

# Table of Contents

---

## INTRODUCTION

Benefits and Advantages of Capital Improvements Program.....	1
Prioritization of Capital Improvements.....	2
Capital Improvement Program Process.....	3
Document Structure.....	3
Unprogrammed Priority Projects.....	4

---

## CAPITAL IMPROVEMENT PROJECT SUMMARIES

Airport.....	5
Parks.....	20
Public Buildings, Land & Emergency Management .....	37
Public Works.....	49
Public Utilities.....	103

---

## PLANNING ANALYSIS

Capital Improvement Program Map Overview.....	123
Map – Project Overview by Year.....	Exhibit 1
Map -- Existing Land Use.....	Exhibit 2
Map -- Future Land Use.....	Exhibit 3
Map -- Growth Boundaries.....	Exhibit 4

---

## FINANCIAL ANALYSIS

Projected Debt Service Levy to Support Public Works CIP Projects.....	124
Chart – Projected Debt Service Tax Levy to Support Public Works (2006 – 2015).....	Exhibit 5
Projected Property Tax Impact from Construction of Law Enforcement Center and Fire Station.....	124
Table – Projected Property Tax Impact from Law Enforcement Center and Fire Station.....	Exhibit 6
Impact on Utility Rates from CIP Water and Wastewater Projects.....	125
St. Cloud Area Local Option Sales Tax.....	126
Table – Sales Tax Cash Flow Projection for St. Cloud (2010 – 2015).....	Exhibit 7

---

## PROJECT ANALYSIS

Status of 2008 projects from the 2008 - 2013 Capital Improvement Program.....	127
---	-----

---

## APPENDICES

A - Glossary of Terms
B - City Council Goals
C - City Council Financial Policy
D - Public Input Session
E - Expenditure by Year
F - Expenditure by Revenue Source
G - Requested Capital Improvements by Department

---