professionals;
 - d. Teachers; and
 - e. Veterinarians.

2.5 Recreational Development

The data for this section was found in the City of Blue Earth's Land Use Plan Addendum.

2.5.1 Goal

To provide new recreational resources and update existing recreational resources for the purpose of meeting Blue Earth resident's needs. Also, some recreational improvements may help attract some of the regional tourist trade.

2.5.2 Objectives

1. A desire has been expressed to the City Council that additional ball fields need to be developed in the community.
2. Blue Earth has a walking path system planned and partially developed. Completion of that system and repairs and maintenance to the existing facilities should be undertaken when opportunities arise. In addition, opportunities should be explored regarding tying into a larger regional trail system thereby stimulating additional tourism opportunities.
3. Steinberg Park's recreational infrastructure needs upgrading.
4. The City of Blue Earth should support the development of a disk golf course.

3. Community Facilities

A Community Facilities Plan is a compilation of policy statements, goals standards, maps and action programs, for guiding the future development of the public or semipublic facilities of the municipality such as recreational, educational and cultural facilities.

3.1 Introduction

Community facilities play an important role in defining the community and shaping its development. Several elements relate directly to community facilities.

- Community facilities help define the City of Delavan. In many cases, community facilities are keepers of the city's history and heritage.
- Municipal buildings, libraries, schools, churches, health care and a variety of other elements all form the mixture of what residents want and need in the community.
- Residents place value on the quality and variety of educational opportunities available, schools or school districts may become the focal point of the community.

Community facilities also house services and activities provided by government, non-profits or other similar entities. Planning for community facilities is important for several reasons:

- These facilities represent important community services;
- Community facilities are often the locations for community events;
- Facilities should be accessible to residents and visitors;
- These facilities often represent significant elements of the community's heritage and identity;
- Community facilities may influence the pattern of traffic and adjacent land use; and
- The future growth of any city may lead to the expansion of the existing facilities and the need to build new facilities.

3.2 Infrastructure Analysis

Blue Earth Light & Water: This public utility is responsible for electrical and water supplies Citywide and heating supplies for a portion of the City that is connected to the steam heating system. A separately elected Board of Public Works controls the utility and hires a manager for its daily management.

The source of water for Blue Earth comes from two deep wells, both pulling water from the Jordan Aquifer. The east side well, drilled in 1956, is 1,150' deep, and the west side well, drilled in 1981, is 650' deep. Both wells feed raw water into a filtration plant before distribution where the water is treated for its iron content. Both wells have a pumping capacity of 1,000 gallons per minute. The east side water plant and well are scheduled to be phased out of use in early 1998 following planned upgrades to the west side plant. Water storage for the City consists of a 250,000 gallon elevated storage tank constructed in 1950 and a 750,000 gallon ground level reservoir constructed in 1970. The need for a new elevated water storage tower is being studied. The delivery system consists of 16 miles of water main, with a mixture of 4" to 12" water main. All parts of the City are served by public water supplies. Only St. Luke's is being underserved by the system, the utility's largest commercial customer. Based upon a water system analysis, improvements to the delivery

system have been proposed. The improvements needed include a water main replacement program, some suggested looping projects, several cross connections, and a major water looping on the west side of the City, the routing of which will be dependent upon the future development patterns of the City. There are no areas in the City or adjacent to the City which would be difficult or impossible to serve with water supplies.

In 1983 the utility began to charge a single consumption rate that applies to all users. Annual pumpage was reduced as a result of the implementation of this rate policy. In addition, a program to identify system losses was dealt with through starting a meter replacement program and by installing meters where none previously existed. Annual water pumpage was reduced from nearly 186 million gallons in 1985 to nearly 138 million gallons in 1994. The largest single water consumer in the City is St. Luke's with a 1994 use of a little more than 9.1 million gallons and Green Giant with 5.3 million gallons.

Investments made to improve the electrical utility have also occurred during the past few years. Unlike water usage, electrical use has increased during the past ten years for both the Blue Earth residential consumers (up 53%) and commercial consumers (up 14%). However, during this same period the rate charged per Kwh by the utility has decreased. This is due to increased efficiencies reached through the installation of new generators, favorable rate charges reached through negotiations with outside suppliers, investments made in new computer monitoring systems for a load management program, and investments in on-site generators for individual commercial consumers. In this particular instance, individual on-site generators permit uninterrupted energy generation for the commercial user in those cases when there is a power outage and also in those instances of peak energy demand. This permits the Blue Earth Light and Water to shave energy generation during peak demand. With the installation of a new generator and bringing it on-line during the spring of 1996, the utility has an existing capacity of 8,100 Kw. When combined with additional capacity generation at customer locations, the total local generation capacity is more than 10,100 Kw.

Routine maintenance of the system and replacement of obsolete or failed components is an ongoing process. Services offered to customers will permit the utility to become more diversified. In addition, the types of services offered currently are oriented towards energy efficiencies. For example, its load management program which allows the utility to control major electrical appliances in the home is estimated to save the homeowner more than \$100 per year in energy costs. In addition, the utility sells efficient hot water heaters. A service offered to customers, at no charge, is the use of an Energy Teller, a device which can calculate an individual electrical appliance's use of energy as well as calculate the cost to operate the appliance. It is an educational type of service. Finally, the Blue Earth Light & Water distributes a newsletter approximately four times a year. In it, the utility provides other educational opportunities through the provision of energy or resource conservation tips about new energy efficient products.

3.2.1 Blue Earth Wastewater Treatment Facility and Collection System

The City's treatment system is an activated sludge plant with an anaerobic digester. The plant was originally constructed in 1963 with major upgrades in 1988. The plant's capacity is .981 million gallons per day (mgd). The average daily flows range from .4/mgd to .6/mgd. The highest single

daily flow to the plant during 1995 was 2.5/mgd. The major upgrade to the plant in 1988 included the following:

- an increase in the size of the aeration basins;
- added 2 primary clarifiers and 2 final clarifiers;
- switched from aerobic digestion to anaerobic digestion;
- added primary and secondary digestion;
- enlarged chlorine contact basin;
- replaced all pumps and piping at the facility;
- installed stand-by generator for an auxiliary power source;
- built a storage and shop building; and
- upgraded the lift station on 2nd street.

Additional upgrades of the plant will be needed in the short term. The City is experiencing industrial growth as well as increased demands for housing growth. Currently, the plant is running close to capacity. The expected near term growth will push the demand for wastewater treatment past the City plant's capacity. The treatment plant will need to be upgraded to increase both its overall treatment capacity and also for additional sludge storage capacity. A routine maintenance and replacement program is scheduled in a five year Capital Improvements Plan (CIP). The current plan runs from the years 1996 to 2000.

The City has just under \$2 million of debt it is paying off for previous treatment plant upgrades. This debt will be paid off by the year 2009. The rate structure is adequate to cover current debt, maintenance and operating, and building up some replacement reserve as well. The replacement budget is adjusted upwards 3% every year to account for inflation. The City Administrator has conducted an internal analysis of the City's rates in comparison to rates charged by comparable Cities, as published by the League of Minnesota Cities. Incremental adjustments will continue to be made to meet debt payments, maintenance and operation costs, and to build up a replacement fund for future needed expansions and replacement.

Two areas of the city not served by the collection system are located in the southeast portion of Blue Earth and the second in the northwest portion of the City. The southeast portion not served has a large cemetery, some businesses, and some housing as land uses. The northwest portion not served has the fairgrounds, several businesses located along county road 6, and also several homes located along county road 6. These areas are found on the following map. No other areas in the City are either not served or underserved. While there are no natural limitations on further extension of the sewer service area, there are areas into which the extension would not be cost effective. Consideration must be given to this aspect when dealing with future expansion proposals. Inflow and infiltration into the City's collection system is a problem. No formal program for addressing this problem is currently in place, but the City is looking into possible ways to correct areas in which this is occurring. The five year Capital Improvement Plan (CIP) includes several projects specifically to bring improvements to the sanitary collection system. Specific projects are listed in the goals and policies section.

3.2.2 Storm Sewer

The system adequately serves all areas of Blue Earth, but there are improvement needs scheduled in the City's CIP. Specific projects are listed in the goals and policies section of this plan.

Telecommunications involves more than just a telephone carrier. Due to the Telecommunications Bill passage, competition was hoped to have been fostered. The telecommunications companies have needed to increase the range of services to meet technological changes. The Blue Earth Valley Telephone Company is striving to meet these changes and is investing in both hardware and software to provide customers with additional services. The company continues to replace overhead cable with underground cable. New cable replacement is fiber optic cable. The schools, Blue Earth Hospital, Industrial park, and the Faribault County Courthouse are served by fiber optics. About 10% of its local service area is still wired by overhead cable. The heart of any communications system is to have a high capacity digital switch system. The investment was made for this type of switch system. An upgrade of the current system is in the planning stage so that it will be able to adapt to increased changes and demands in the telecommunications field during the next 10 to 15 years. Services that are available include both first generation and second generation custom calling features. The Blue Earth Telephone Company does offer Equal Access Market services as well as creating an Extended Service Area. A telephone answering and dispatching service is available. The company is involved with cellular telephone services. Cable Television services may also become a part of the service package offered.

3.3 Community Infrastructure Highlights

3.3.1 Water Utility System

The Water Utility system has approximately 1,691 private and municipal connections served by a 400,000 gallon elevated water storage facility along with two storage tanks at a combined capacity of 1.2 million gallons. The system has a pumping capacity of 3,750 gallons per minute or 5.4 million gallons per day. Average demand is 400,000 gallons per day while peak demand reaches 750,000 gallons per day. The 2010 audited operating revenues show an average residential customer charge of \$269 dollars per year and an average commercial customer charge of \$729 dollars per year.

3.3.2 Sewer Utility System

The Sewer Utility system has approximately 1,779 private and municipal connections served by a 980,000 gallon per day wastewater treatment facility. Average flow is 500,000 gallons per day while peak flows have reached 3.25 million gallons per day. The audited operating revenues show that an average disposal charge per household and commercial customer is \$442 per year.

3.3.3 Electric Utility System

The Electric Utility system has approximately 2,079 connections. The electric system purchases power from Alliant Energy, the Central Minnesota Municipal Power Agency, the Midwest Independent System Operator, and also purchases power from Blue Breezes Wind Energy. It also owns and operates five backup generators. It is tied to the transmission system, owns 69 KV subtransmission infrastructure, and distributes customer generation.

3.3.4 Information Technology

Information technology, a highly valued community asset, is provided by Bevcomm. Internet services include the selection of 1 Mb to 15 Mb/second download speeds. Services include online backup, web design and web hosting. A variety of local and long distance telephone services are provided through a number of tailored plans. More than 130 channels of television programming are also available through the company, including HD broadcasting, DVR service, and the availability of premium movie and sports channels.

3.3.5 Health Care Facilities

Health care facilities are provided by the United Hospital District, with four different regional locations. The City of Blue Earth is the location of the District's hospital. The hospital is a 43 bed facility. The skilled physicians, physician's assistants, nurse practitioners, staff members and volunteers are committed to providing exceptional medical care that makes your visit as comfortable as possible. Primary services are family medicine, obstetrics, and gynecology, with a number of specialty services including cardiology, emergency care, occupational therapy, surgery, and a variety of others.

3.3.6 Public Education Facilities

Public education facilities are provided and maintained by Independent School District No. 2860. It serves the communities of Blue Earth, Delavan, Elmore, Frost, and Winnebago. There are two elementary schools, one in Blue Earth and one in Winnebago, a middle school in Blue Earth, and a

high school, also in Blue Earth. There are approximately 1,217 students in the school district for the school year ending spring 2012.

3.4 Recreational Facilities

Blue Earth is proud to offer a variety of parks and recreational opportunities for our residents to lead active lifestyles. Currently our city is home to six public parks, each offering different amenities and settings. To view a map of the city's trail system [click here](#).

3.4.1 Putnam Park

Located at the south end of Main Street. This park is home to our municipal pool and the city's disc golf course. Putnam Park also offers tennis courts, a new picnic shelter, new playground equipment and bathrooms. Shelter reservations are \$50 for the day and are taken at City Hall by calling 507-526-7336. [Click here](#) for the reservation form.

3.4.2 Steinberg Nature Park

Located 1/4 mile east of Blue Earth on County Road 16. The 33 acre park provides a natural setting for visitors to enjoy native prairie plants, river views, woodlands, birding and natural habitat. The Steinberg Nature Park has a picnic shelter with a restroom and a 1/2 mile crushed limestone trail that is accessible for all users. Shelter reservations are \$50 for the day and are taken at City Hall by calling 507-526-7336. [Click here](#) for the reservation form.

3.4.3 Blue Earth Area Middle/Elementary School Park

Located in the heart of town. Newly remodeled playground equipment ensures your children will have both a fun and safe visit. The Elementary/Middle School Park also offers basketball courts.

3.4.4 Faribault County Fairgrounds

Located right on North Main Street. The Fairgrounds offer ball fields, a walking/biking trail, camping and bathrooms. The campground has 9 electrical sites, 4 tent sites and is free for the first twenty-four hours. After that there is a fee of \$20.00 per night for the electrical sites and \$10.00 per night for the tent sites. The City allows a maximum of five consecutive nights of camping at the campground unless prior arrangements have been made. There is a \$5.00 charge for waste tank dumping. A payment box is located at the site for your convenience. These amenities are looked after by the world's largest statue of the Green Giant.

3.4.5 Leland Park and Beyer Field

These two areas border each other on County Road 16 (Leland Pkwy). These two parks include the municipal ice rink, sledding hill and warming house.

3.4.6 Third Ward Park

Located on the east side of Blue Earth. This neighborhood park has playground equipment in a peaceful setting.

3.4.7 *Faribault County Fitness Center*

The Faribault County Fitness Center offers an array of activities and programs to help improve the health of Blue Earth Area residents. Professional instruction and classes are available for your convenience and guidance.

3.4.8 *Swimming Pool*

The Blue Earth Municipal Swimming Pool is located in Putnam Park on the south end of Main Street. The Municipal Pool offers a leisure pool featuring a zero depth area with several play features, plunge pool with a 50' slide, four lane lap pool with a recreational diving board, lifeguards on staff and a new bathhouse with concessions.

3.4.9 *Trails*

3.4.9.1 *Unity Trail*

Provides the opportunity for anyone to enjoy the great outdoors. Whether you travel by foot or by bike this 3-mile paved trail will make your outdoor experience more enjoyable. Start at the Faribault County Fairgrounds and end at the beautiful rest areas at the center of I-90, the nation's longest coast-to-coast highway. Enjoy the beauty of the City of Blue Earth, the world's richest agricultural land, the Blue Earth River and Southern Minnesota woodlands.

3.4.9.2 *Steinberg Nature Park*

Located 1/4 mile east of Blue Earth on County Road 16. The 33 acre park provides a natural setting for visitors to enjoy native prairie plants, river views, woodlands, birding and natural habitat. The Steinberg Nature Park has a picnic shelter, restroom, hiking trail through the woods and a 1/2 mile crushed limestone trail that is accessible for all users.

3.5 *Educational Facilities*

3.5.1 *Blue Earth Area Schools*

The Blue Earth Area School District (ISD #2860) serves the Southern Minnesota communities of Blue Earth, Frost, Winnebago, Delavan, and Elmore.

- Elementary School
- Middle School
- High School
- Southern Plains Special Ed Coop

3.5.2 *Day Care*

3.5.2.1 *Day Care Facilities*

The value of good childcare does not go overlooked in the City of Blue Earth. Within our community are many different childcare options. Several private, licensed day care facilities are available in Blue Earth, as well as the public school- sponsored Little Giants.

3.5.2.2 *Licences Private Day Care Facilities*

The following list was established and last updated September 2010

Kathy Anderson	507.526.2570
Gail & Bruce Gudahl	507.526.3673
Ruth & Myron Miller	507.526.7215
Joleen & Jeff Nowak	507.526.7289
Sandra & Steve Sonnicksen	507.526.2684
Sue & Rick Scholtes	507.526.4604

3.5.3 Library

The Memorial Library, built by William Ellery Channing Ross and dedicated in 1904 to the memory of his wife Etta Chadbourn Ross, served as the cultural center of Blue Earth for many years. In 1954 Guy Ross and his half brother, son of William Ross and Stella Reid Ross attended the library's 50th anniversary. 1979 marked the 75th anniversary.

In the early 1980's it became apparent that the size of the Memorial Library was too small to meet the needs of the community. In February 1985 the library was moved to its present location downtown. The City of Blue Earth donated the building to the Faribault County Historical Association in 1987 to be used as a museum along with \$15,000 for restoration and maintenance.

"We have here -I think-a fine building. But a library is surely more than brick and stone, more than a beautiful building. My definition of a library would be that it is an assembly hall, a drawing room, free to all people, where at any time they are at liberty to go and there become acquainted with and receive edification and instruction from celebrated poets, wits, novelists, travelers, biographers, historians, and in fact, many of the learned and the cultivated of all ages in all departments of knowledge." said William Ross in his dedication speech in 1904. The Memorial building now contains historical records, pictures, family diaries, documents, and artifacts where visitors may recall the history of Blue Earth.

2004 marked the 100th anniversary of the Library in Blue Earth.

Today, the library is located at 124 W 7th St and is part of the Blue Earth County Public Library System.

3.5.4 Community Education

Blue Earth is proud to offer a broad range of activities, lessons, and opportunities through its Community Education program. This program offers year round chances for both kids and adults to get out and enjoy their favorite activities.

3.5.5 Infrastructure Improvements

The data for this section was found in the City of Blue Earth's Land Use Plan Addendum.

3.5.5.1 Goals

The City needs to continue to invest in its infrastructure on a scheduled basis to keep costs at a predictable and budgeted level, as much as possible, and to allow for timely analysis of different methods to finance the scheduled improvements.

3.5.5.2 *Objectives*

- Currently the City of Blue Earth uses a Capital Improvements Plan in which proposed improvements or extensions of public utility services are scheduled. This plan also proposes the schedules for the maintenance or replacement of City equipment. The plan covers an anticipated five year period containing estimated costs which aids in the drafting of a yearly budget. The plan is reviewed and updated annually. The City needs to continue this scheduling of projects.
- The City will support activities that increase the number of acres of developable industrial land, including the extension of city utilities to service such sites and the improvement of access points and service roads to those same sites.
- Local beautification efforts should include looking at ways to improve the community's entrances, stress the planting of trees, and a general clean-up of lots.

4. Transportation

A transportation plan is a compilation of policy statements, goals, standards, maps, and action programs for guiding the future development of the various modes of transportation of the municipality and its environs, such as streets and highways, mass transit, railroads, air transportation, truck and water transport, and includes a major thoroughfare plan.

4.1 Introduction

Simply stated, transportation is the movement of people and goods. However, modern day transportation systems have evolved into intricate inter-modal networks that provide multi-dimensional service. Transportation contributes to the value-added of goods and services, facilities, economic scales, influences land (real estate) value. Transportation provides links between regions, economic activities and populations, which makes it one of the most important of all human activities. Transportation and its infrastructure is an indispensable component of the economy and can stimulate growth and development. Consequently, transportation systems have a strong influence on the growth patterns and urban form of a city. Therefore, careful consideration is needed in regard to transportation planning.

The transportation plan identifies the location, character and capacity of transportation facilities which are compatible with the planned land uses in the city. Road and street plans should encourage optimal community development while allowing for transit in a safe, fast and efficient manner. The transportation network must accommodate the planned pattern of employment, shipping and institutional related facilities. At the same time, transportation improvements should not be construction which produces severe and lasting impacts on the city's residential and commercial areas. Each street improvement should be given careful design attention to ensure compatibility with the scale and quality of the city and its neighborhoods. Heavy through-traffic can be a nuisance and a distraction from an otherwise quiet and safe neighborhood. Advance knowledge of the designation and location of major traffic arteries can result in greater neighborhood stability in which residents have the assurance that traffic conditions will remain relatively consistent in future years.

Early knowledge of planned major streets and their locations permits the proper arrangement of other elements to the Municipal Plan. This includes the prescription of the land uses and provisions of public facilities such as schools, parks, and utility improvements. Thus, the public sector and private developers must know the future locations of streets and highways in order to proceed intelligently with individual project plans.

4.2 Roads

The local Transportation Network involves a complex network of interested partners. The City of Blue Earth needs to coordinate improvement efforts with Faribault County which has several very important highway links leading into the City. In addition, given the City's location, the County's presence is more important than in most other cities. The reason being that the City of Blue Earth is surrounded by a river system and the highways leading into the City require an extensive use of bridges. Maintenance and replacement of these bridges is an expensive undertaking. The County conducts an inspection of bridges on a yearly basis assigning a rating to different parts of each bridge. A bridge replacement will be done by the County as soon as funding becomes available. This bridge is the one on the northwest side of Blue Earth along County Road 16 crossing the west fork of the Blue Earth River. Local bridge issues involve the replacement of an obsolete bridge along East Street N. as it crosses the east fork of the Blue Earth River. This project may be necessary to facilitate additional traffic loads should the residential areas south and north of the High School occur at capacity. Another area in which housing expansion was discussed was in the northwest. If housing development were to occur in the area north and northeast of the industrial park area, road connections may become desirable from this area to the east. This would require a road built to the east and a bridge to cross the Blue Earth River in order to connect up to County Road #6.

Road connections are extremely important to a community. Blue Earth is a fortunate community in that an interstate highway connection runs through its northern border. The spin-off from this connection involves some highway commercial business and quick access to the national highway system from anywhere in the City. An illustration of the 9 ton freight routes through the city road system is illustrated on the following map. The local road carrying capacities are nowhere near capacity use. Traffic volume studies are done every four years. Road improvements for county roads are financed through gasoline tax allotments. Local road improvements are primarily financed through the general levy or the sale of bonds, which are paid off through the levy or through special assessments. Both the county and city visually inspect their roads on a yearly basis. The county conducts what the Engineer calls a "non-destructive road test". The office takes what is referred to as a falling weight measure. It indicates the strength of the road and soil. The results of this test will indicate whether the County needs to change the spring weight restriction of the road. Local street improvements are programmed into the City's 5 year CIP. The 1996 to 2000 CIP indicates a number of improvements including crack filling and seal coating, crossing improvements, frontage road improvements, and bridge construction. A more detailed list is found in the goals and policies section.

4.3 Rail Road

A Rail system does serve Blue Earth. It is owned, operated, and maintained by the Chicago Northwestern Rail Corporation. The line traverses the City from the southeast to the northwest.

4.4 Municipal Airport

The City of Blue Earth has a municipal Airport. It is not only a self-supporting airport but is a revenue generator. This is because the use of the land not in airport use is being rented out to local farmers for crop production. The airport consists of two runways, a 3,500' by 75' blacktopped primary

runway and a 2,200' by 100' sod secondary runway. The facility has a terminal building and hanger space which houses 25 planes. Navigation aids include a non-directional rotating beacon, runway lighting, and a weather computer. There is no AWOS system. Scheduled improvements are listed in the City's CIP. See the policies section for specific projects.

4.5 Walkable and Livable Plan

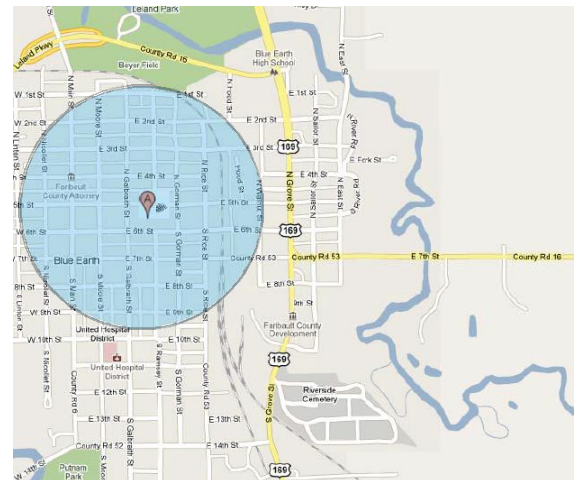
In 2010, Blue Earth worked with the Walkable and Livable Communities Institute and utilized the Statewide Health Improvement Program to develop a Walkable and Livable Plan for sections of the City of Blue Earth.

4.5.1 Background

On June 1, 2010, Dan Burden met with Dar Holms-eth and other members of the Blue Earth community to conduct a walking audit of the following areas of the community, and to take part in a series of events that culminated in a well-attended evening community meeting focused around individual and community wellness and active living. This document is laid out largely around those areas explored during our walking audit. Our schedule appears below:

- Sixth Street, arrive at 7:30, buses start to arrive at 7:45
- 9:00 walking audit at City Hall, down to Putnam Park, (about 28 people joined us for the walk)
- Boarded a bus at Putnam Park and visited sections of 169 and then to the High School
- Rt 169 will be rebuilt in several years, including roundabouts
- Studied completed and uncompleted portions of the trail behind the high school. These pieces need to be linked for a comprehensive trail system
- Walking audit by the Winnebago school, including the intersection of 1st Street SW and Route 169
-

Study Area— The quarter mile radius shown above captures the 5-minute walk (walk shed) providing the greatest level of walking and town center investment. Compact placement of mixed use buildings (density) for an area this size has the highest return on investment and payout. A half-mile radius captures almost all of Blue Earth, and is still considered walkable. When environments are made enjoyable, most people will walk to destinations within one mile. It is here, inside this 1/4 radius, that the earliest investments must be made.



and tree wells, parking is said to be inset, narrowing streets, making pedestrian crossings easier, more comfortable and safe. With Blue Earth's already narrow walkways, parking and curb extensions will be a valuable tool.

In time, to achieve compact town center form, where more people can live and help activate the town center, it will be necessary to move away from most off-street parking. Once a full and vibrant retail life is achieved, each parking space becomes worth \$200,000 per year. Thus, attention to using town center streets to maximize convenient parking, is urgent and paramount.

4.5.2.2 *Observations*

Parking stalls are too long, and markings do not maximize on street parking. Vehicles need no more than 22 feet per bay. Areas that could have parking, do not. Oversized vehicles can park on side streets, where angled parking can be considered. Some side streets could add front end or back-in angled parking, increasing available parking substantially. Although this may not be needed today, the resource to get away from off-street parking is available, and should be used. All of the town center streets lack needed ground cover and tree coverage. Ample use of tree wells, typically clustered in crossing locations (curb extensions), and in other locations, will help green the streets and bring the town center alive.

The following list of proposed next steps comes from the assessment and the feedback received on site:

- Blue Earth should consider reinvestments that add, strengthen and make parking more attractive; that reduce crossing distances for people by tightening corners through the use of curb extensions (bump outs); and by greening streets with attractive tree wells, ground cover, and potted plants.
- Images presented below convey the beauty and challenge of greening principle streets. Work to improve all streets in the downtown must feature Blue Earth's most central streets.

4.5.3 *Sidewalks*

4.5.3.1 *Principles*

Sidewalks must be comfortable, smooth and even, and address access for all. As Blue Earth's population ages, close attention to sidewalks will be essential. Sidewalks must be well built and maintained easily for the first 1/4 mile from the edge of the town center. Today, no single block is fully accessible.

4.5.3.2 *Observations*

Blue Earth's downtown sidewalks are narrow, stark, often cracked and vacant in appearance. Street furniture creates disorganized clutter. Although some blocks are navigable, few blocks have a sense of order and attraction.

Although a few streets are adequate for walking widths, they do not create sufficient width for comfort. Sidewalks throughout downtown are especially critical for reconstruction.

Extending the parking on Main Street to create an added buffer for walking is essential. During those times when there are no parked cars, the sidewalk feels exposed. Use of curb extensions (bump outs) and inset parking, with tree wells, valley gutters and colorized parking bays will help create enclosure and define a sense of place.

Establish a Street Furniture Ordinance, and apply modern streetscaping details so that trash cans, seating areas, sign stock, lamps and other furniture are coordinated.

4.5.3.3 *Study Area*

Aging store fronts, sidewalks and streets send an unfortunate message that downtown investments will not bring a solid return. With the reconstruction and streetscaping of streets and walkways a clear message will be sent that it is time to reinvest. Incentives and assistance with building facades should take place at the same time.

4.5.4 *Paseos, Plazas and Placemaking*

4.5.4.1 *Principles*

Reinvestment in streets, between buildings, and in other well located public spaces brings added value to all buildings and homes in a town center. A front porch storing last decade's sofa and washing machine detracts. Placemaking, like interior decorating, must create a strong, compelling sense of place that makes time spent in these spaces rewarding and memorable. Consider the public and private realm of a town center as a public/private partnership. Consider the greater town center as a canvas waiting for rich, vibrant tones, textures and colors that honor existing or adapted buildings and streets. Nothing should be ho-hum. Places can be funky and relaxed, but they must be thoughtful, sensitive to place, and cared for.

4.5.4.2 *Observations:*

Blue Earth's streetscapes lack character and charm. Many decades of deterioration must be addressed. The town center is a fine home for things waiting to happen, but many existing furnishings, old facades, litter cans, upheaved sidewalks detract.

The waiting plaza space now serving as a noontime social gathering space demonstrates the need for an authentic place.

The physical space in front of the post office can also become a warm and welcoming spot for people to gather, share and just spend time and be together. Other spots in the downtown will be identified over time, but there are areas that, as in a home, become ideal places for certain activities in an ordinary day.... designed so well that all days become memorable experiences. Each "room" must be designed for its unique activities. Who already lives in Blue Earth that you want to honor and celebrate. Who do you want to attract to Blue Earth, and what places will they want? Design these places and they are far more likely to come.

Plaza spaces must be carefully crafted to bring about proper levels of enclosure, transparency, human scale, complexity, image ability and comfort.

Even small public spaces need a minimum of ten different treats or activities or points of interest for the public to become fully engaged. Don't overlook the needs of seniors, and the drawing power of children to come to these places.

4.5.5 Intersections

4.5.5.1 Principles

Intersections, by definition and history, are the natural gathering places in a community. It is these places where social exchange came naturally, and was optimized. These intersections became the natural nexus, life, soul and identity of a town. The lifeblood of each town is tied to its streets. But starting in the 30's, as more and more auto traffic was generated, intersections lost much of their tranquility, appeal and charm. But in a town center, all that is changing. Intersections can still move traffic and again become the focal points for social exchange, adding significantly to a town's prosperity.

4.5.5.2 Observations

Blue Earth's downtown intersections can be redesigned in a way to fully enforce the feeling that one has arrived at the town center. "Park Now and Come In!" There is sufficient alternative street capacity in the center town to change the rules to make each intersection a quiet, quaint, celebration spot for the retail life of the community.

Due to a successful grid pattern not all turning movements need to be made by all size vehicles. More compact intersections can handle a wide variety of needs. But when negotiating with an engineering team and state agencies that supply funding, new rules for the social life come first must be applied. Engineering studies are needed to determine if there are creative ways to fit a more attractive and functional intersection design. A flat roundabout (see photo below) should be studied for its potential, as well as mini-circles and raised intersections. Gateways on both ends of downtown are essential. A central visual point is also a helpful tool to build the heart of downtown.

4.5.5.3 Study Area

The park is well along in serving as a community gathering place, but its surroundings dishonor its design. Rebuilding this key intersection should give first consideration to enlivening and supporting the park. A well thought out public realm can become a key attraction in the town center, and make walking to downtown and along the corridor far more interesting, comfortable and safe.

4.5.6 Snow and Snow Removal

People often get hung up discussing problems with snow storage and removal, versus emphasizing opportunities for placemaking. It is important to address how towns and cities can benefit from winter festivals, and not get overly troubled by the need to master better ways to address snow removal. That said, walkability is achieved by paying close attention to snow storage and removal details. Extra design must be built in to accommodate a variety of people (residents and tourists) seeking the winter experience. A special focus on keeping trails and walkways open and accessible year round is fundamental. This will become even more important and challenging with an aging society. This won't be easy, but it must be done.

4.5.7 Prioritizing and Implementing Change

4.5.7.1 *Principles*

Implementing change in a downtown and along rebuilt corridors takes time energy, money, passion, leadership and other resources. There are always those who are frightened by change, or simply don't understand what it means to them. At the same time, investing in the future of a town center has the potential to draw a community together in important ways. When Hamburg, New York citizens and other stakeholders transformed their town center, they began a process that brought an endless energy, passion and commitment to improving the quality of life in their town. They created an energy, passion and commitment to life in their town that seems endless. They went well beyond their vision. They went from being number twelve in ranking out of the twelve villages in their area, to number two. How did they do this? And can it be repeated? Yes.

4.5.7.2 *Observations*

Blue Earth's elected and appointed leaders and staff turned out for the walking audit event, and showed a united interest to bring about change. This is a positive sign. Work with this energy.

- A number of shops, especially several retail, restaurant and other services are doing well, and want the entire town center to come alive, to broaden their regional influence. Blue Earth's leadership and staff must reach out to the business community for input and ideas.
- Most communities that end up doing well as they bring about change create a collaborative, diverse, disciplined working committee. They learn to delegate, assigning task performance committees. They provide oversight. They share their inspirations and add more and more projects and events to their movement.
- Start with projects that can be seen, appreciated and that improve conditions. Start with the most visible things first. Something as simple as crafting new and better places to sit, better litter cans, organized and harmonious street furniture can make a big difference.
- Set funding priorities on those features that will be most noticed. Use existing maintenance funds. Place higher emphasis crosswalk markings, a key set of curb extensions in a gateway location, a set of mini-circles.
- Find funding in existing budgets. Any public works or development project can, and usually should, be altered to help build a better public realm, a better streetscape.
- Work with state agencies and organizations to find new funds for important public works projects. There is an amazing array of Stimulus, public health, arts, and other sources of funding that are available to rebuild important infrastructure.

4.5.7.3 *Combine Funds*

Public and private partnerships can yield the best projects. Blue Earth has a half dozen exciting potential new projects. It is fair and appropriate to spend limited town monies on projects that will bring the entire town center, and hence all of the town and region alive. By building the

public infrastructure for a new intersection, for instance, an entire entertainment zone may take on new life

4.6 Safe Routes to School Plan

The information for this section was obtained from a Draft of the 2015 Safe Routes to School Plan for Blue Earth Area School District. For funding purposes only the Prioritization and Action Plan Section of this draft was utilized for planning measures.

4.6.1.1 *Prioritization*

Based off of the strategies recommended by the Region Nine Development Commission planning team, the Blue Earth SRTS Team reviewed and prioritized the strategies identifying the ones the team wished to pursue first. The following implementation matrix reflects the list of recommended strategies and prioritization the team determined.

Blue Earth SRTS Implementation Matrix							
Strategy	Target Audience	Prioitization Level	Implementation Time			Project Responsibility	
			Short	Medium	Long	Lead	Partner
ENGINEERING							
Complete Sidewalk Network/Policy	Students & Community	High			X	City of Blue Earth	SRTS Team
Relocate Bus Location	Students & Parents	High		X		School	SRTS Team & Parents
Curb Extensions	Community	High			X	City of Blue Earth	SRTS Team/Active Living Coalition
High Visibility Crosswalks	Community	Medium		X		City of Blue Earth	SRTS Team School
Complete Streets Resolution/Policy	Community	Low	X	X		City of Blue Earth	SRTS Team/Active Living Coalition
EDUCATION							
Bicycle and Pedestrian Safety Curriculum	Students	Low		X		Schools	
Assembly to Promote Bicycle and Pedestrian Safety	Students	Low	X			SRTS Team	School
Bike and Walk to School Map	Students & Parents	Low	X			SRTS Team	Parents & City of Blue Earth
Education Messaging Campaign	Students, Parents & Community	Low		X		SRTS Team	School
Family Safe Walking and Biking Classes or Workshop / Family Biking and Walking Guide	Parents	Low		X		SRTS Team	School Community Education
ENCOURAGEMENT							
Remote Drop Off/Park and Walk	Students & Parents	High		X		School	SRTS Team & Parents
Walking School Bus/Bike Train	Students & Parents	Low		X		School	SRTS Team & Parents
Walk and Bike to School Day	Students	High	X			SRTS Team	School
Walking Incentive Program	Students	High	X			School	
ENFORCEMENT & EVALUATION							
Volunteer Crossing Guard Program	Retired Community Members	High		X		School	Community Groups
Increase Police Patrol	Parents Students	Low		X		City of Blue Earth	School
Create Arrival and Dismissal Procedure	Parents	Low	X			School	
Parent Surveys and Student Tallies	School & MnDOT	Low	X			School	SRTS Team

4.6.1.2 Action Steps

Based off the prioritization exercise the following action plan was created. This includes action steps that could be taken to help implement the strategies listed as high priorities. In the next section, there

are links to additional information, resources and organizations that can help guide implementation of suggested strategies.

Blue Earth One Year Action Plan 2015-2016					
Strategy	Category	Strategy Lead	Partners	Actions in Year 1	Resources and Examples
Curb Extensions/Traffic Calming Measures/Complete Sidewalk Network	Engineering	City of Blue Earth	SRTS Team, Active Living Coalition	Identify project to submit TAP and SRTS Infrastructure Applications in the fall of 2015.	
Consider relocating the bus arrival and dismissal location to North Moore Street.	Engineering	Schools	SRTS Team, Parents	Test out N. Moore as the new bus pick-up and drop-off location. Conduct survey of students, parents and bus company to review impact and feasibility of the potential change. If successful, permanently make N. Moore as the new bus pick-up and drop-off location.	National Center for Safe Routes to School Guide: http://guide.saferoutesinfo.org/dropoff_pickup/index.cfm
Build on success of holding Walk and Bike to School Day by instituting monthly walk and bike to school days and eventually weekly Walking and Biking Wednesdays	Encouragement	Schools	PTO	Register walk and bike to school day with national walking day organization for promotion. Encourage parents to walk and bike to school with children. Test remote drop off side for bused students and possibly children dropped off by parents to incorporate them into the event.	Walk and Bike to School Information: http://walkbiketoschool.org/

4.7 Actions

The process of preparing this plan lead to the following action goals. These initiatives are actions to be undertaken by the City of Blue Earth to achieve the policy objectives related to Transportation.

- Evaluate and assess transportation infrastructure and strategically plan fixes, upgrades and reconstruction in association with the findings.
- Collaborate with others cities, agencies and outside sources to help cut costs.
- Utilize the various plans that the City has and combine and collaborate resources to implement those plans.

5. Land Use

A Land Use Plan is a compilation of policy statements, goals, standards, maps, and action programs for guiding the future development of private and public property. The term includes a plan designating types of uses for the entire municipality as well as a specialized plan showing specific areas or specific types of land uses, such as residential, commercial, industrial, public or semipublic uses or any combination of such uses. A land use plan may also include the proposed densities for development.

Zoning allows a city to control the development of land within the community; both the type of structures that are built and the uses to which the land is put. Most buildings in a community is done by private individuals and businesses seeking to develop property for their own private use; whether this is residential, commercial or industrial. Zoning is one important tool for guiding this private development so that land is used in a way that promotes both the best use of the land and the prosperity, health and welfare of the city's residents.

Zoning is normally accomplished by dividing the land in the city into different districts or zones and regulating the uses of land within each district. Generally, specific districts are set aside for residential, types of commercial and various industrial uses. The city can also use zoning to further agriculture and open space objectives.

By creating zoning districts that separate uses, the city assures that adequate space is provided for each use and that a transition area or buffer exists between distinct and incompatible uses. Adequate separation of uses prevents congestion, minimizes fire and other health and safety hazards, and keeps residential areas free of potential commercial and industrial nuisances such as smoke, noise and light.

Zoning regulations may also constrain the type and location of structures. The regulation must be the same within each district, but may vary from district to district. These regulations often control:

- Building location, height, width, bulk
- Type of building foundation
- Number of stories, size of buildings and other structures
- The percentage of lot space which may be occupied
- The size of yards and other open spaces
- The density and distribution of population
- Soil, water supply conservation
- Conservation of shorelands
- Access to direct sunlight for solar energy systems
- Flood control

5.1 City Charter

Chapter I – Name, Boundaries, Powers and General Provisions

Chapter II – Form of Government, Officers and Organizations

Chapter III – City Council: Its General Powers and Procedure

Chapter IV – Elections

Chapter V – Initiative, Referendum and Recall

Chapter VI – Administration of City Affairs
Chapter VII – Board of Public Works
Chapter VIII – Taxes and Finances
Chapter IX – Public Improvements and Special Assessments
Chapter X – Eminent Domain
Chapter XI – Franchises
Chapter XII - Miscellaneous

5.2 City Code

5.2.1 CHAPTER 1 - CODE INTRODUCTION:

Section 100 - General Provisions:

- 100.01 Adoption of Code
- 100.02 Code Citation
- 100.03 Numbering
- 100.04 Title Headings; Cross References
- 100.05 Existing Rights and Liberties
- 100.06 Additions and Amendments
- 100.07 Separability
- 100.08 Payment into City Treasury of Fines and Penalties
- 100.09 Copies

Section 110 - Definitions and Rules of Construction:

- 110.01 Intent of Language
- 110.02 Definitions
- 110.03 Rules of Construction
- 110.04 Interpretations
- 110.05 Delegation of Authority

Section 120 - Violations and Penalties:

- 120.01 Petty Misdemeanor
- 120.02 Misdemeanor
- 120.03 Penalties for Each Offense
- 120.04 Court Costs and Prosecution Expenses
- 120.05 City Personnel Liability
- 120.06 Liability for Acts of Another

Section 130 – Administrative Offense Procedures:

- 130.01 Purpose
- 130.02 Administrative Offense Defined
- 130.03 Notice
- 130.04 Payment
- 130.05 Contested Case
- 130.06 Failure to Pay
- 130.07 Disposition of Penalties
- 130.08 Offenses and Penalties
- 130.09 Subsequent Offenses

5.2.2 CHAPTER 2 - OPERATIONS AND ADMINISTRATION

Section 200 - Meetings:

- 200.01 Public Meetings
- 200.02 City Council Meetings
- 200.03 Council Meeting Procedure
- 200.04 Order of Business at Meetings
- 200.05 Procedural Rules
- 200.06 Council to Set City Personnel Rules and Regulations

Section 210 - The Mayor and Councilmembers:

- 210.01 The Mayor
- 210.02 The Councilmembers
- 210.03 Compensation of Elected City Officials
- 210.04 Terms of Office
- 210.05 Elections
- 210.06 Polling Location
- 210.07 Facsimile Signatures
- 210.08 Interim Emergency Succession
- 210.09 Disbursement of Funds and Allowance of Accounts

Section 220 - Clerk-Administrator:

- 220.01 Position Created
- 220.02 Chief Administrative Officer
- 220.03 Appointment and Removal
- 220.04 Selection
- 220.05 Responsibilities
- 220.06 Bond
- 220.07 Deputy City Clerk (removed) Section 230 - Public Hearings and Appeals:

Section 230.01 Public Hearings

- 230.02 Right to an Administrative Appeal
- 230.03 Rule of Procedure for Hearings and Appeals
- 230.04 Applications and Other Filings

Section 240 - City Departments:

- 240.01 Departments Generally
- 240.02 Police Department
- 240.03 Fire Department
- 240.04 Legal Department
- 240.05 Engineering Department
- 240.06 Public Works Department
- 240.07 Building Department
- 240.08 Additional Departments

Section 250 - City Boards and Commissions:

- 250.01 Boards and Commissions Generally
- 250.02 Library Board
- 250.03 Planning Commission
- 250.04 Board of Zoning Adjustments and Appeals
- 250.05 Board of Building Appeals

- 250.06 Economic Development Authority
- 250.07 Blue Earth Airport Advisory Commission
- 250.09 Housing and Redevelopment Authority
- 250.10 Senior Center Board
- 250.11 Fitness Center Board
- 250.12 Joint Fire Service Advisory Board
- 250.13 Joint Planning Boards
- 250.14 Additional Boards, Commissions or Authorities

Section 260 - Abandoned and Excess Property:

- 260.01 Disposal of Abandoned, Junk and Unauthorized Motor Vehicles
- 260.02 Disposal of Unclaimed Property
- 260.03 Disposal of Excess Property
- 260.04 Persons Who May Not Purchase - Exception

Section 270 - Franchises:

- 270.01 Definition
- 270.02 Franchise Ordinances
- 270.03 Power of Regulation Reserved
- 270.04 Conditions in Every Franchise
- 270.05 Further Provisions of Franchises
- 270.06 Franchise Agreements in Effect

Section 280- Deferment of Special Assessments:

- 280.01 Deferments for Persons Age 65 or Older
 - *Deferments for National Guard or Reserve Members on Active Duty Status

5.2.3 CHAPTER 3 - MUNICIPAL REGULATION AND LICENSING

Section 300 - General Licensing and Regulation Provisions:

- 300.01 Definitions
- 300.02 Applications
- 300.03 Action on Application for License
- 300.04 Carrying or Posting
- 300.05 Penalty for Property Owners
- 300.06 Responsibility of Licensee
- 300.07 Reasons for Denial of License
- 300.08 Conviction of Crime - Denial of License
- 300.09 Conditional Licenses

Section 310 - Peddlers, Solicitors and Transient Merchants:

- 310.01 Definitions
- 310.02 Exceptions to Definitions
- 310.03 Licensing
- 310.04 License Exceptions
- 310.05 Ineligibility for License
- 310.06 Suspension or Revocation
- 310.07 Transferability
- 310.08 Registration
- 310.09 Prohibited Activities
- 310.10 Exclusion by Placard

Section 320 - Retail Sale of Tobacco Products:

- 320.01 License
- 320.02 Application and Issuance
- 320.03 Sales Prohibited to Minors
- 320.04 Transfers
- 320.05 Restrictions
- 320.06 Administrative Penalties
- 320.07 Self-Service Sales
- 320.08 Vending Machine Sales
- 320.09 Compliance Checks
- 320.10 Suspension and Revocation

Section 330 - Gambling:

- 330.01 Adoption of State Law by Reference
- 330.02 City May Be More Restrictive Than State Law
- 330.03 Purpose
- 330.04 Definitions
- 330.05 Applicability
- 330.06 Lawful Gambling Permitted
- 330.07 Council Approval
- 330.08 Application and Local Approval of Premises Permits
- 330.09 Local Permits
- 330.10 Revocation and Suspension of Local Permit
- 330.11 License and Permit Display
- 330.12 Notification of Material Changes to Application
- 330.14 Designated Trade Area
- 330.15 Records and Reporting
- 330.16 Hours of Operation
- 330.17 Penalty
- 330.18 Severability

Section 340 - Garbage and Refuse Haulers:

- 340.01 Definitions
- 340.02 License Required
- 340.03 License Fees
- 340.04 Exception
- 340.05 Rates and Standards of Operation

Section 350 - Lodging:

- 350.01 Definitions
- 350.02 Imposition of Tax
- 350.03 Collection of Tax
- 350.04 Payment and Returns
- 350.05 Examination of Return, Adjustment, Notice and Demands
- 350.06 Failure to File a Return
- 350.07 Penalties
- 350.08 Administration of Tax
- 350.09 Examination of Records
- 350.10 Violations

350.11 Use of Proceeds

350.12 Appeals

Section 360 - Animals:

360.01 Definitions

360.02 Dogs and Cats

360.03 Non-Domestic Animals

360.04 Farm Animals

360.05 Kennels

360.06 Nuisances

360.07 Dangerous Animals

360.08 Diseased Animals

360.09 Basic Care

360.10 Pound

360.11 Impounding

360.12 Interference with Police Officer

360.13 Regulation of Dangerous and Potentially Dangerous Dogs

360.14 Penalties

Section 370 - Burning of Leaves:

370.01 Burning of Leaves

370.02 Leaf Burning

Section 380 – Moving Buildings

380.01 Definitions

380.02 House Mover’s License

380.03 Building Moving Permit

380.04 Deposit for Expense

380.05 Duties of City

380.06 Conditions of Permit

Section 390 – Tattoo Establishments

390.01 Purpose

390.02 Definitions

390.03 License required: exception

390.04 Application for license

390.05 Fees

390.06 Consideration by city

390.07 Posting of license

390.08 Expiration

390.09 Ineligible persons

390.10 Ineligible locations

390.11 Restrictions; requirements

390.12 Health and sanitation requirements

390.13 Violations

5.2.4 CHAPTER 4 - LIQUOR, WINE AND BEER LICENSING AND REGULATIONS

Section 400 - General Regulation:

400.01 Definitions

400.02 Applications and Licenses - Procedures and Administration

- 400.03 Limitation on Ownership
- 400.04 Conditional Licenses
- 400.05 Closing Regulations
- 400.06 Sales to Obviously Intoxicated Persons

Section 410 - Beer Licenses and Regulations (Non-Intoxicating Malt Liquor):

- 410.01 Beer License Required
- 410.02 Temporary Beer License
- 410.03 Beer License Fees
- 410.04 Insurance Required
- 410.05 Persons Eligible
- 410.06 License Restrictions and Regulations
- 410.07 Persons Under 21; Illegal Acts
- 410.08 Unlawful Acts

Section 420 - Intoxicating Liquor and Wine Licenses and Regulations:

- 420.01 Intoxicating Liquor Generally
- 420.02 Intoxicating Liquor License Fee
- 420.03 Brewer Malt Liquor License Fee
- 420.04 Persons Eligible
- 420.05 Intoxicating Liquor License Restrictions and Regulations
- 420.06 Places Ineligible for License
- 420.07 Intoxicating Liquor Sale Regulation
- 420.08 Hours and Days of Liquor Sale
- 420.09 Persons Under 21; Illegal Acts
- 420.10 On-Sale Wine Licenses
- 420.11 Temporary "On-Sale" Liquor Licenses
- 420.12 Administrative Penalties

Section 430 - Other Licenses and Regulations:

- 430.01 Clubs
- 430.02 Consumption and Display of Liquor
- 430.03 Municipal Liquor Store
- 430.04 2:00 A.M. Special License
- 430.05 Special Sunday Liquor License
- 430.06 Social Hosts

5.2.5 CHAPTER 5 - NUISANCES AND OFFENSES

Section 500 - Nuisances in General:

- 500.01 Public Nuisance Defined
- 500.02 Public Nuisances Affecting Health
- 500.03 Public Nuisances Affecting Morals and Decency
- 500.04 Public Nuisances Affecting Peace and Safety
- 500.05 Nuisances Affecting Public Property
- 500.06 Duties of City Officers
- 500.07 Abatement
- 500.08 Recovery of Cost

Section 510 - Specific Public Nuisances:

- 510.01 Shade Tree Disease Control and Removal

510.02 Unusable and Dangerous Furniture, Household Furnishing and Appliances Stored on Public or Private Property

510.03 Grass and Weeds

510.04 Air Pollution Control

510.05 Noise and Vibrations Affecting Peace and Safety

Section 520 - Offenses:

520.01 Unlawful Use and Furnishing of Tobacco

520.02 Curfew

520.03 Consumption of Beer, Wine or Liquor on Streets or Private Parking Lots

520.04 Obscenity Prohibited

520.05 Abandoned, Junk, Unauthorized and Illegally Parked Motor Vehicles

520.06 Obstruction of Legal Process or Arrest

520.07 Storage of Refuse and/or Garbage Within City Limits

Section 530 – Building Maintenance Standards

530.01 Purpose

530.02 Application

530.03 Responsibility of Owners

530.04 Maintenance Requirements

530.05 Commencement of Proceedings

530.06 Notice and Order

530.07 Enforcement

Section 540 – Vacant Building Registration

540.01 Definitions

540.02 Registration and Fees

540.03 Records on Property

540.04 Exemptions

540.05 Inspections

540.06 Inventory

540.07 Collection of Unpaid Fees

540.08 Violations

540.09 Severability

5.2.6 CHAPTER 6 - TRAFFIC, VEHICLE AND PARKING REGULATIONS

Section 600 - General Provisions:

600.01 Application

600.02 Scope and Orders of Peace Officer

600.03 Traffic and Parking Control

600.04 Minnesota Chapters 168, 169 and 171 Adopted by Reference

600.05 Presumption

Section 610 - Traffic Regulations:

610.01 Truck Route

610.02 Load Limits

610.03 U-Turns

610.04 Driving Through Private Property to Avoid Traffic Signal

610.05 Exhibition Driving

610.06 Regulation of Traffic on School Property

610.07 Regulation of Traffic on Fairgrounds Property

Section 620 - Vehicle Regulations:

- 620.01 Bicycles
- 620.02 Skateboards
- 620.03 In-Line Skating (Rollerblading)
- 620.04 All Terrain Vehicles
- 620.05 Snowmobiles

Section 630 - Parking Regulations:

- 630.01 Parking Presumption
- 630.02 General Parking Prohibitions
- 630.03 Boat, Trailer and Recreational Vehicle Parking.
- 630.04 Unauthorized Removal
- 630.05 Direction to Proceed
- 630.06 Parallel Parking
- 630.07 Angle Parking
- 630.08 Streets Without Curb
- 630.09 Parking Hours
- 630.10 Emergency
- 630.11 Truck Parking
- 630.12 Parking Rules in Municipal Parking Lots
- 630.13 Impounding and Removing Vehicles
- 630.14 Loading Zones
- 630.15 Unattended Vehicle
- 630.16 Parking for the Purpose of Advertising or Selling Merchandise
- 630.17 Physically Handicapped Parking
- 630.18 Winter Parking Ban
- 630.19 Parking Penalties
- 630.20 Parking Permits

Section 640 - Snow Removal/Ice Control:

- 640.01 Policy Statement
- 640.02 Snow Removal and Ice Control Operations
- 640.03 Priorities and Schedule for Which Streets Will be Plowed
- 640.04 Snow Removal
- 640.05 Snow Emergency
- 640.06 Work Schedule for Snowplow Operators
- 640.07 Weather Conditions
- 640.08 Use of Sand, Salt and Other Chemicals
- 640.09 Sidewalks
- 640.10 Mailboxes
- 640.11 Responsibility
- 640.12 Penalties

5.2.7 CHAPTER 7 - MUNICIPAL UTILITIES

Section 700 - General Provisions:

- 700.01 Definitions
- 700.02 Contractual Contents

- 700.03 Deferral of Special Assessments
- 700.04 Underground Utility Construction

Section 710 - Municipal Utilities:

- 710.01 Board of Public Works
- 710.02 Franchise Fee Payment from Board of Public Works
- 710.03 Fixing Rates and Charges for Municipal Utilities
- 710.04 Connection or Tapping Prohibited - Delinquent Assessment or Charges
- 710.05 Rules and Regulations Relating to Municipal Utilities
- 710.06 Municipal Utility Service Outside the City
- 710.07 Rules and Regulations Relating to Electricity
- 710.08 Rules and Regulations Relating to Steam Heat

Section 720 - Municipal Sewer and Water Services:

- 720.01 Administration of Sewer and Water Services
- 720.02 Rules and Regulations Relating to Sewer Services
- 720.03 Rules and Regulations Relating to Water Services
- 720.04 Prohibition of New Private Water Wells

Section 730 – City Storm Water Utility:

- 730.01 Establishment
- 730.02 Findings and Determination
- 730.03 Storm Water Drainage Fees
- 730.04 Penalties and Remedies for Delinquencies
- 730.05 Exemptions
- 730.06 Certification of Past Due Fees on Taxes
- 730.07 Establishment of a Fund

5.2.8 CHAPTER 8 - RIGHT-OF-WAYS, STREETS AND SIDEWALKS

Section 800 - Right-of-Way Regulations:

- 800.01 Street Openings and Excavations
- 800.013 Revocation of Permits
- 800.015 Right-of-Way Patching and Restoration
- 800.017 License to Replace Bituminous or Concrete Materials in a Public Right-of-Way
- 800.02 Construction and Reconstruction of Roadway Surfacing, Sidewalk, Curb and Gutter
- 800.03 Requirement of Sewer and Water Main Lateral Installation
- 800.04 Curb Set-Back

Section 810 - Street and Sidewalk Regulations:

- 810.01 Sidewalk Maintenance and Repair
- 810.02 Obstructions, Fire, Dumping, Signs and Other Structures
- 810.03 Private Use of Public Streets and Parking Lots
- 810.04 Curb and Gutter, Street and Sidewalk Painting or Coloring

Section 820 - Boulevard Regulation:

- 820.01 Boulevard Planting
- 820.02 Permits
- 820.03 Areas Not Applicable
- 820.04 Prohibitive Obstructions
- 820.05 Trimming of Trees
- 820.06 Tree Ordinance Fees

820.07 Emergencies

Section 830 - Violations:

830.01 Violations

830.02 Misdemeanors

830.03 Petty Misdemeanors

5.2.9 CHAPTER 9 - BUILDING AND CONSTRUCTION LICENSING AND REGULATION

Section 900 - Building and Construction:

900.01 Codes Adopted by Reference

900.02 Application, Administration and Enforcement

900.03 Permits, Inspections and Fees

900.035 Violations and Penalties

900.04 Surcharge

900.05 Powers and Duties of Building Inspector

900.06 Unsafe Buildings

900.07 Building Code Optional Chapters

Section 910 - Miscellaneous Building Regulations:

910.01 Uniform Housing Code Adopted

910.02 Toilet Installation Required

910.03 Remote-Type Water Meters Required

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Adopted March 10, 2011

5.3 Zoning Districts

The zoning districts are so designed as to assist in carrying out the intents and purposes of the Comprehensive Plan and are based upon the Comprehensive Plan which has the purpose of protecting the public health, safety, convenience and general welfare.

5.4.1 Agricultural Preservation (AG)

Agricultural Preservation areas are established for the purpose of preserving, promoting, maintaining and enhancing the use of land for commercial agricultural purposes, to prevent scattered and leap-frog non-farm growth, to protect expenditures for such public services as roads and road maintenance, police and fire protection, and schools.

5.4.1.1 . Permitted Uses.

- A. Agricultural land uses.
- B. Farmstead residences.
- C. Single family residences.
- D. Forestry and nurseries.
- E. Seasonal produce stands.
- F. Essential services - telephone, telegraph, and power transmission lines and necessary appurtenant structures.
- G. Public recreation.
- H. Historic sites and area.

5.4.2 Residential (R-1)

The major purpose of this district is to allow the continuation of existing residential development and infilling of existing lots in the older residential areas of the City where central sewer and water systems are available.

5.4.2.1 . Permitted Uses.

- A. Single family detached residences.
- B. Churches.
- C. Community center.

- D. Nurseries, excluding greenhouses.
- E. Public recreation.
- F. Essential services - telephone, power distribution poles, lines and necessary appurtenant equipment and structures such as transformers, unit substations and equipment houses.
- G. Schools, private and public.
- H. Home occupations meeting the requirements of Section 1040 of this Chapter.
- I. Condominiums and townhome groupings of 8 units or less.
- J. Apartment complexes.
- K. Duplexes.
- L. Home based licensed day care operations.

5.4.3 Suburban Residential (R-2)

The major purpose of this district is to allow for a medium density residential development in outlying areas of the City which are served by central sewer and water systems.

5.4.3.1 Permitted Uses.

- A. Single family detached residences.
- B. Public recreation.
- C. Essential services as allowed in R-1 districts.
- D. Home occupations that meet the provisions of Subsection 1040.32 of this chapter.
- E. Condominium and/or townhome groupings of 4 units or less.
- F. Home based licensed daycare operations.

5.4.4 General Business (B-1)

The General Business District is intended to provide a district that will allow general retail and commercial uses to serve existing population.

5.4.4.1 Permitted Uses.

- A. Commercial recreation.
- B. Hospitals.
- C. Hotel and motel.
- D. Offices and medical centers.
- E. Retail trade.
- F. Government buildings.
- G. Wholesale business.
- H. Indoor recreation, such as movie theaters.
- I. Restaurants, cafes and supper clubs.
- J. Passenger transportation terminal.
- K. Drive-in business.
- L. Clubs, lodges.
- M. Automobile service stations.
- N. Essential services - utility lines and necessary appurtenant structures.
- O. Off-sale liquor establishment.

5.4.5 Highway Business (B-2)

A Small Business and Industry District is established to accommodate those types of businesses that are not large industrial or commercial operations in nature but still require accessibility to the main trucking routes within the City to successfully function. To minimize unmanageable strip development, SBI Districts should only allow the type of businesses that rely upon accessible truck routes for routine delivery of consumer goods and services and/or supplies for the business in a fashion that does not pose problems of pollution, noise, vibrations and traffic obstruction to encourage retail and small industrial businesses in areas of the City relatively close to residential development.

5.4.5.1 Permitted Uses.

- A. Farm implement dealers.
- B. Commercial recreational facilities including drive-in movie theaters, roller-rinks and health clubs.
- C. Drive-in restaurants, cafes, restaurants and supper clubs.
- D. Auto service stations and convenience stores.
- E. Auto repair garages.
- F. Auto sales lots/dealerships.
- G. Funeral homes.
- H. Public parks.
- I. Daycare facilities.
- J. Motels and hotels.
- K. Offices and medical centers.
- L. Hospitals.
- M. Retail stores and tattoo parlors.
- N. Government buildings.
- O. Passenger transportation terminals.
- P. Freight terminals and warehouses limited to 10,000 sq. ft.
- Q. Wholesale businesses limited to 10,000 sq. ft.
- R. Essential services – utility lines and necessary appurtenant structures.
- S. Public utility buildings that do not generate power.
- T. Livestock sales yards limited to 5 acres or less and not within 500 feet of a residential area.
- U. Light manufacturing facilities limited to less than 10,000 sq. ft.
- V. Food processing facilities limited to 10,000 sq. ft.
- W. Clubs and lodges.
- X. Cemeteries.
- Y. Mini storage facilities limited to 1 acre or less.
- Z. Construction contractor equipment and supply storage sites limited to 1 acre or less

5.4.6 Limited Industry (LI)

5.4.6.1 Flood Fringe District (FF).

Permitted Uses shall be those uses of land or structures listed as Permitted Uses in the underlying Zoning Use Districts. If no pre-existing, underlying zoning use districts exist, then any residential or non-residential structure or use of a structure or land shall be a permitted use in the Flood Fringe provided such use does not constitute a public nuisance. All permitted uses shall comply

with the standards for Flood Fringe “Permitted Uses” listed in subdivision 2 of this Subsection and the standards for all Flood Fringe “Permitted and Conditional Uses” listed in subdivision 5 of this Subsection.

5.4.6.1.1 Subd. 2. Standards for Flood Fringe Permitted Uses.

- A. All structures, including accessory structures must be elevated on fill so that the lowest floor including basement floor is at or above the Regulatory Flood Protection Elevation. The finished fill elevation for structure shall be no lower than one (1) foot below the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limit of the structure erected thereon.
- B. As an alternative to elevation on fill, accessory structures that constitute a minimal investment and that do not exceed 500 square feet for the outside dimension at ground level may be internally flood proofed in accordance with Subsection 1060.04, subd. 4(E) (3).
- C. The cumulative placement of fill where at any one time in excess of 1,000 cubic yards of fill is located on the parcel shall be allowable only as a Conditional Use, unless said fill is specifically intended to elevate a structure in accordance with subdivision 2(A) above.
- D. The storage of any materials or equipment shall be elevated on fill to the Regulatory Flood Protection Elevation.
- E. The provisions of Subsection 1060.05, subdivision 5 shall apply.

5.4.6.2 Flood Plain (FP)

- A. Floodway District. The Floodway District shall include those areas designated as floodway on the Flood Boundary P-4 Floodway Map adopted in Subsection 1060.02, subd. 2. Of this Section.
- B. Flood Fringe District. The Flood Fringe District shall include those areas designated as floodway fringe on the Flood Boundary and Floodway Map adopted in Subsection 1060.02, subd. 2 of this Section.
- C. Compliance. No new structure or land shall hereafter be used and no structure shall be located, extended, converted, or structurally altered without full compliance with the terms of this Section and other applicable regulations which apply to uses within the jurisdiction of this Section. Within the Floodway and Flood Fringe Districts, all uses not listed as permitted uses or conditional uses in Subsections 1060.04, 1060.05 and 1060.06 that follow, respectively, shall be prohibited. In addition, a caution is provided here that:
 - 1. New manufactured homes, replacement manufactured homes and certain travel trailers and travel vehicles are subject to the general provisions of this Section and specifically Subsection 1060.11; and
 - 2. As-built elevations for elevated or flood proofed structures must be certified by ground surveys and flood proofing techniques must be designed and certified by a registered professional engineer or architect as specified in the general provisions of this Section and specifically as stated in Subsection 1060.10 of this Section.

5.4.6.3 Floodway District (FW).

5.4.6.3.1 Permitted Uses.

- A. General farming, pasture, grazing, outdoor nurseries, horticulture, truck farming, forestry, sod farming, and wild crop harvesting.
- B. Industrial-commercial loading areas, parking areas, and airport landing strips.
- C. Private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms,

fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, and single or multiple purpose recreational trails.

- D. Recreational lawns, gardens parking areas, and play areas.

5.4.6.3.2 Standards for Floodway Permitted Uses.

- A. The use shall have a low flood damage potential.
- B. The use shall be permissible in the underlying zoning district if one exists.
- C. The use shall not obstruct flood flows or increase flood elevations and shall not involve structures, fill, obstructions, excavations or storage of materials or equipment.

5.4.6.4 . Flood Fringe District (FF).

Permitted Uses shall be those uses of land or structures listed as Permitted Uses in the underlying Zoning Use Districts. If no pre-existing, underlying zoning use districts exist, then any residential or non-residential structure or use of a structure or land shall be a permitted use in the Flood Fringe provided such use does not constitute a public nuisance. All permitted uses shall comply with the standards for Flood Fringe “Permitted Uses” listed in subdivision 2 of this Subsection and the standards for all Flood Fringe “Permitted and Conditional Uses” listed in subdivision 5 of this Subsection.

5.4.6.4.1 Standards for Flood Fringe Permitted Uses.

- A. All structures, including accessory structures must be elevated on fill so that the lowest floor including basement floor is at or above the Regulatory Flood Protection Elevation. The finished fill elevation for structure shall be no lower than one (1) foot below the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limit of the structure erected thereon.
- B. As an alternative to elevation on fill, accessory structures that constitute a minimal investment and that do not exceed 500 square feet for the outside dimension at ground level may be internally flood proofed in accordance with Subsection 1060.04, subd. 4(E) (3).
- C. The cumulative placement of fill where at any one time in excess of 1,000 cubic yards of fill is located on the parcel shall be allowable only as a Conditional Use, unless said fill is specifically intended to elevate a structure in accordance with subdivision 2(A) above.
- D. The storage of any materials or equipment shall be elevated on fill to the Regulatory Flood Protection Elevation.
- E. The provisions of Subsection 1060.05, subdivision 5 shall apply.

5.4.7 Shoreland (S)

The major purpose of this District is to control the density and location of developments in the shorelands of the public waters of the City in order to preserve the water quality and the natural characteristics of the shorelands and public waters in the City.

5.4.7.1 Water Bodies Included in the Shoreland District

The regulations of the Shoreland Zoning District in the City will apply to the east and west branch of the Blue Earth River which is classified as a Natural Environment (N-E) River.

5.4.7.2 Permitted Uses.

- Agricultural uses, not to include feedlots.
- Nurseries and forestry uses, not to include greenhouses. C. Public recreation.
- Golf courses.
- Single family dwellings.

5.4.8 General Industrial (GI)

The GI District is intended to provide for general industrial and adult uses not suitable for location in areas of relative close proximity to non-industrial or residential development.

5.4.8.1 Permitted Uses.

- A. All industry not stated as a conditional or prohibited use provided said industry can conform to prescribed performance standards.
- B. Transportation or freight terminal.
- C. Wholesale business.
- D. All business defined as “Adult Use” as defined in this Chapter.
- E. Warehouse.
- F. Public utility buildings that do not generate power.
- G. Public vehicle garage.
- H. Auto repair garage.
- I. Essential Services - utility lines and necessary appurtenant structures.
- J. Grain Elevators/Grain marketing and shipping terminal facilities.
- K. Tattoo Establishments.

5.4.9 Central Business District (CBD)

The Central Business District (CBD) is intended to provide for the general retail shopping and service business development and use on the compact building lots located in the traditional and historic downtown area within the city. The applicable development regulations within the Central Business District (CBD) shall permit high density commercial and office development.

5.4.9.1 Definitions.

- A. Limited Light Industry. A use engaged in the manufacture predominately from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products. Said facilities are limited in size to 10,000 square feet or less.
- B. Limited Food Industry. A use engaged in the manufacturing and packaging of food products which require a license for the production and/or sale thereof by the State of Minnesota Departments of Health and/or Agriculture or a similar federal license. Said uses are limited to those uses which do not require the use of industrial chemicals and/or storage thereof. Said uses can include bottling establishments. All said uses are limited to a size of 10,000 square feet or less.
- C. Limited Craftsman/Craftworking Establishments. A use engaged in the production of a finished product of a craftsman or artist not produced by the primary use of industrial machinery in an assembly line fashion, but made by the hands of an individual craftsman or artist from start to finish of the product. Said facilities are limited in size to 5,000 square feet or less.

5.4.9.2 Permitted Uses.

- A. Administrative and Business offices.
- B. Antique Shops.
- C. Automobile maintenance services and sales, excluding fuel.
- D. Building maintenance services.

- E. Business support services.
- F. Churches.
- G. Clubs/ Lodges.
- H. Communication services.
- I. Consumer repair services.
- J. Essential services, utility lines and necessary appurtenant structures.
- K. Financial services/ Banking.
- L. Limited Light Industry as defined in Subd. 2 above.
- M. Limited Food Industry as defined in Subd. 2 above.
- N. Limited Craftsman/Craftworking establishments as defined in Subd. 2 above.
- O. Government Buildings and offices.
- P. Indoor sports and recreation facilities.
- Q. Liquor sales.
- R. Museums
- S. Personal services.
- T. Personal improvement services.
- U. Pet Services.
- V. Professional services and offices.
- W. Restaurants, cafes, and supper clubs.
- X. Retail sales (limited.)
- Y. Studios/galleries.
- Z. Theaters, live or film.
- AA. Public Parks.
- BB. Tattoo Establishments

5.5 Action

The following Implementation Goals were set forth by the Blue Earth City Council as part of the Land Use Plan Addendum in May 2012. To fully implement this land use plan, the City will continue to enforce its ordinances that regulate the use of land. It also proposes to amend some of its ordinances to reflect the new goals and action steps. Among the ordinances referred to above are:

- Zoning Ordinance; and
- Subdivision Ordinance;

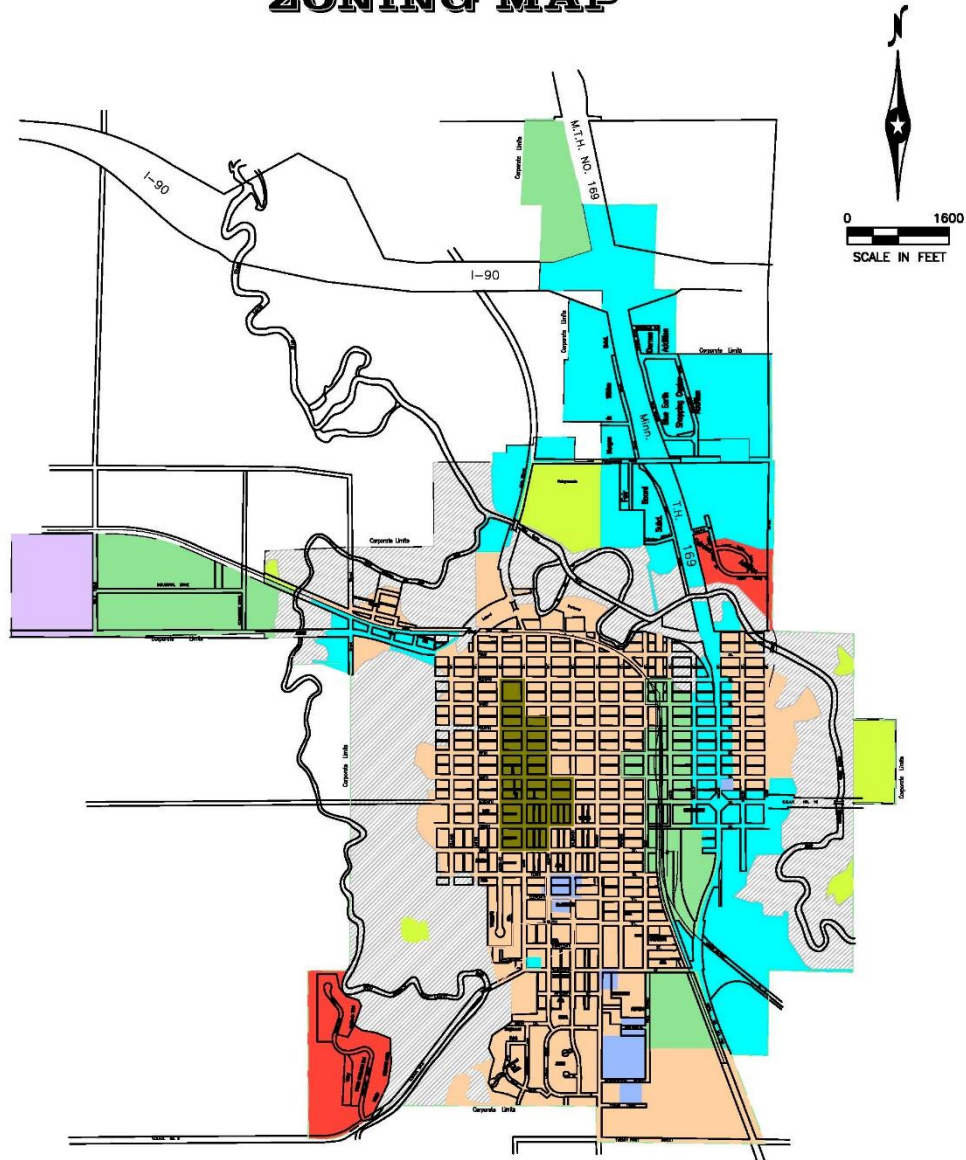
5.5.1 Conventional Zoning

This is the most common device for guiding development. The City does have a Zoning Ordinance and Map that governs the use of land. The general purpose of zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses. Once the Comprehensive Land Use Plan is adopted, the Planning Commission and staff should review the City's Zoning Ordinance and Map to determine if it is compatible with the newly adopted Land Use Plan.












5.5.2 Subdivision Ordinance

The City of Blue Earth has a subdivision ordinance that controls how a developer must undertake the division of land. The regulations provide for the preparation of plats and the required information to be included, the procedures for the approval and recording of plats, design standards for the installation of streets and other improvements, and specifies penalties for violations of the ordinance. Standards for the dedication of park and open space are also specified as is the requirements for the maintenance of open space.

CITY OF BLUE EARTH, MINNESOTA ZONING MAP



ZONING DISTRICTS

	R1 RESIDENTIAL		L-1 INDUSTRIAL
	R2 RESIDENTIAL		FP FLOOD PLAIN
	R3 RESIDENTIAL		AG AGRICULTURAL
	B-1 GENERAL BUSINESS		PUD PLANNED UNIT DEVELOPMENT
	B-2 HIGHWAY BUSINESS		CBD CENTRAL BUSINESS DISTRICT
	G-1 GENERAL INDUSTRY		



PREPARED BY BOLTON & MENK, INC.

DRAWING NAME: 01/BLUE EARTH ZONING-ZONE 9-01-2013.DWG
PLOT DATE: MAY 20, 2013

5.6 Other Land Use regulations

5.6.1 Conditional Use Zoning

Under this zoning technique, the City would approve a use which subjects the property to conditions in exchange for a desired zoning change and is specific regarding the use.

Conditional Use zoning involves limitations on and concessions from a developer, but it does not include a reciprocal obligation on the part of the local government to change or forgo any aspect of its regulatory power.

5.6.2 Performance Standards

These are standards which will be included in the zoning ordinance and are based on the permissible effects of a development upon the environment and other factors. Used extensively in industrial areas to set standards on noise, glare, dust, toxic emissions, vibration, heat, odors, etc. This will give the City a way to control undesirable aspects of development that usually cannot be controlled by conventional zoning techniques.

5.6.3 Site Plan Review

This would allow the City to review the site plans and maps of a developer to assure that they meet the stated purposes and standards of the zone, provide for the necessary public facilities such as roads, protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping, and protect and preserve environmentally sensitive areas through dedications of open space or employing innovative zoning techniques. The process allows considerable discretion to be exercised by the City and its communities, since it may deal with hard to define design considerations.

5.6.4 Cluster Zoning

Dwellings are clustered in order to avoid other less developable portions of the site or to preserve environmentally sensitive areas.

5.6.5 Average Density Zoning

The method allows an adjustment in the location and density of development on a site so long as the total number of units does not exceed a set number or density ratio.

5.6.6 Overlay Zoning

A set of zoning requirements that is described in the ordinance text, is identified on the zoning map, and is imposed in addition to those of the underlying district. Developments within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

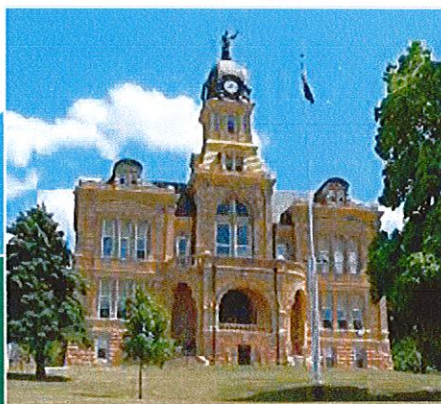
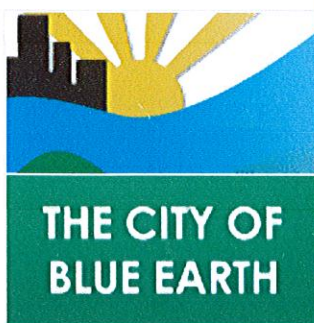
6 Capital Improvement Plan

A Capital Improvement Plan (CIP) is a community planning and fiscal management tool used to coordinate the location, timing and financing of capital improvements over a multi-year period – usually 4-6 years. Capital improvements refer to major, non-recurring physical expenditures such as land, buildings, public infrastructure and equipment. The CIP includes a description of proposed capital improvement projects ranked by priority, a year-by-year plan schedule of expected project funding, and an estimate of project costs and financing sources. The CIP is a working document and should be reviewed and updated annually to reflect changing community needs, priorities, and funding opportunities.

Preparation of the CIP and annual budget are closely linked. The first year of the CIP, known as the capital budget, outlines specific projects and appropriates funding for those projects. Plans are usually adopted in conjunction with the annual operating budget. Projects and financing sources outlined for subsequent years are not authorized until the annual budget for those years is legally adopted.

A CIP is a powerful tool for implementing a community's municipal plan. Capital investments such as utility extensions, highway improvements, and the purchase of parkland or environmental corridors can have a substantial impact on patterns of growth and development.

The attached document was adopted by the Blue Earth City Council in April of 2014 as the city's Capital Improvement Plan



Capital Improvement Plan Long Range Financial Plan

City of Blue Earth, Minnesota

Updated April 2014

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Mission Statement

Springsted provides high quality, independent financial and management advisory services to public and non-profit organizations, and works with them in the long-term process of building their communities on a fiscally sound and well-managed basis.

1. Introduction

The purpose of a capital improvement plan (CIP) is to maximize the use of the City's financial resources in funding capital improvements. It is a management tool that enables the City to be forward looking by anticipating the timing and the financing of future capital needs. A CIP is designed to be a flexible, evolving plan that is updated each year as the City's capital needs and priorities change. The plan should be developed using a collaborative process involving all the major stakeholders in the City.

This report outlines the major street improvement, facility improvement, equipment purchases anticipated by the City over the next several years and provides funding recommendations for each project. This report goes beyond traditional Capital Improvement Plans by estimating the impact on property taxes. These estimates allow the City to engage in long-range financial planning to make the most informed decisions possible.

The City updates its CIP and long-range financial plan on an annual basis.

2. Financing Alternatives

The City has a number of options available to finance the cost of capital improvements. Section 2 provides a brief overview of these alternatives.

Property Tax Levy

The City can designate a portion of its property tax levy each year toward the acquisition of capital improvements. This is generally referred to as pay-as-you-go financing. The pay-as-you-go method of financing is useful for smaller projects where the cost of the capital improvement has a negligible effect on the property tax rates or user fees or where improvements provide very short-term benefits or whose useful life is short. The use of pay-as-you-go financing allows a jurisdiction to minimize the total acquisition cost of a capital expenditure by using accumulated funds on hand to avoid interest cost on borrowed funds. The pay-as-you-go method delays the improvement until adequate funds are available. This may mean increased costs due to inflation.

User Fees

The sewer and storm water charges provide sources of revenue to finance the projected capital expenditures related to these utilities. The Capital Improvement Plan projects primarily utilizes pay-as-you-use financing (see Debt Financing below) in these utilities.

Other Financing Sources

In addition to the financing sources listed above, the City has the ability to fund various capital improvements with other sources of revenue including grants, contributions and other available City funds. Grants are being pursued to finance a portion of the new North Industrial Park.

Debt Financing

The City can issue debt to finance capital improvements within certain statutory limits. This is generally referred to as pay-as-you-use financing. Pay-as-you-use financing relies on the use of the City's ability to leverage relatively small initial cash outlays to obtain funds from investors to finance a capital project. The investors are repaid over time from revenues charged against beneficiaries of the capital project. The alternatives available to the City for debt financing are listed below.

General Obligation Bonds/Equipment Certificates

A general obligation is as an obligation that pledges the full faith and credit of the City to the payment of principal and interest. The bond owner correctly understands this to mean that all available assets and resources of the City, including the unlimited power to tax, will be used by the issuer to fulfill the contract to pay back the amount of the bond with the amount of interest agreed upon. The security for a general obligation bond is the pledge of those resources and taxing powers.

Revenue Bonds

A revenue bond pledges to pay the bond owner principal and interest only from a specified source of revenues most often from the facility or enterprise financed by the bond proceeds. The City gives the owner additional assurances in the bond documents that it will operate the facility efficiently and impose the necessary charges for the use of the facility to insure prompt and full payment of the bond and gives the holder rights to enforce those assurances, or "covenants," as they are known. This type of bond is used typically for self-supporting utilities, such as electric utilities, recreational facilities and municipal liquor stores. Revenue bonds typically also carry higher interest rates than general obligations because of the slightly higher risk of repayment. Normally, "net" revenues are pledged, but a gross revenue pledge is permitted by some statutes.

Cities may also issue tax increment revenue bonds payable solely from the tax increment generated by the TIF financing district, or in some instances even issue sales tax revenue bonds.

General Obligation Revenue Bonds

A general obligation revenue bond pledges both the City's full faith and credit and the revenues of the facility or the enterprise financed by the bond proceeds. Presumably, this should result in more favorable interest rates because of the enhanced security, but experience has shown that the bond investor looks primarily to the general obligation pledge in analyzing the underlying credit.

Other common bonds of this type, although not generally known as such, are general obligation improvement bonds that pledge special assessments against benefited properties and general obligation tax increment bonds that pledge tax increments from a financing district as security. These bonds are viewed by the investor as straight general obligations since the special assessments and increments are roughly equivalent to property taxes in their imposition and collection. General obligation improvement bonds require that no less than 20% of the project costs must come from special assessments levied against benefiting properties.

Laws Governing Bonds

The issuance of bonds by cities is governed by laws at both the federal level and at the state level in which the issuing City is located. The federal laws apply to all bonds issued regardless of the state in which the City is located. The basic statute governing Minnesota municipal bonds is Minnesota Statutes, Chapter 475. The principal provisions of Chapter 475 are as follows:

Debt Limit

Municipalities, except cities of the first class and school districts, may not incur debt in excess of 3% of the market value of taxable property in the municipality. But subtracted from this overall 3% limit are almost all debt obligations for which some other source of revenue is pledged as security. Thus, improvement bonds, tax increment bonds, utility revenue bonds, pure

revenue bonds and similar bonds may be issued without regard to the debt limit.

Voter Approval

Another general rule in state statutes is that the issuance of bonds must be approved by a majority of voters voting on the question. But as in the case of the debt limit, a number of exceptions limit this rule to a very few bond issues. The exceptions are:

- bonds to pay a judgment
- refunding bonds
- improvement bonds or tax increment bonds where special assessments or tax increments pay at least 20% of the cost of the project financed
- revenue bonds
- bonds issued under a charter provision or statute that permits the issuance without an election (such as G.O. Equipment Certificates and G.O. CIP Bonds)

The effect of those exceptions is that, in almost all cases, a voter referendum is not required. However, in some cases a public hearing is required and the bonds are subject to a reverse referendum by petition. **None of the proposed bond issues included in our recommendations requires voter approval.**

3. Existing Debt

Table 1 on the following page shows the City's outstanding bond issues. All of the City's outstanding bond issues are general obligation bonds. The outstanding issues are broken down in to four categories:

1. G.O. debt supported solely with property tax levy – these bonds are subject to the state's statutory debt limit.
2. G.O. debt supported at least partially with special assessments – these bonds were issued under Minnesota Statutes 429 and repaid with a combination of property tax levy, special assessments and revenues from the water, sanitary and storm sewer utilities.
3. G.O. debt supported by fitness center revenue – these bonds are repaid with revenues from the fitness center and are issued under M.S. 469 (abatement authority).
4. G.O. debt supported by utility revenues – these bonds are repaid with revenues from the water, sanitary and storm sewer funds.

Table 2 on page 7 shows the annual debt service payments for the City's enterprise funds – water, sewer and storm water – as well as the annual debt service payments supported by a property tax levy.

TABLE 1: Outstanding Bond Issues**General Obligation Debt Supported Solely by Taxes ***

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 7-1-14</u>
12/15/2009	\$285,000	Equipment Certificates	2/1/2017	\$130,000
6/15/2012	\$1,560,000	Swimming Pool Refunding	2/1/2027	\$1,560,000
3/27/2013	\$990,000	Capital Improvements	2/1/2027	\$925,000
9/11/2013	\$235,000	Equipment Certificates	2/1/2019	235,000
Total				<u>\$2,850,000</u>

*These issues are subject to the legal debt limit.

General Obligation Special Assessment Debt

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 7-1-14</u>
8/1/2005	\$90,000	Improvements	1/1/2016	\$20,000
2/1/2006	\$224,000	Improvements	2/1/2018	\$105,000
12/15/2009	\$1,345,000	Refunding	2/1/2022	\$940,000
8/15/2010	\$1,775,000	Improvements	2/1/2026	\$1,490,000
6/23/2011	\$1,150,000	Refunding	4/1/2020	\$420,000
6/15/2012	\$2,395,000	Improvements	2/1/2028	\$2,255,000
9/11/2013	\$1,565,000	Improvements	2/1/2029	\$1,565,000
7/1/2014	\$3,845,000	Improvements (the Improvement Portion of the Bonds)	2/1/2030	<u>\$3,845,000</u>
Total				<u>\$10,640,000</u>

General Obligation Fitness Center Debt (Tax Abatement Authority)

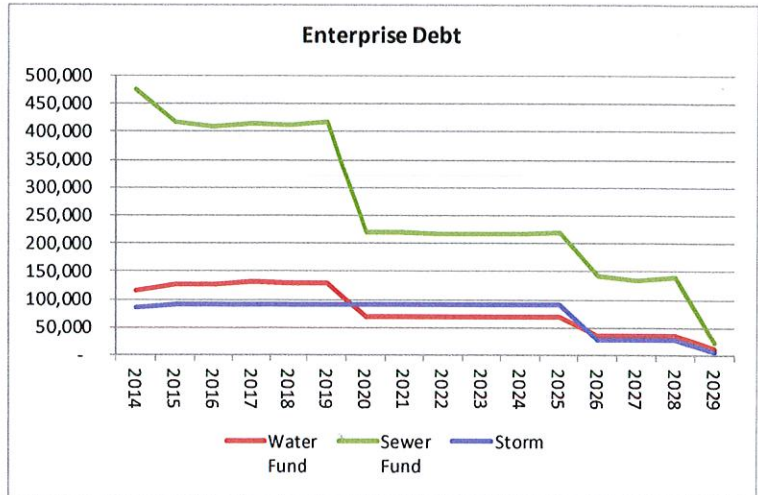
<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 7-1-14</u>
7/1/2014	\$465,000	Fitness Center (the Tax Abatement Portion of the Bonds)	2/1/2030	\$465,000

General Obligation Utility Revenue Debt

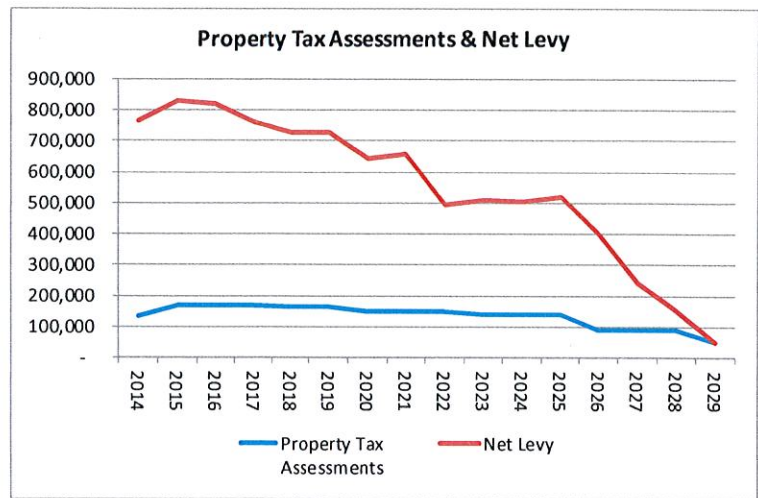
<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 7-1-14</u>
3/30/2000	\$3,290,170	Sewer Revenue Note	8/20/2020	\$1,307,000
9/5/2006	\$305,456	Drinking Water	8/20/2026	\$217,000
3/19/2007	\$1,174,600	Drinking Water	8/20/2026	\$874,000
7/3/2007	\$760,000	Clean Water	8/20/2026	\$578,000
7/1/2009	\$741,656	Clean Water	8/20/2029	\$622,000
8/15/2010	\$365,000	Refunding	2/1/2020	\$255,000
7/6/2010	\$1,987,000	Clean Water	8/20/2025	\$1,624,000
6/23/2011	\$290,000	Refunding	4/1/2015	\$75,000
4/16/2012	\$590,000	Clean Water	8/20/2026	\$560,000
6/15/2012	\$665,000	Sewer Revenue	2/1/2028	\$625,000
6/25/2013	\$413,753	Clean Water	8/20/2028	<u>\$413,753</u>
Total				<u>\$7,150,753</u>

TABLE 2: Annual Debt Service by Repayment Source

Collection Year	Water Fund	Sewer Fund	Storm
2014	114,487	473,751	85,938
2015	126,913	416,161	90,522
2016	127,516	409,688	90,855
2017	132,806	414,653	91,954
2018	130,120	413,041	90,673
2019	130,130	417,626	90,973
2020	68,521	219,775	89,691
2021	68,831	219,405	89,989
2022	68,311	217,480	89,489
2023	68,604	217,031	89,771
2024	68,855	216,457	90,012
2025	69,047	220,008	90,197
2026	35,376	142,231	27,137
2027	35,453	135,571	27,212
2028	35,480	139,435	27,237
2029	12,483	23,150	5,123
2030	-	-	-



Collection Year	Property Tax Assessments	Net Levy	Ann Change
2014	131,751	764,752	
2015	169,668	828,258	63,506
2016	169,668	818,521	(9,737)
2017	169,668	759,937	(58,583)
2018	164,131	727,746	(32,191)
2019	164,131	727,919	172
2020	147,025	640,241	(87,677)
2021	147,025	658,615	18,374
2022	147,025	494,045	(164,570)
2023	139,839	506,917	12,872
2024	139,839	506,395	(522)
2025	139,839	520,134	13,739
2026	91,257	401,499	(118,635)
2027	91,257	244,881	(156,618)
2028	91,257	154,783	(90,098)
2029	49,257	51,606	(103,177)
2030	-	-	(51,606)



4. Capital Improvement Plan

The City's CIP consists of four main components:

1. **Street Projects** – In 2010 the City identified the need to improvements the City's streets as a top priority. A citizen's street committee was established to assist the City Council identify and prioritize street improvements. During this time the City adopted an Assessment Policy to fairly allocate the cost among the benefitting property owners and the overall tax base.

The City's practice has been to cash flow the construction cost for the street project and issue bonds in the following year to reimburse itself for those costs. This is a common practice among cities. The advantages and disadvantages to cash flowing projects and reimbursing itself the following year with bond proceeds are as follows:

Advantages:

- The City saves on one-year's interest cost and does not have to capitalize interest, which increases the par amount of the bonds.
- By waiting to reimburse itself, the City can issue bonds for the exact amount needed to finance the project.
- Assessments are set at the exact amount to cover the cost of construction and do not need to be adjusted in the following year.

Disadvantages:

- Requires the City to maintain a higher fund balance.
 - Results in end-of-the-year discrepancies in the financial statements.
2. **Building Improvements** – The City has identified one building improvement project over the planning period. Depending on the outcome of construction bids, the City intends to finance improvements to the Public Works facility in September 2014. The estimated cost of the project is expected to be \$600,000 and financed with general obligation bonds.

Funding Source and Repayment Sources. Minnesota Statutes, Section 475.521 authorizes cities to issue G.O. Capital Improvement Bonds. Under this statute, a city that establishes a capital improvement program can issue general obligation bonds for capital improvements as defined in the Statutes, without an election. "Capital Improvements" means acquisitions or betterments to public lands, building or other improvements used such as a city hall, public safety, or public works facility. The improvement must have a useful life of five years or more to qualify. The City will levy property taxes to repay the bonds.

3. **Utility System Improvements** – The City has identified one sanitary sewer improvement project and two storm water projects during the planning

period. The estimated cost of the storm water projects is \$52,000 and will be paid for with cash from the storm water fund. The estimated cost of the sanitary sewer project is \$492,000 and will be financed with General Obligation Sewer Revenue Bonds, repaid with revenues from the utility.

4. **Equipment Replacement** – The City identifies equipment needing repair and replacement on an annual basis. The funding source for equipment purchases includes both cash from the general fund, special revenue funds or enterprise funds, as well as equipment certificates (bonds).

Table 3 on the following page shows the street, building and utility system projects through 2016 and the planned repayment sources. Table 4 summarizes the equipment purchases by department and by funding source. The complete equipment list is provided in Appendix 1.

Table 3: Street, Building and Utility Improvement CIP Projects

SERIES 2014A BONDS											
Construction Year	Bonding Year		Authority	Water Assessments	Water Fund	Sewer Assessments	Sewer Fund	Storm Fund	Property Tax Assessments	Levy	TOTALS
2013	2014	TH 169 & Third Street	429	\$ 68,585	\$ 711,415	\$ 36,180	\$ 249,820	\$ 120,000	\$ 554,520	\$ 100,000	\$ 1,840,520
				3.7%	38.7%	2.0%	13.6%	6.5%	30.1%	5.4%	100%
2013	2014	Valley Highlands, 11th and 12th	429	\$ 118,250	\$ 311,750	\$ 12,060	\$ 152,940	\$ 185,000	\$ 475,436	\$ 664,564	\$ 1,920,000
				6.2%	16.2%	0.6%	8.0%	9.6%	24.8%	34.6%	100%
2013	2014	Total 2014A Improvement Bonds		\$ 186,835	\$ 1,023,165	\$ 48,240	\$ 402,760	\$ 305,000	\$ 1,029,956	\$ 764,564	\$ 3,760,520
		Percent of Total Project Cost		5.0%	27.2%	1.3%	10.7%	8.1%	27.4%	20.3%	100%
Construction Year	Bonding Year		Authority	Fitness Center Fund							
2014	2014	Fitness Center Upgrades	469	\$ 465,000							\$ 465,000
SERIES 2014B BONDS											
Construction Year	Bonding Year	Projects	Authority	Water Assessments	Water Fund	Sewer Assessments	Sewer Fund	Storm Fund	Property Tax Assessments	Levy	TOTALS
2014	2014	Public Works Building	475.521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
2014	2014	Sanitary Sewer Project	444	\$ -	\$ -	\$ -	\$ 492,000	\$ -	\$ -	\$ -	\$ 492,000
SERIES 2015A BONDS											
Construction Year	Bonding Year	Projects	Authority	Water Assessments	Water Fund	Sewer Assessments	Sewer Fund	Storm Fund	Property Tax Assessments	Levy	TOTALS
2014	2015	Second Street	429	\$ 105,590	\$ 475,692	\$ 67,650	\$ 307,417	\$ 142,514	\$ 293,838	\$ 1,161,381	\$ 2,554,082
				4.1%	18.6%	2.6%	12.0%	5.6%	11.5%	45.5%	100%
SERIES 2016A BONDS											
Construction Year	Bonding Year	Projects	Authority	Water Assessments	Water Fund	Sewer Assessments	Sewer Fund	Storm Fund	Property Tax Assessments	Levy	TOTALS
2015	2016	Main Street Sanitary Sewer	429	\$ 30,000	\$ 100,000	\$ 30,000	\$ 120,000	\$ 60,000	\$ 210,000	\$ -	\$ 550,000
				5.5%	18.2%	5.5%	21.8%	10.9%	38.2%	0.0%	100%
2015	2016	Smith Drive & North Circle	429	\$ 20,000	\$ 126,000	\$ 20,000	\$ 140,000	\$ 145,000	\$ 117,600	\$ 392,000	\$ 960,600
				2.1%	13.1%	2.1%	14.6%	15.1%	12.2%	40.8%	100%
		Total 2016A Improvement Bonds		\$ 50,000	\$ 226,000	\$ 50,000	\$ 260,000	\$ 205,000	\$ 327,600	\$ 392,000	\$ 1,510,600
		Percent of Total Project Cost		3.3%	15.0%	3.3%	17.2%	13.6%	21.7%	25.9%	100%

Table 4: Equipment CIP Summary

Totals By Department	2012	2013	2014	2015	2016	2017
Total Mayor & CC/Admin/CH	31,000	40,300	13,500	3,000	3,000	3,000
Total Public Safety	14,000	23,500	14,800	36,689	37,140	-
Total Public Works	42,000	328,000	67,000	67,000	42,000	-
Total Pool	-	14,599	42,547	4,604	-	76,615
Total Senior Center	-	9,000	8,000	4,000	-	-
Total Fire Department	-	110,000	-	-	-	-
Total Library	-	1,200	3,200	600	7,300	-
Total Fitness Center	25,650	37,700	21,481	6,490	-	18,430
Grand Total	\$ 112,650	\$ 564,299	\$ 170,528	\$ 122,383	\$ 89,440	\$ 98,045

Totals By Fund/Source	Funding Source	2012	2013	2014	2015	2016	2017
General Fund	Cash	87,000	281,599	97,047	115,893	89,440	79,615
Fitness Center	Cash	25,650	37,700	21,481	6,490	-	18,430
Storm Fund	Cash	-	-	52,000	-	-	-
Equipment Certificates	Bonds	-	245,000	-	-	-	-
Grand Total	Repayment Source	\$ 112,650	\$ 564,299	\$ 170,528	\$ 122,383	\$ 89,440	\$ 98,045
	Property Tax Levy						
	Fitness Center Revenues						
	Storm Water Revenues						
	Property Tax Levy						

5. Financial Impact

The impact on the City's debt levy and total property tax levy and tax rate are shown on the following page. The assumptions used in the projections are provided below:

- Street projects are financed over 15 years. Current interest rates are used for the most current year; Interest rates are increased between 0.50% - 0.75% in 2015 and 2016 to account for interest rate risk.
- Taxable Net Tax Capacity increases approximately 1.5% annually.
- Operating levy increases 3.0% annually.
- Fitness Center Revenue is expected to cover 100% of the debt service, i.e. no net property tax levy.
- The assessments on the 2016 Main Street Project will reduce the City's annual net property tax levy by approximately \$21,000 annually.
- The net property tax levy (after assessments and utility fund contributions) for street projects in 2017 and each year thereafter are \$35,000 annually beginning in 2018. The annual amount increases 3.5% annually to account for construction cost inflation.

Based on the above assumptions, the City's total (operating and debt) levy increases above recently levels over the next two years, but falls to manageable levels in subsequent years. The City's tax rate is expected to average 100% over the planning period.

Table 5 on the following page provides the property tax levy and tax rate projections.

Table 5: Property Tax Levy and Tax Rate Projections

DEBT LEVY PROJECTIONS													
Levy Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Collection Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Existing Debt Service	764,752	828,258	818,521	759,937	727,746	727,919	640,241	658,615	494,045	506,917	506,395	520,171	
2014A Improvement Bonds (VH, 169 & Third)		67,000	67,000	67,000	67,000	67,000	67,000	67,000	67,000	67,000	67,000	67,000	67,000
2014A Fitness Center		-	-	-	-	-	-	-	-	-	-	-	-
2014B Public Works Building		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
2015A Improvement Bonds (Second Street)			101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000	101,000
2016A Improvement Bonds (Smith Dr, N. Circle)			35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
2016A Improvement Bonds (Main St. Sewer)			(21,000)	(21,000)	(21,000)	(21,000)	(21,000)	(21,000)	(21,000)	(21,000)	(21,000)	(21,000)	(21,000)
Future Street Projects						35,000	72,450	111,211	151,328	192,850	235,824	280,303	326,331
Total Current Debt Service Levy	764,752	945,258	1,036,521	991,937	994,746	1,032,369	983,452	1,041,943	918,895	974,741	1,018,698	1,078,471	1,129,802
Annual Dollar Change		180,506	91,263	(44,583)	2,809	37,622	(48,917)	58,491	(123,048)	55,847	43,957	59,777	59,777
Annual Percent Change		23.6%	9.7%	-4.3%	0.3%	3.8%	-4.7%	5.9%	-11.8%	6.1%	4.5%	5.9	5.9
TOTAL LEVY & TAX RATE PROJECTIONS													
Assessment Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Payment Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Projected Growth in Net Tax Capacity (NTC)		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Taxable Net Tax Capacity	1,377,666	1,398,331	1,419,306	1,440,596	1,462,204	1,484,138	1,506,400	1,528,996	1,551,931	1,575,209	1,598,838	1,622,821	1,648,821
Projected Growth in Operating Levy		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Total Projected Operating Levy	435,870	448,946	462,414	476,287	490,576	505,293	520,452	536,065	552,147	568,711	585,773	603,341	603,341
Annual Dollar Change		13,076	13,468	13,872	14,289	14,717	15,159	15,614	16,082	16,564	17,061	17,577	17,577
Annual Percent Change		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0	3.0
Total Projected Tax Rate	31.638%	32.106%	32.580%	33.062%	33.550%	34.046%	34.549%	35.060%	35.578%	36.104%	36.637%	37.179	37.179
Total Projected Debt Levy	764,752	945,258	1,036,521	991,937	994,746	1,032,369	983,452	1,041,943	918,895	974,741	1,018,698	1,078,471	1,129,802
Total Projected Tax Rate	55.511%	67.599%	73.030%	68.856%	68.031%	69.560%	65.285%	68.146%	59.210%	61.880%	63.715%	66.457	66.457
Total Projected Operating and Debt Levy	1,200,622	1,394,204	1,498,935	1,468,224	1,485,322	1,537,661	1,503,904	1,578,008	1,471,042	1,543,453	1,604,471	1,681,811	1,681,811
Annual Percent Change		16.1%	7.5%	-2.0%	1.2%	3.5%	-2.2%	4.9%	-6.8%	4.9%	4.0%	4.8	4.8
Total Projected Tax Rate	87.149%	99.705%	105.610%	101.918%	101.581%	103.606%	99.834%	103.206%	94.788%	97.984%	100.352%	103.636	103.636

APPENDIX 1: Equipment List

Public Works	Item	Year Purchased	Life Expect.	Funding Source	2012	2013	2014	2015	2016	2017
	Tennis Courts Overlay	2007	10	General Fund		\$ 10,000				
	Vac. Trailer - Shared			General Fund	\$ 42,000					
	Ballfield Lights	1957	20	General Fund			\$ 32,000			
	John Deere 2840	1979	20	Equipment Certs		\$ 40,000				
	Cat Grader	1984	25	Equipment Certs		\$ 205,000				
	Med. Truck with Plow			General Fund				\$ 35,000	\$ 42,000	
	Plow			General Fund						
	Frink Plow			General Fund		\$ 35,000				
	Putnam Park Playground Eq.			General Fund		\$ 38,000	\$ 15,000			
	Third St. Park Playground Eq.			General Fund			\$ 35,000			
	Pumps			Storm Fund			\$ 17,000			
	Flow Gates			Storm Fund						
	Total Public Works				\$ 42,000	\$ 328,000	\$ 67,000	\$ 67,000	\$ 42,000	\$ -

Pool	Item	Year Purchased	Life Expect.	Funding Source	2012	2013	2014	2015	2016	2017
	Deck Furniture	2007	10	General Fund		\$ 23,317				
	Umbrellas	2007	10	General Fund			\$ 16,140			
	Pool Blanket	2008	3	General Fund		\$ 3,000				
	Cash Register/Time Clock	2004	10	General Fund			\$ 1,380			
	Concession microwave	2007	10	General Fund						\$ 517
	Lap pool boiler	2007	6	General Fund		\$ 10,999				
	Leisure Pool boiler	2007	9	General Fund						\$ 16,800
	Pool Lap Top	2004	3	General Fund		\$ 600				
	Portable PVC Chair	2007	7	General Fund			\$ 1,710			
	Portable Vacuum	2007	10	General Fund						\$ 2,400
	Sand Filter Replacement & Tank - Lei	2007	12	General Fund						\$ 28,800
	Sand Filter Replacement & Tank - Laf	2007	12	General Fund						\$ 14,400
	Water Heater	2007	10	General Fund						\$ 12,150
	Guard Chairs	2007	10	General Fund						\$ 1,548
	Chl. Pump	2007	8	General Fund				\$ 1,800		
	Chl. Injector	2007	8	General Fund				\$ 1,400		
	TV DVD	2003	15	General Fund				\$ 1,404		
	Total Pool				\$ -	\$ 14,599	\$ 42,547	\$ 4,604	\$ -	\$ 76,615

Senior Center	Item	Year Purchased	Life Expect.	Funding Source	2012	2013	2014	2015	2016	2017
	Carpet Area		10	General Fund		\$ 9,000				
	Security Cameras			General Fund			\$ 5,000			
	Stove & Refridge			General Fund			\$ 3,000			
	Blinds Furniture			General Fund				\$ 4,000		
	Total Senior Center				\$ -	\$ 9,000	\$ 8,000	\$ 4,000	\$ -	\$ -

Fire	Item	Year Purchased	Life Expect.	Funding Source	2012	2013	2014	2015	2016	2017
	International #333 Pumper/Tanker	1996	25	General Fund	\$ -	\$ 110,000	-	-	-	-
	Total Fire Department				\$ -	\$ 110,000	-	-	-	-

Library	Item	Year Purchased	Life Expect.	Funding Source	2012	2013	2014	2015	2016	2017
	TV			General Fund	\$ -	\$ 1,200	3,200		3,300	
	Computers (2)			General Fund						4,000
	Windows			General Fund						
	Screen Door			General Fund				600		
	Total Library				\$ -	\$ 1,200	\$ 3,200	\$ 600	\$ 7,300	-

Fitness Center	Item	Year Purchased	Life Expect.	Funding Source	2012	2013	2014	2015	2016	2017
	Weight room wall recover	1988	15	FC Fund	\$ 10,000					
	Tennis Floor replacement	1988	25	FC Fund	\$ -	\$ 19,950				
	Racquetball floor sealing	1988	25	FC Fund	\$ -	\$ 500				
	Water Heater	2004	10	FC Fund		\$ -	\$ 10,746			\$ 3,140
	Furnace	1997	20	FC Fund						
	Desk	2009	5	FC Fund			\$ 1,300			
	Card Key Entry	2007	10	FC Fund						\$ 7,500
	Camera System	2011	10	FC Fund						
	5 TVs	2009	6	FC Fund			\$ -	\$ 3,380		
	Tv Sound System	2009	6	FC Fund			\$ -	\$ 1,110		
	ADE	2010	7	FC Fund						\$ 3,190
	Copier/ All in one	2000	10	FC Fund	\$ 400					
	lot of office equipment	1997	20	FC Fund						
	Aerobic Equipment update as needed			FC Fund		\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,600
	Elliptical	2008	5	FC Fund	\$ 3,350					\$ 2,000
	Elliptical	2009	5	FC Fund	\$ -	\$ 3,350				
	Elliptical Nautilus	2008	5	FC Fund	\$ 3,350					
	Treadmill Trainer	2010	5	FC Fund			\$ 5,230			
	Treadmill Trainer	2006	5	FC Fund	\$ 4,550					
	Treadmill Trainer	2009	5	FC Fund	\$ -	\$ 5,005				
	Treadmill Pro	2005	5	FC Fund	\$ -	\$ 4,200				
	Treadmill Pro	2008	5	FC Fund	\$ 4,000					
	Recumbant Bike	2010	5	FC Fund			\$ 2,940			
	Recumbant Bike	2010	5	FC Fund						
	Spin Bike	2010	5	FC Fund		\$ 2,695				
	Total Fitness Center				\$ 25,650	\$ 37,700	\$ 21,481	\$ 6,490	\$ -	\$ 18,430

Grand Total					\$ 112,650	\$ 564,299	\$ 170,528	\$ 122,383	\$ 89,440	\$ 98,045
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Totals By Department	2012	2013	2014	2015	2016	2017
Total Mayor & CC/Admin/CH	31,000	40,300	13,500	3,000	3,000	3,000
Total Public Safety	14,000	23,500	14,800	36,689	37,140	-
Total Public Works	42,000	328,000	67,000	67,000	42,000	-
Total Pool	-	14,599	42,547	4,604	-	76,615
Total Senior Center	-	9,000	8,000	4,000	-	-
Total Fire Department	-	110,000	-	-	-	-
Total Library	-	1,200	3,200	600	7,300	-
Total Fitness Center	25,650	37,700	21,481	6,490	-	18,430
Grand Total	\$ 112,650	\$ 564,299	\$ 170,528	\$ 122,383	\$ 89,440	\$ 98,045

Totals By Fund/Source	Funding Source	2012	2013	2014	2015	2016	2017
General Fund	Repayment Source						
	Cash	87,000	281,599	97,047	115,893	89,440	79,615
Fitness Center	Property Tax Levy						
	Cash	25,650	37,700	21,481	6,490	-	18,430
Storm Fund	Fitness Center Revenues						
	Cash	-	-	52,000	-	-	-
Equipment Certificates	Storm Water Revenues						
	Bonds	-	245,000	-	-	-	-
Grand Total	Property Tax Levy	\$ 112,650	\$ 564,299	\$ 170,528	\$ 122,383	\$ 89,440	\$ 98,045