



**CITY OF NEWPORT
COUNCIL WORKSHOP MEETING
NEWPORT CITY HALL
AUGUST 4, 2016**

IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

MAYOR: Tim Geraghty
COUNCIL: Tom Ingemann
Bill Sumner
Tracy Rahm
Dan Lund

City Administrator:
Supt. of Public Works:
Fire Chief:
Asst. to the City Admin:

Deb Hill
Bruce Hanson
Steven Wiley
Renee Eisenbeisz

AGENDA

1. ROLL CALL
2. LINING PROJECT DEMONSTRATION
3. VERIZON WIRELESS AGREEMENT DISCUSSION
4. BUDGET DISCUSSION
5. ADJOURNMENT



MEMO

TO: Newport City Council
FROM: Deb Hill, City Administrator
DATE: August 4, 2016
SUBJECT: Verizon Lease Agreement

Background: Verizon has been working with staff for a possible '65 foot tower to be located near the storm water pond on Ford Road. A CUP will be required. Initially, Verizon offered a \$10,000 lease agreement without an escalator.

Discussion: In discussions with Verizon they have offered an enhanced tentative proposal. (I did inquire on increasing the lease \$1500 for each additional carrier.) Their response is as follows:

-\$12,000/year rent

-10% per 5 year term increase

-Verizon only has enough lease area for their tower and ground equipment. Anyone else who wants to co-locate, will need to acquire land (via a lease) from Newport. So, they would lease land from Newport and tower space from Verizon. Newport captures all of the revenue for the ground space and Verizon captures all of the revenue for the tower space (essentially a revenue sharing deal; though, the city didn't expend any initial capital). You're much better off this way. You'll be able to command much more than \$1,500/year in rent.

Recommendation: If council is comfortable with these terms, it is recommended that our City Attorney draft an agreement with Verizon.

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SITE NAME: [TO BE INSERTED]
SITE NUMBER:
ATTY/DATE

LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement") made this _____ day of _____, 20____, by and between City of Newport, with its principal offices located at 596 7th Ave, Newport, MN 55055, hereinafter designated LESSOR and Verizon Wireless (VAW), LLC d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. GRANT. In accordance with this Agreement, LESSOR hereby grants to LESSEE the right to install, maintain and operate communications equipment ("Use") upon the Premises (as hereinafter defined), which are a part of that real property owned, leased or controlled by LESSOR at NW ¼ SW ¼ Section 25-Township 28-Range 22 (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property and are approximately One Thousand Four Hundred Ninety-One (1,491) square feet, and are shown in detail on Exhibit "B" attached hereto and made a part hereof. LESSEE may survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety.

2. INITIAL TERM. This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for 5 years beginning on the first day of the month following the Commencement Date (as hereinafter defined). The "Commencement Date" shall be the first day of the month after LESSEE begins installation of LESSEE's communications equipment.

3. EXTENSIONS. This Agreement shall automatically be extended for 4 additional 5 year terms unless Lessee terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least 3 months prior to the end of the then current term. The initial term and all extensions shall be collectively referred to herein as the "Term".

4. RENTAL.

(a). Rental payments shall begin on the Commencement Date and be due at a total annual rental of \$10,000.00, to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR at 596 7th Ave, Newport, MN 55055 or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment date by notice given in accordance with Paragraph 20 below. LESSOR and LESSEE acknowledge and agree that the initial rental payment shall not be delivered by LESSEE

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until 60 days after the Commencement Date. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of Lessee.

(b). For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE shall have no obligation to deliver rental payments until the requested documentation has been received by LESSEE. Upon receipt of the requested documentation, LESSEE shall deliver the accrued rental payments as directed by LESSOR.

5. ACCESS. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a ___ foot wide right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, LESSOR agrees to grant LESSEE or the provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR. Notwithstanding anything to the contrary, the Premises shall include such additional space sufficient for LESSEE's radio frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws (as defined in Paragraph 27).

6. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in a condition ready for LESSEE's Use and clean and free of debris. LESSOR represents and warrants to LESSEE that as of the Effective Date, the Premises (a) in compliance with all Laws; and (b) in compliance with all EH&S Laws (as defined in Paragraph 24).

7. IMPROVEMENTS. The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements shall be at LESSEE's expense and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit.

8. GOVERNMENT APPROVALS. LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory soil boring test, environmental studies, or any other due diligence Lessee chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to LESSEE's Use.

9. TERMINATION. LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government

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Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; (v) LESSEE, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary; (vi) with 3 months prior notice to LESSOR, upon the annual anniversary of the Commencement Date; or (vii) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion.

10. **INDEMNIFICATION**. Subject to Paragraph 11, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnify Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim covered by this indemnification; provided that any failure of the indemnified Party to provide any such notice, or to provide it promptly, shall not relieve the indemnifying Party from its indemnification obligation in respect of such claim, except to the extent the indemnifying Party can establish actual prejudice and direct damages as a result thereof. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. The indemnifying Party shall defend any indemnified Party, at the indemnified Party's request, against any claim with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of each indemnified Party and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party.

11. **INSURANCE**. The Parties agree that at their own cost and expense, each will maintain commercial general liability insurance with limits not less than \$2,000,000 for injury to or death of one or more persons in any one occurrence and \$2,000,000 for damage or destruction in any one occurrence. The Parties agree to include the other Party as an additional insured. The Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or the Property, resulting from any fire, or other casualty which is insurable under "Causes of Loss – Special Form" property damage insurance or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, even if any such fire or other casualty shall have been caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

12. **LIMITATION OF LIABILITY**. Except for indemnification pursuant to Paragraphs 10 and 24, a violation of Paragraph 29, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

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13. INTERFERENCE.

(a). LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of LESSEE.

(b). Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Operations Center at (800) 224-6620 or to LESSOR at (_____), the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

(c). The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Upon expiration or within 90 days of earlier termination, LESSEE shall remove LESSEE's Communications Equipment (except footings) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LESSEE to remain on the Premises after termination of the Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

15. HOLDOVER. If upon expiration of the Term the Parties are negotiating a new lease or a lease extension, then this Agreement shall continue during such negotiations on a month to month basis at the rental in effect as of the date of the expiration of the Term. In the event that the Parties are not in the process of negotiating a new lease or lease extension and LESSEE holds over after the expiration or earlier termination of the Term, then Lessee shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed rental.

16. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, LESSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Premises or any portion thereof or to acquire any interest in this Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer ("LESSOR's Notice"). LESSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Premises and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third party offeror. LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms

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and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet such bona fide offer within thirty (30) days after receipt of LESSOR's Notice, LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If LESSEE provides LESSOR with notice of LESSEE's intention to meet the third party offer within thirty (30) days after receipt of LESSOR's Notice, then if LESSOR's Notice describes a transaction involving greater space than the Premises, LESSEE may elect to proceed with a transaction covering only the Premises and the purchase price shall be pro-rated on a square footage basis. Further, LESSOR acknowledges and agrees that if LESSEE exercises this right of first refusal, LESSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third party offer. LESSEE may elect to amend this Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale for which LESSEE has any right of first refusal.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

18. LESSOR'S TITLE. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easement, restrictions or other impediments of title that will adversely affect LESSEE's Use.

19. ASSIGNMENT. Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion.

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20. **NOTICES.** Except for notices permitted via telephone in accordance with Paragraph 13, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: City of Newport
596 7th Ave, Newport, MN 55055

LESSEE: Verizon Wireless (VAW), LLC
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

21. **SUBORDINATION AND NON-DISTURBANCE.** Within 15 days of the Effective Date, LESSOR shall obtain a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will honor all of the terms of the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other

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real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

22. **DEFAULT.** It is a “Default” if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE’s Use and LESSOR does not remedy the failure within 5 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 22 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 13 of this Agreement.

23. **REMEDIES.** In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party’s duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. If LESSEE undertakes any such performance on LESSOR’s behalf and LESSOR does not pay LESSEE the full undisputed amount within 30 days of its receipt of an invoice setting forth the amount due, LESSEE may offset the full undisputed amount due against all fees due and owing to LESSOR under this Agreement until the full undisputed amount is fully reimbursed to LESSEE.

24. **ENVIRONMENTAL.** LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety (“EH&S Laws”). LESSEE shall indemnify and hold harmless the LESSOR from claims to the extent resulting from LESSEE’s violation of any applicable EH&S Laws or to the extent that LESSEE causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from the violation of any applicable EH&S Laws or a release of any regulated substance to the environment except to the extent resulting from the activities of LESSEE. The Parties recognize that LESSEE is only leasing a small portion of LESSOR’s property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE’s specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if LESSEE desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, LESSOR agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

25. **CASUALTY.** If a fire or other casualty damages the Property or the Premises and impairs LESSEE’s Use, rent shall abate until LESSEE’S Use is restored. If LESSEE’s Use is not restored within 45 days, LESSEE may terminate this Agreement.

26. **CONDEMNATION.** If a condemnation of any portion of the Property or Premises impairs LESSEE’s Use, Lessee may terminate this Agreement. LESSEE may on its own behalf make a claim in any

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condemnation proceeding involving the Premises for losses related to LESSEE's communications equipment, relocation costs and, specifically excluding loss of LESSEE's leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

27. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (i) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

28. TAXES.

(a). LESSOR shall invoice and LESSEE shall pay any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on the LESSEE and required to be collected by the LESSOR based on any service, rental space, or equipment provided by the LESSOR to the LESSEE. LESSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on the LESSEE and required to be paid by the LESSEE that are directly attributable to the LESSEE's equipment or LESSEE's use and occupancy of the Premises. Payment shall be made by LESSEE within 60 days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. LESSOR shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LESSOR's Property or any portion thereof imposed by any Government Entity.

(b). LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

29. NON-DISCLOSURE. The Parties agree this Agreement and any information exchanged between the Parties regarding the Agreement are confidential. The Parties agree not to provide copies of this Agreement or any other confidential information to any third party without the prior written consent of the other or as required by law. If a disclosure is required by law, prior to disclosure, the

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Party shall notify the other Party and cooperate to take lawful steps to resist, narrow, or eliminate the need for that disclosure.

30. MOST FAVORED LESSEE. LESSOR represents and warrants that the rent, benefits and terms and conditions granted to LESSEE by LESSOR hereunder are now and shall be, during the Term, no less favorable than the rent, benefits and terms and conditions for substantially the same or similar tenancies or licenses granted by LESSOR to other parties. If at any time during the Term LESSOR shall offer more favorable rent, benefits or terms and conditions for substantially the same or similar tenancies or licenses as those granted hereunder, then LESSOR shall, within 30 days after the effective date of such offering, notify LESSEE of such fact and offer LESSEE the more favorable offering. If LESSEE chooses, the parties shall then enter into an amendment that shall be effective retroactively to the effective date of the more favorable offering, and shall provide the same rent, benefits or terms and conditions to LESSEE. LESSEE shall have the right to decline to accept the offering. LESSOR's compliance with this requirement shall be subject, at LESSEE's option, to independent verification.

31. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement.

[Signature page follows. The remainder of this page is intentionally blank.]

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IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

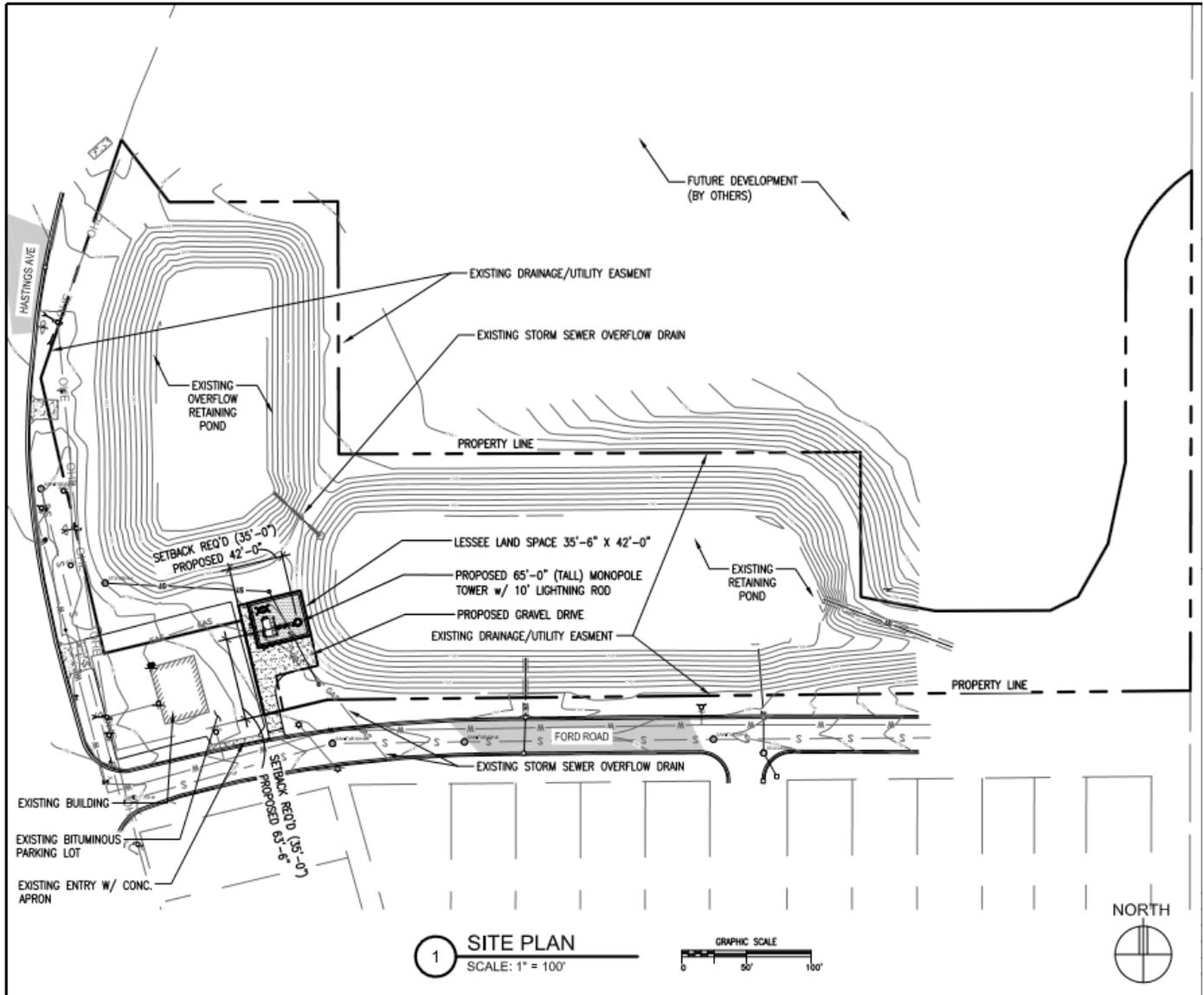
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 28, RANGE 22, WASHINGTON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 28, RANGE 22, WASHINGTON COUNTY, MINNESOTA ACCORDING TO THE GOVERNMENT SURVEY THEREOF THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST ASSUMED BEARING ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 1309.46 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 42 SECONDS WEST ALONG SAID THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 411.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 08 MINUTES 40 SECONDS WEST CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 400.04 FEET PLUS OR MINUS TO THE NORTH RIGHT WAY LINE OF FORD PLACE; THENCE SOUTH 89 DEGREES 13 MINUTES 35 SECONDS WEST ALONG SAID NORTH RIGHT WAY LINE OF FORD PLACE FOR A DISTANCE OF 667.19 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 55 SECONDS WEST CONTINUING ALONG SAID NORTH RIGHT WAY LINE OF FORD PLACE FOR A DISTANCE OF 50.44 FEET; THENCE NORTH 13 DEGREES 26 MINUTES 05 SECONDS WEST AT A RIGHT ANGLE TO SAID NORTH RIGHT WAY LINE OF FORD PLACE FOR A DISTANCE OF 75.00 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 55 SECONDS WEST AND PARALLEL TO SAID NORTH RIGHT WAY LINE OF FORD PLACE FOR A DISTANCE OF 109.36 FEET PLUS OR MINUS TO THE EASTERLY RIGHT OF WAY LINE OF MINNESOTA DEPARTMENT OF TRANSPORTATION MAP NO. 82-99; THENCE NORTH 12 DEGREES 56 MINUTES 51 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MINNESOTA DEPARTMENT OF TRANSPORTATION MAP NO. 82-99 FOR A DISTANCE OF 218.46 FEET; THENCE NORTH 18 DEGREES 42 MINUTES 30 SECONDS EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF MINNESOTA DEPARTMENT OF TRANSPORTATION MAP NO. 82-99 FOR A DISTANCE OF 194.56 FEET; THENCE SOUTH 37 DEGREES 26 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 60.66 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 130.45 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 195.40 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 403.33 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 111.98 FEET; THENCE SOUTH 79 DEGREES 19 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 58.31 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 89.15 FEET; THENCE

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NORTH 63 DEGREES 39 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 23.74 FEET; THENCE NORTH 29 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 47.30 FEET; THENCE NORTH 12 DEGREES 04 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 64.12 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 156.75 FEET; THENCE NORTHEASTERLY ALONG A NONTANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 125.00, A CENTRAL ANGLE OF 40 DEGREES 05 MINUTES 31 SECONDS, AN ARC LENGTH OF 87.47 FEET, A CHORD DISTANCE OF 85.69 FEET AND A CHORD BEARING OF NORTH 36 DEGREES 25 MINUTES 14 SECONDS EAST TO THE POINT OF BEGINNING AND THERE TERMINATING.

EXHIBIT "B"

SITE PLAN OF THE PREMISES



[Insert Site Name – TO BE INSERTED]
Land Lease Agreement
3204752v1



MEMO

TO: Newport City Council
FROM: Deb Hill, City Administrator
DATE: August 4, 2016
SUBJECT: 2017 Initial Budget

General Assumptions:

- Step increases in July 2017
- 10% health increase
- 5% dental increase
- 5% life increase

Revenue

- Ad valorem taxes up \$204,063
- Assume LGA up \$545
- Fire relief contribution - \$54,807
- Assume Fiscal Disparities to stay at \$354,222
- Total revenue up \$203,446 (it was down \$211,457 for 2016)

Expenses

General Government

- Mayor and Council – up \$4094
- Administration down \$5591
- Elections down \$3490
- Professional Services down \$10,485
- Planning/Zoning up \$7000 – comp plan expenses
- Library up \$827
- Total Government down \$6882

Public Safety

- Police – down \$34,348
- Fire – up \$8785
- Total Public Safety down \$25,563

Streets – up \$2920

Total PW up \$6747

Park and Recreation – up \$31,790

Total expenses down \$6408

Transfers up \$113,000 – an extra \$35,000 to parks for fishing pier and added costs for rink lighting at Lions Park, \$61,000 for CIP fund

Debt Service down \$184,319

2016 Levy - \$2,280,416

Initial 2017 Levy - \$2,297,191

Initial levy increase – 0.77%

| Debt Service | 2017 | 2016 |
|--------------|-----------|--------------------------------|
| 2011A | \$88,358 | \$85,313 |
| 2010A | \$0 | \$128,962 |
| 2013A | \$72,616 | \$68,364 |
| 2014A | \$148,795 | \$286,449 |
| 2016A | \$75,000 | – estimate for street projects |

Items from the last workshop discussion that have been included in the budget:

1. Due to the increased difficulty of finding and retaining quality summer help it was discussed on establishing an entry level public works position that would concentrate on routine maintenance. In a normal year, four summer help employees would be hired for parks – this year we only have one and had to let two others go. Staff recommends that we hire for this position in April of 2017. This position with full benefits would be just over \$63,000 – assuming family insurance. The expense to the general fund would be \$35,560 for 2017 with 10% of the salary would be allocated to water, 10% to sewer and 5% to storm water. Staff also recommends that we adjust hiring summer help from four down to two and raise the \$10 an hour wage to a range of \$11 to \$13.
2. Mayor and Council have not had a salary adjustment for 10 years. It is suggested to raise the mayor's monthly pay from \$365 to \$420 and the council from \$316 to \$365 per month. The affects the Mayor and Council budget by \$4094.
3. The warming house budget was adjusted to reflect the elimination of the Loveland Park ice rink as users of this amenity have been dwindling for the past few years. This is a savings of about \$7000.
4. Staff will stay in discussion with the City of Woodbury about their summer recreation programs.
5. Staff has been working with Leo A Daly for options with our fire and city hall. We have budgeted \$273,000 in repairs and upgrades to the buildings in the next couple of years. Discussion is needed for the future of the facilities.

| REVENUE | 2012 ACTUAL | 2013 ACTUAL | 2014 ACTUAL | 2015 ACTUAL | 2016 BUDGET | 2017 DRAFT |
|----------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Property Taxes | | | | | | |
| Current ad valorem | \$ 1,825,793 | 1,798,043 | \$ 1,780,332 | 1,546,785 | 1,301,137 | 1,505,200 |
| Fiscal disparities | 286,461 | 254,961 | 288,232 | 358,965 | 354,222 | 354,222 |
| Fire relief | 1,000 | 65,000 | 63,897 | 56,833 | 55,969 | 54,807 |
| Special Assessments/debt ser | 0 | | | | | |
| Total Property Taxes | <u>2,113,254</u> | <u>2,118,004</u> | <u>2,132,461</u> | <u>1,962,583</u> | <u>1,711,328</u> | <u>1,914,229</u> |
| Intergovernmental Revenue | | | | | | |
| Local governmental aid | 589,106 | 589,360 | 627,489 | 654,481 | 634,880 | 635,425 |
| Market Value & other tax cred | 0 | 0 | | 0 | | |
| Police town aid | 45,308 | 47,653 | 53,312 | 55,829 | | |
| Police training reimbursement | 2,325 | 2,771 | 2,314 | 2,332 | | |
| State fire relief aid | 12,577 | 13,776 | 17,656 | 24,973 | 12,500 | 12,500 |
| Other/miscellaneous grants | 42,820 | 21,262 | 18,625 | 33,004 | 30,000 | 30,000 |
| Total Intergovernmental R | <u>692,136</u> | <u>674,822</u> | <u>719,396</u> | <u>770,619</u> | <u>677,380</u> | <u>677,925</u> |
| Licenses and Permits | | | | | | |
| Conditional use permits | 2,100 | 2,050 | 2,950 | 2,450 | - | - |
| Licenses and permits | 1,180 | 1,650 | 1,450 | 975 | 11,750 | 11,750 |
| Liquor licenses | 8,430 | 10,690 | 8,660 | 8,660 | 8,600 | 8,600 |
| Cigarette licenses | 250 | 1,250 | 500 | 1,000 | 500 | 500 |
| Building permit fees | 58,387 | 70,217 | 60,321 | 56,758 | 50,000 | 50,000 |
| Animal licenses/citations | 2,305 | 1,810 | 2,255 | 2,220 | 2,000 | 2,000 |
| Recycling/sanitation | 3,000 | 2,100 | 1,500 | 3,300 | 2,400 | 2,400 |
| Total Licenses and Permits | <u>75,652</u> | <u>89,767</u> | <u>77,636</u> | <u>75,363</u> | <u>75,250</u> | <u>75,250</u> |
| Charges for Services | | | | | | |
| Planning and zoning | 0 | 0 | 0 | | 1,000 | 1,000 |
| Special assessment search | 0 | 0 | 0 | 0 | - | - |
| Accident reports | 153 | 150 | 197 | 289 | 100 | 100 |
| Antenna franchise fees | 80,591 | 81,904 | 80,869 | 79,222 | 83,000 | 83,000 |
| Miscellaneous | 12,595 | 16,875 | 11,839 | 14,446 | 250 | 250 |
| Total Charges for Services | <u>93,339</u> | <u>98,929</u> | <u>92,905</u> | <u>93,957</u> | <u>84,350</u> | <u>84,350</u> |
| Other Revenue | | | | | | |
| Fines and forfeits | 58,234 | 68,193 | 66,381 | 61,850 | 52,000 | 52,000 |
| Interest earned on investment | 7,937 | 5,598 | 24,376 | 23,478 | 8,000 | 8,000 |
| Rent or sale of property | 2,138 | 5,279 | 5,611 | 0 | - | - |
| Donations | 48,884 | 6,045 | 4,757 | 10,669 | 8,000 | 8,000 |
| Other | 135,116 | 69,286 | 45,511 | 49,352 | 14,000 | 14,000 |
| Total Other Revenue | <u>252,309</u> | <u>154,401</u> | <u>146,636</u> | <u>145,349</u> | <u>82,000</u> | <u>82,000</u> |
| TOTAL REVENUE | <u>3,226,690</u> | <u>3,135,923</u> | <u>3,169,034</u> | <u>3,047,871</u> | <u>2,630,308</u> | <u>2,833,754</u> |

| EXPENDITURES: GENERAL C | 2012 ACTUAL | 2013 ACTUAL | 2014 ACTUAL | 2015 ACTUAL | 2016 BUDGET | 2017 DRAFT |
|--------------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Mayor and Council | | | | | | |
| Personnel services | \$ 20,481 | \$ 19,550 | \$ 19,550 | 19,550 | 19,550 | 22,560 |
| PERA | 228 | 218 | 218 | 534 | 326 | 690 |
| FICA/Medicare | 1,567 | 1,495 | 1,508 | 1,495 | 1,496 | 1,726 |
| Workers Comp | 42 | 75 | 91 | 75 | 50 | 90 |
| Travel/conferences | 492 | 0 | 312 | 755 | 300 | 750 |
| Memberships | 65 | 15 | 75 | 50 | 100 | 100 |
| Education | 194 | 95 | 325 | 1,050 | 1,000 | 1,000 |
| Miscellaneous | 0 | 0 | 0 | 291 | 0 | 0 |
| Total Mayor and Council | 23,069 | 21,448 | 22,079 | 23,800 | 22,822 | 26,916 |
| Administration | | | | | | |
| Personnel services (2.3) | 170,150 | 152,859 | 157,206 | 161,699 | 174,472 | 173,416 |
| PERA | 10,312 | 9,637 | 11,350 | 8,416 | 12,415 | 13,006 |
| FICA/Medicare | 11,970 | 11,815 | 12,701 | 11,923 | 13,415 | 13,266 |
| Health Insurance | 52,235 | 21,280 * | 24,335 | 30,176 | 27,395 | 29,217 |
| Workers Comp | 1,443 | 2,449 | 2,113 | 1,763 | 2,400 | 2,000 |
| Office supplies | 4,655 | 6,247 | 4,933 | 3,603 | 8,000 | 8,000 |
| Computer & phone services | 761 | 2,394 | 1,167 | 489 | 2,500 | 2,500 |
| Equipment repairs & maintenanc | 0 | 0 | 0 | 0 | 14,000 | 0 |
| Travel & mileage | 1,344 | 1,281 | 2,297 | 3,036 | 3,000 | 3,200 |
| Printing and publishing | 9,176 | 6,200 | 7,657 | 3,842 | 9,000 | 8,000 |
| Postage | 4,309 | 4,795 | 3,648 | 3,069 | 4,400 | 4,400 |
| Dues and subscriptions | 6,597 | 7,619 | 6,988 | 7,207 | 6,600 | 7,500 |
| Education | 2,791 | 2,718 | 2,521 | 2,938 | 3,500 | 4,000 |
| Contractual services | 3,368 | 7,365 | 1,833 | 7,949 | 10,000 | 16,000 |
| Capital outlay | 9,474 | 0 | 0 | 0 | 2,000 | 2,000 |
| Miscellaneous | 9,063 | 12,055 * | 7,209 | 5,640 | 5,000 | 6,000 |
| Total Administration | 297,648 | 248,714 | 245,958 | 251,750 | 298,097 | 292,506 |
| Elections | | | | | | |
| Temporary employees | 2,884 | 960 | 2,774 | 944 | 3,250 | 1,210 |
| Operating supplies | 612 | 0 | 474 | 0 | 800 | 100 |
| Travel and conferences | 0 | 0 | 0 | 300 | 250 | - |
| Printing and publishing | 0 | 0 | 0 | 16 | 500 | - |
| Miscellaneous | 1,045 | 564 | 563 | 0 | 500 | 500 |
| Total Elections | 4,541 | 1,524 | 3,811 | 1,260 | 5,300 | 1,810 |
| Rental Inspections | | | | | | |
| Part-time employees | | | | 1,074 | | 1,360 |
| FICA/Medicare | | | | 83 | | 104 |
| Total Inspections | | | | 1,157 | 0 | 1,464 |

| EXPENDITURES: GENERAL C | 2012 ACTUAL | 2013 ACTUAL | 2014 ACTUAL | 2015 ACTUAL | 2016 BUDGET | 2017 DRAFT |
|------------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Professional services | | | | | | |
| Accounting/audit | 40,925 | 40,721 | 33,377 | 34,849 | 33,000 | 35,000 |
| Engineering | 19,959 | 17,534 | 2,888 | 36,785 | 28,000 | 28,000 |
| Legal | 62,626 | 66,790 | 65,414 | 74,343 | 72,000 | 72,000 |
| IT, phone support & hardware | 44,949 | 34,349 | 34,710 | 38,403 | 37,961 | 18,000 |
| Financial/Assessment service | 26,240 | 23,533 | 28,183 | 25,358 | 28,000 | 28,000 |
| Building inspection | 12,315 | 27,352 | 19,254 | 15,782 | 16,000 | 16,000 |
| Insurance | 62,956 | 70,963 | 70,937 | 66,924 | 66,524 | 68,000 |
| Misc. contracted services | 12,663 | 12,973 | 11,722 | 23,753 | 12,000 | 18,000 |
| Total Professional Service: | 282,633 | 294,215 | 266,485 | 316,197 | 293,485 | 283,000 |
| Planning and Zoning | | | | | | |
| Personnel services | 25,257 | 26,165 | (735) | 0 | 0 | 0 |
| Part time - planning com. | | 1,050 | 1,170 | 1,410 | 1,800 | 1,800 |
| PERA | 1,805 | 1,892 | (53) | 0 | 0 | 0 |
| FICA/Medicare | 1,967 | 2,114 | 33 | 107 | 138 | 138 |
| Health Insurance | 4,017 | 3,532 | 249 | 0 | 0 | 0 |
| Workers Comp | 139 | 278 | 0 | 0 | 0 | 0 |
| Operating supplies | 0 | 412 | 18 | 20 | 500 | 500 |
| Professional services | 30,906 | 21,133 | 37,447 | 33,988 | 38,000 | 45,000 |
| Travel and conferences | 0 | 0 | 0 | 23 | 1,000 | 1,000 |
| Printing and publishing | 0 | 0 | 0 | 0 | 0 | 0 |
| Education | 0 | 0 | 0 | 0 | 0 | 0 |
| Miscellaneous | 2,103 | 1,265 | 316 | 0 | 0 | 0 |
| Total Planning & Zoning | 66,194 | 57,841 | 38,445 | 35,548 | 41,438 | 48,438 |
| Government Buildings | | | | | | |
| City Hall | | | | | | |
| Operating supplies | 659 | 318 | 165 | 696 | 500 | 700 |
| Repairs and maintenance | 1,491 | 2,014 | 156 | 4,291 | 4,100 | 4,100 |
| Utilities | 6,987 | 8,269 | 8,333 | 6,654 | 9,100 | 8,200 |
| Capital outlay | 4,161 | 1,301 | 670 | 5,297 | 4,000 | 4,000 |
| Total City Hall | 13,298 | 11,902 | 9,324 | 16,938 | 17,700 | 17,000 |
| Library | | | | | | |
| Personnel | 13,253 | 15,477 | 10,976 | 8,552 | 13,000 | 14,050 |
| FICA | | | 680 | 531 | 805 | 871 |
| Medicare | | | 159 | 124 | 190 | 204 |
| PERA | | | 630 | 488 | 957 | 1,054 |
| Supplies | | 808 | 717 | 539 | 750 | 750 |
| Computer and phones | | 1,374 | 1,619 | 1,853 | 1,600 | 1,900 |
| Repairs and maintenance | 727 | 903 | 26 | 237 | 750 | 750 |
| Utilities | 3,425 | 2,605 | 2,330 | 2,158 | 3,200 | 2,500 |
| Capital outlay | 11,378 | 4,051 | 519 | 1,111 | 3,500 | 3,500 |
| Total Library | 28,783 | 25,218 | 17,656 | 15,593 | 24,752 | 25,579 |
| Railroad Tower | | | | | | |
| Repairs and maintenance | 33 | 0 | 0 | 0 | 200 | 200 |
| Utilities | 579 | 573 | 380 | 359 | 600 | 600 |
| Total Railroad Tower | 612 | 573 | 380 | 359 | 800 | 800 |

| | | | | | | |
|---------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Total Government Building | <u>42,693</u> | <u>37,693</u> | <u>27,360</u> | <u>32,890</u> | <u>43,252</u> | <u>43,379</u> |
| Total General Government | 716,778 | 661,435 | 604,138 | 662,602 | 704,394 | 697,512 |

| <u>EXPENDITURES: PUBLIC SAF</u> | <u>2012 ACTUAL</u> | <u>2013 ACTUAL</u> | <u>2014 ACTUAL</u> | <u>2015 ACTUAL</u> | <u>2016 BUDGET</u> | <u>2017 DRAFT</u> |
|---------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|
| Police Department | | | | | | |
| Personnel services (7) | 516,562 | 493,574 | 508,890 | 654,262 | 696,498 | 710,594 |
| PERA | 71,139 | 70,300 | 81,538 | 82,938 | | |
| FICA/Medicare | 7,782 | 3,189 * | 8,244 | 8,866 | | |
| Workers' Compensation | 15,927 | 26,762 | 26,189 | 22,056 | | |
| Health insurance | 94,173 | 74,688 * | 86,940 | 76,823 | | |
| Overtime | 0 | 13,033 | 22,325 | 39,857 | | |
| CSO | 0 | 12,020 | 11,055 | 5,080 | | |
| Animal control | 0 | 0 | 778 | 119 | | 4,500 |
| Office supplies | 4,141 | 5,250 | 3,243 | 5,507 | | |
| Cell phones and pagers | 3,387 | 3,374 | 4,070 | 6,938 | | |
| Vehicle supplies | 1,864 | 5,876 | 3,040 | 4,270 | | |
| Tools and equipment | 820 | 807 | 941 | 452 | | |
| Fuel (8000 gal. per year) | 26,738 | 26,818 | 26,155 | 16,199 | | |
| Uniforms | 6,060 | 7,501 | 6,156 | 9,115 | | |
| Travel | 30 | 0 | 264 | 0 | | |
| Departmental services | 258 | 7,257 | 7,348 | 3,587 | 67,024 | 14,080 |
| Memberships & conferences | 445 | 207 | 275 | 481 | | |
| Education | 2,621 | 5,203 | 5,811 | 4,170 | | |
| Vehicle repair and maintenance | 2,142 | 5,080 | 2,976 | 5,159 | | |
| Dispatch | 38,720 | 32,042 | 32,640 | 33,772 | | |
| MDC lease - Wash. Co. | 3,375 | 5,625 | 6,000 | 7,000 | | |
| Radios 800 MHz - 15 radios @ | 0 | 0 | 7,501 | 6,181 | | |
| Capital outlay | 0 | 0 | 7,598 | 4,394 | | |
| Total Police Department | <u>796,184</u> | <u>798,606</u> | <u>859,977</u> | <u>997,226</u> | <u>763,522</u> | <u>729,174</u> |

| EXPENDITURES: PUBLIC SAF | 2012 ACTUAL | 2013 ACTUAL | 2014 ACTUAL | 2015 ACTUAL | 2016 BUDGET | 2017 DRAFT |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Fire Protection | | | | | | |
| Personnel services (28) | 36,393 | 30,461 | 28,597 | 52,095 | 58,275 | 61,200 |
| Fica/Medicare | | 2,260 | 2,101 | 3,985 | 4,460 | 4,682 |
| Workers' comp. insurance | 3,693 | 8,309 | 8,068 | 6,762 | 7,000 | 9,000 |
| Office supplies | 1,739 | 826 | 173 | 748 | 2,000 | 2,000 |
| Vehicle supplies | 8,499 | 1,375 | 771 | 1,923 | 2,000 | 2,000 |
| Tools and equipment | 4,055 | 1,588 | 3,258 | 1,846 | 4,200 | 4,200 |
| Fuel | 1,722 | 5,656 | 3,236 | 2,385 | 3,000 | 3,000 |
| Uniforms | 1,026 | 0 | 195 | 2,430 | 2,000 | 2,100 |
| Computers & phones (1-cell) | 1,524 | 1,507 | 1,596 | 1,250 | 1,250 | 4,850 |
| Radios - 800 MHz (27) * \$400 | 0 | 12,383 | 9,302 | 12,353 | 12,600 | 12,600 |
| Travel and conferences | 758 | 587 | 389 | 1,450 | 800 | 800 |
| Memberships & subscriptions | 753 | 809 | 534 | 754 | 800 | 800 |
| Education | 5,262 | 6,691 | 2,280 | 11,620 | 8,900 | 10,000 |
| Repairs & maintenance | 265 | 315 | 25 | 291 | 850 | 850 |
| Contractual | 11,425 | 2,869 | 8,060 | 6,584 | 7,000 | 7,000 |
| Fire Relief | 65,438 | 69,213 | 63,897 | 56,833 | 55,969 | 54,807 |
| State Fire Relief Aid | 12,577 | 19,687 | 20,656 | 38,979 | 13,000 | 13,000 |
| Fire Marshall | 0 | 0 | 0 | 0 | | |
| Civil Defence | 4,622 | 0 | 0 | 0 | 300 | 300 |
| Capital outlay | 10,000 | 21,172 | 14,808 | 0 | 15,000 | 15,000 |
| Total Fire Protection | 169,751 | 185,708 | 167,946 | 202,288 | 199,404 | 208,189 |
| Fire Station No. 1 | | | | | | |
| Operating supplies | 0 | 0 | 0 | 157 | 500 | 500 |
| Repairs and maintenance | 187 | 1,251 | 971 | 1,151 | 1,000 | 1,000 |
| Utilities | 6,359 | 8,167 | 8,391 | 6,617 | 7,500 | 7,500 |
| Capital outlay | 0 | 6,539 | 0 | 0 | 1,200 | 1,200 |
| Total Fire Station No. 1 | 6,546 | 15,957 | 9,362 | 7,925 | 10,200 | 10,200 |
| Fire Station No. 2 | | | | | | |
| Operating supplies | 0 | 63 | 0 | 0 | 500 | 500 |
| Repairs and maintenance | 0 | 0 | 0 | 0 | 0 | 0 |
| Utilities | 1,946 | 2,489 | 2,542 | 1,866 | 2500 | 2500 |
| Capital outlay | 0 | 0 | 185 | 0 | 0 | 0 |
| Total Fire Station No. 2 | 1,946 | 2,552 | 2,727 | 1,866 | 3,000 | 3,000 |
| Total Public Safety | 974,427 | 1,002,823 | 1,040,012 | 1,209,305 | 976,126 | 950,563 |

| EXPENDITURES: OPERATION | 2012 ACTUAL | 2013 ACTUAL | 2014 ACTUAL | 2015 ACTUAL | 2016 BUDGET | 2017 DRAFT |
|------------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Streets | | | | | | |
| Personnel services (1.94) | 245,250 | 113,612 | 113,405 | 109,656 | 112,140 | 114,650 |
| PERA | 17,933 | 8,585 | 8,371 | 8,210 | 9,200 | 9,394 |
| FICA/Medicare | 18,841 | 9,296 | 9,145 | 8,052 | 9,250 | 9,582 |
| Workers' compensation | 18,880 | 18,192 | 23,933 | 13,260 | 19,000 | 17,000 |
| Health insurance | 31,962 | 26,757 * | 32,067 | 29,354 | 32,100 | 33,885 |
| Full-time overtime | 0 | 3,205 | 9,035 | 1,860 | 4,500 | 4,600 |
| Part-time personnel | 0 | 4,394 | 4,330 | 2,118 | 6,000 | 6,000 |
| Education | | 1,074 | 836 | 681 | 500 | 500 |
| Operations and supplies | 26,980 | 52,545 | 46,904 | 51,151 | 50,000 | 50,000 |
| Vehicle supplies | 14,094 | 10,805 | 13,450 | 12,791 | 15,500 | 15,500 |
| Small tools and equipment | 459 | 1,114 | 2,752 | 0 | 2,000 | 2,000 |
| Fuel | 14,547 | 17,745 | 14,010 | 9,305 | 17,000 | 17,000 |
| Uniforms | 2,414 | 1,496 | 1,014 | 1,858 | 4,000 | 4,000 |
| Computer (2) & phone (5) ser | 4,861 | 1,385 | 1,551 | 1,789 | 6,000 | 6,000 |
| Travel and milage | | 0 | 0 | 0 | 500 | 500 |
| Street maintenance | 80,818 | 96,731 | 79,379 | 79,739 | 82,000 | 82,000 |
| Repairs & maint.-vehicles | 3,734 | 231 | 3,942 | 3,069 | 5,200 | 5,200 |
| Rentals | | 51 | 0 | 171 | 3,000 | 3,000 |
| Dues & Subscriptions | | 297 | 0 | 347 | 400 | 400 |
| Contracted services | | 6,213 | 9,233 | 5,496 | 10,000 | 10,000 |
| Capital Outlay | 202 | 11,060 | 0 | 0 | 2,000 | 2,000 |
| Miscellaneous | 9,399 | 1,672 | 19 | 655 | 3,500 | 3,500 |
| Total Streets | 490,374 | 386,460 | 373,376 | 339,562 | 393,790 | 396,710 |
| Composting | | | | | | |
| Personnel services | 4,528 | 4,364 | 3,900 | 4,580 | 4,290 | 4,600 |
| FICA | | | 383 | 284 | 280 | 285 |
| Medicare | | | 90 | 66 | 75 | 67 |
| PERA | | | | 344 | 325 | 345 |
| Operating supplies | 685 | 30 | 80 | 244 | 50 | 50 |
| Contracted Services | 0 | 0 | 0 | 0 | 600 | 600 |
| Miscellaneous contractual | 513 | 4,483 | 473 | 433 | - | - |
| Total Composting | 5,726 | 8,877 | 4,926 | 5,951 | 5,620 | 5,947 |
| Public Works Garage | | | | | | |
| Operating supplies | 374 | 4,046 | 2,076 | 1,965 | 1,200 | 2,000 |
| Repairs and maintenance | 1,930 | 1,702 | 1,399 | 2,683 | 1,500 | 2,000 |
| Utilities | 10,578 | 19,140 | 18,475 | 14,677 | 12,800 | 15,000 |
| Capital outlay | 636 | 0 | 10,776 | 0 | 2,000 | 2,000 |
| Total Public Works Garage | 13,518 | 24,888 | 32,726 | 19,325 | 17,500 | 21,000 |
| | | | | | | |
| Total Public Works | 509,618 | 420,225 | 411,028 | 364,838 | 416,910 | 423,657 |

| EXPENDITURES: OPERATION | 2012 ACTUAL | 2013 ACTUAL | 2014 ACTUAL | 2015 ACTUAL | 2016 BUDGET | 2017 DRAFT |
|---|------------------|------------------|------------------|------------------|------------------|------------------|
| Parks | | | | | | |
| Personnel services (2.6) | 144,470 | 226,392 | 179,060 | 216,842 | 181,900 | 211,375 |
| Overtime | | 1,242 | 4,929 | 1,586 | 2,300 | 2,400 |
| PERA | 10,247 | 15,764 | 13,339 | 14,101 | 14,000 | 16,033 |
| FICA/Medicare | 12,114 | 30,814 | 15,094 | 15,750 | 15,600 | 17,425 |
| Health insurance | 33,357 | 31,104 * | 30,203 | 29,082 | 30,580 | 42,527 |
| Workers' compensation | 11,027 | 13,474 | 12,208 | 9,516 | 11,000 | 11,000 |
| Part-time personnel services | 10,695 | 23,349 * | 18,029 | 18,923 | 19,000 | 14,000 |
| Education | | | 1,253 | 2,737 | | |
| Operating supplies | 7,968 | 4,415 | 5,454 | 7,102 | 10,000 | 10,000 |
| Vehicle supplies | 2,925 | 4,731 | 4,088 | 4,867 | 5,200 | 5,200 |
| Tools and minor equipment | 1,880 | 0 | 1,636 | 2,419 | 3,000 | 3,000 |
| Fuels | 8,601 | 5,586 | 7,906 | 5,730 | 8,500 | 8,500 |
| Uniforms | 1,231 | 2,690 | 1,205 | 1,990 | 1,500 | 1,500 |
| Rental | 34 | 0 | 0 | 0 | 1,500 | 1,500 |
| Phones (2) - warming houses | 1,370 | 743 | 572 | 344 | 1,500 | 300 |
| Miscellaneous contractual | 8,199 | 8,790 | 9,681 | 9,353 | 10,000 | 10,000 |
| Capital outlay | 15,167 | 8,018 | 3,609 | 10,148 | 17,000 | 17,000 |
| Miscellaneous | 0 | 1,525 | 464 | 571 | 500 | 500 |
| Total Parks | 269,285 | 378,637 | 308,730 | 351,061 | 333,080 | 372,260 |
| Recreation | | | | | | |
| Personnel services | 2,062 | 2,733 | 2,486 | 1,954 | 2,700 | 2,700 |
| Supplies | 392 | 342 | 311 | 296 | 500 | 500 |
| Capital outlay | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Recreation | 2,454 | 3,075 | 2,797 | 2,250 | 3,200 | 3,200 |
| Parks Buildings - Warming Houses | | | | | | |
| Part time employees | | 1,220 | 6,755 | 6,300 | 7,500 | 3,750 |
| Fica | | 76 | 419 | 391 | 465 | 233 |
| Medicare | | 18 | 98 | 91 | 110 | 54 |
| PERA | | | 0 | 124 | 205 | 103 |
| Operating supplies | 0 | 0 | 0 | 0 | 500 | 250 |
| Repairs and maintenance | 0 | 1,871 | 467 | 0 | 500 | 250 |
| Utilities | 3,542 | 4,963 | 5,636 | 3,726 | 5,000 | 2,500 |
| Capital outlay | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Parks Buildings | 3,542 | 8,147 | 13,375 | 10,632 | 14,280 | 7,140 |
| Special Contributions | | | | | | |
| Athletic Association | 2,913 | 1,621 | 309 | 153 | 750 | 500 |
| Total Special Projects | 2,913 | 1,621 | 309 | 153 | 750 | 500 |
| Total Parks and Recreation | 278,194 | 391,480 | 325,211 | 364,096 | 351,310 | 383,100 |
| Miscellaneous | | | | | | |
| Contingency | 0 | 4,200 | 9,150 | 7,463 | 22,500 | 10,000 |
| TOTAL EXPENDITURES | 2,479,017 | 2,480,163 | 2,389,539 | 2,608,304 | 2,471,240 | 2,464,832 |

| <u>EXPENDITURES: OPERATION</u> | <u>2012 ACTUAL</u> | <u>2,013 ACTUAL</u> | <u>2014 ACTUAL</u> | <u>2015 ACTUAL</u> | <u>2016 BUDGET</u> | <u>2017 DRAFT</u> |
|---|------------------------|-------------------------|------------------------|------------------------|------------------------|-----------------------|
| Excess (Deficiency) of Revenue over Expenditures | 747,673 | 655,760 | 779,495 | 439,567 | 159,068 | 368,922 |
| Other Financing Sources (uses) | | | | | | |
| Economic Dev. Authority | (150,000) | (246,250) | (218,500) | (361,000) * | (25,000) | (75,000) |
| Heritage Preservation Fund | (7,200) | (7,200) | (7,200) | (9,000) | (9,000) | (9,000) |
| Parks Fund | (11,800) | (57,000) | (32,000) | (40,000) * | (50,000) | (85,000) |
| Public Works Building Fund | | | 0 | | | |
| Buy Forfeiture Fund | | | 0 | | | |
| Fire Engine Fund | | | 0 | | | |
| Equipment Fund | (50,000) | (75,000) | (278,000) | (65,000) * | (74,000) | (85,000) |
| Buildings Fund | | (40,000) | (70,000) | (85,000) * | (85,000) | (102,000) |
| Streetlight Enterprise Fund | | | | | | |
| Total Other Financing Sources | <u>(219,000)</u> | <u>(425,450)</u> | <u>(605,700)</u> | <u>(560,000)</u> | <u>(243,000)</u> | <u>(356,000)</u> |
| Other Financing Sources (uses) | (219,000) | (425,450) | (605,700) | (560,000) | (243,000) | (356,000) |
| Net change in fund balance | 528,673 | 230,310 | 173,795 | (120,433) | (83,932) | 12,922 |
| Fund Balance: Beginning of Year | 1,160,102 | 1,688,775 | 1,919,091 | 2,092,886 | 1,972,453 | 1,888,521 |
| Fund Balance: End of Year | <u>\$ 1,688,775</u> | <u>\$ 1,919,085</u> | <u>\$ 2,092,886</u> | <u>1,972,453</u> | <u>1,888,521</u> | <u>1,901,442</u> |
| Ratio: Fund balance to expenditures | 62.6% | 66.0% | 69.9% | 62.3% | 69.6% | 67.4% |

CITY OF NEWPORT, MINNESOTA

NEWPORT ECONOMIC DEVELOPMENT AUTHORITY
2015 DRAFT BUDGET

| | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|--|---------------|---------------|----------------|----------------|----------------|------------------|----------------|------------------|-------|-------|-------|-------|
| | ACTUAL | ACTUAL | ACTUAL | ACTUAL | ACTUAL | ACTUAL | BUDGET | DRAFT BUDGET | | | | |
| Revenue | | | | | | | | | | | | |
| Intergovernmental | \$ - | \$ - | \$ 305,806 | \$ 24,405 | \$ 109,590 | \$ 23,858 | \$ - | | | | | |
| Investment earnings | 79 | 1,000 | 1,119 | 2,226 | 472 | 561 | 1,500 | 750 | | | | |
| Land Sales | | | | | | | | 75,000 | | | | |
| Lodging Tax | 0 | 0 | 0 | 5,320 | 5,199 | 6,681 | 5,200 | - | | | | |
| Miscellaneous | 0 | 0 | 0 | 14,051 | 13,412 | 5,663 | 0 | - | | | | |
| Total Revenue | 79 | 1,000 | 306,925 | 46,002 | 128,673 | 36,763 | 6,700 | 75,750 | | | | |
| Expenditures | | | | | | | | | | | | |
| General Government | 0 | 17,642 | 750 | 151,698 | 0 | | 0 | - | | | | |
| Professional consulting services | 0 | 0 | 0 | 0 | 129,572 | 39,511 | | 40,000 | | | | |
| Special projects | | | | | | | | | | | | |
| Red Rock Gateway properties | 0 | 0 | 0 | 0 | 0 | | 100,000 | 150,000 | | | | |
| Business Incentive Program | 0 | 0 | 0 | 0 | | | | | | | | |
| Façade Improvement Program | 0 | 0 | 0 | 0 | | | 20,000 | 10,000 | | | | |
| Lions Park extension | | | | | | | | 11,000 | | | | |
| Matching Grant for Cleanup | 0 | 0 | 0 | 0 | | | | | | | | |
| Property purchase behind City Hall | 0 | 0 | 0 | 0 | | | 36,000 | 35,000 | | | | |
| Property purchases on the Levee | 0 | 0 | 0 | 0 | 211,964 | | 100,000 | 100,000 | | | | |
| Property purchases by Mill Pond | 0 | 0 | 0 | 0 | | | 139,201 | | | | | |
| Knauff clean-up | | | | | | | 216,659 | 50,000 | | | | |
| Miscellaneous costs | 0 | 0 | 0 | 0 | | | | 15,000 | | | | |
| Total Expenditures | 0 | 17,642 | 750 | 151,698 | 341,536 | 395,371 | 321,000 | 361,000 | | | | |
| Excess (deficiency) of revenue over expenditures | 79 | (16,642) | 306,175 | (105,696) | (212,863) | (358,608) | (314,300) | (285,250) | | | | |
| Other financing sources | | | | | | | | | | | | |
| Transfers in | 19,937 | 108,393 | 70,000 | 150,000 | 246,250 | 218,500 | 361,000 | 25,000 | 75000 | 34900 | 34900 | 25000 |
| Transfers out | 0 | 0 | 0 | 18,750 | 0 | | 0 | | | | | |
| Net change in fund balances | 20,016 | 91,751 | 376,175 | 25,554 | 33,387 | (140,108) | 46,700 | (260,250) | | | | |
| Fund balances (deficit) | | | | | | | | | | | | |
| Beginning of year | 49,207 | 69,223 | 160,974 | 537,149 | 562,703 | 596,090 | 455,982 | 455,982 | | | | |
| End of year | \$ 69,223 | \$ 160,974 | \$ 537,149 | \$ 562,703 | \$ 596,090 | \$ 455,982 | \$ 502,682 | 195,732 | | | | |

**2013-2017 EQUIPMENT CIP
2015 DRAFT BUDGET**

Fund 401

| REVENUE | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|----------------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|-------------|------------------|------------------|------------------|
| Transfer from General Fund | \$ 50,000 | \$ 75,000 | \$ 278,000 | \$ 65,000 | \$ 74,000 | \$ 61,000 | \$ 23,000 | \$ 32,000 | \$ - | \$ 40,000 | \$ 40,000 | \$ 40,000 |
| Investment Earnings | \$ 841 | \$ 162 | \$ 197 | | | | | | | | | |
| TOTAL REVENUE | \$ 50,841 | \$ 75,162 | \$ 278,197 | \$ 65,000 | \$ 74,000 | \$ 61,000 | \$ 23,000 | \$ 32,000 | \$ - | \$ 40,000 | \$ 40,000 | \$ 40,000 |

EXPENDITURES

| General | | | | | | | | | | | | |
|---------|--------------------------|-----------|--|--|--|-------|------|-----|--|--|--|--|
| 11 | H-Pad replacement | | | | | 5,500 | | | | | | |
| | Administration computers | Life span | | | | 1,000 | 1500 | 750 | | | | |

| Public Works | | | | | | | | | | | | |
|--------------|-------------------------------|----|--------|---------|--------|--|--------|--------|--------|--------|--|---------|
| 12 | GMC Canyon - Bruce | 10 | 18,702 | | | | | | | | | 30,000 |
| 00 | Wacker asphalt roller one-ton | 20 | | | | | | | | | | 25,000 |
| 03 | Ford 550 Utility Truck w&s | 15 | | | | | | | | | | |
| 99 | S-10 Chev Pickup (parks) | 15 | | | | | 35,000 | | | | | |
| 99 | Chev 2500 3/4 ton (parks) | 15 | | | | | | | | | | |
| 05 | Chev 2500 3/4 ton | 15 | | | | | | | 35,000 | | | |
| 09 | Chev 2500 Pickup | 15 | | | | | | | | | | |
| 82 | Ford 555 Backhoe | 40 | | | | | | | | | | |
| 68 | Cat 12 Motor Grader | 50 | | | | | | | | | | |
| 98 | John Deere Front End Loader | 20 | | | | | | | | | | 200,000 |
| 81 | Elgin Pelican Sweeper | 20 | | | 65,000 | | | | | | | |
| 66 | Layton Pull Type Paver | 30 | | | | | | 26,000 | | | | |
| 91 | Vermeer Chipper | 30 | | | | | | | | 25,000 | | |
| 13 | Bob Cat Skid Steer | 15 | | 31,562 | | | | | | | | |
| 13 | Tool Cat 5600 Bobcat | 15 | | | | | | | | | | |
| 12 | Mower -Farris | 10 | | 19,092 | | | | | | | | |
| 04 | Mower - Farris Mower | 10 | | | 15,000 | | | | | | | |
| 07 | Mower - John Deere | 10 | | | | | 35,000 | | | | | |
| 08 | JD 1565 Front Mount Mower | 15 | | | | | | | 23,000 | | | |
| 80 | Allis Chalmers Tractor | 40 | | | | | | | | | | |
| 71 | Ford 2000 Tractor | 50 | | | | | | | | | | |
| 14 | International Dump Truck | 20 | | 146,372 | | | | | | | | |
| 11 | International Dump Truck | 20 | | | | | | | | | | |
| 01 | Dump Truck - Sterling | 20 | | | | | | | | | | |
| 00 | Chev HD Dump Truck | 15 | | | | | 45,000 | | | | | |
| 87 | Sreco Sewer Rodder | 40 | | | | | | | | | | |
| 09 | Towmaster tandem trialer | 20 | | | | | | | | | | |
| 95 | 24' Tandem Trailer | 25 | | | | | | | | | | |
| 90 | Stepp asphalt trailer | 30 | | | | | | | | | | |
| 93 | Leroi Diesel air compressor | 30 | | | | | | | | | | |

| Police Department | | | | | | | | | | | | |
|-------------------|----------------------------|---|--------|--------|--------|--|--|--|--|--|--|--|
| 13 | Ford Explorer squad | 5 | 41,284 | | | | | | | | | |
| 09 | Ford CV squad | 5 | | | | | | | | | | |
| 14 | Ford Explorer squad | 5 | | 42,629 | | | | | | | | |
| 09 | Ford Explorer Investigator | 5 | | | | | | | | | | |
| 03 | Chevey Tahoe | | | | | | | | | | | |
| 15 | Ford Explorer squad | 5 | | | 43,000 | | | | | | | |
| | Squad computers | | | | | | | | | | | |
| | Portable Radios | | | | | | | | | | | |

| Fire Department | | | | | | | | | | | | |
|-----------------|------------------------------|----|--|--|-------|--------|--------|---------|-------|--------|--------|--|
| 70 | F-1 GMC 4x4 Grass Rig | | | | | | | | | | | |
| 82 | F-2 Ford 8000 Tanker/Tender | | | | | | | 150,000 | | | | |
| 13 | F- , Emax Typhoon Pumper | | | | | | | | | | | |
| 88 | F-2 Ford L9000 Pumper | | | | | | 40,000 | | | | | |
| 88 | F-1 Ford Crew Grass Rig | | | | | | | | | | | |
| 04 | F-1 Sterling Pumper | | | | | | | | | | | |
| 05 | F-1 Crown VicChief's Vehicle | | | | | | | | | | | |
| 67 | F-1 10Kw Generator | | | | 1,700 | | | | | | | |
| | Portable Radios | 10 | | | | | | | | 75,000 | | |
| | Structural Firefighting Gear | 10 | | | | 17,300 | 23,000 | | 4,000 | 10,000 | 22,000 | |

TOTAL EXPENDITURES **\$ 59,986** **\$ 197,026** **\$ 107,629** **\$ 58,000** **\$ 60,500** **\$ 103,000** **\$ 76,500** **\$ 180,750** **\$ 68,000** **\$ 122,000** **\$ -** **\$ 255,000**

Excess (Deficiency) of Revenue over Expenditures \$ (9,145) \$ (121,864) \$ 170,568 \$ 7,000 \$ 13,500 \$ (42,000) \$ (53,500) \$ (148,750) \$ (68,000) \$ (82,000) \$ 40,000 \$ (215,000)

Fund Balance: Beginning of Year 218,803 209,658 87,794 258,362 265,362 278,862 236,862 183,362 34,612 (33,388) (115,388) (75,388)

Fund Balance: End of Year \$ 209,658 \$ 87,794 \$ 258,362 \$ 265,362 \$ 278,862 \$ 236,862 \$ 183,362 \$ 34,612 \$ (33,388) \$ (115,388) \$ (75,388) \$ (290,388)

CITY OF NEWPORT, MINNESOTA

2013-2023 PARKS CIP
2015 DRAFT BUDGET

| REVENUE | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--|------------------|------------------|------------------|------------------|--------------------|------------------|------------------|------------------|--------------------|-------------------|------------------|------------------|
| Transfer from General Fund | \$ 11,800 | \$ 57,000 | \$ 32,000 | \$ 40,000 | \$ 50,000 | \$ 85,000 | \$ 50,000 | \$ 50,000 | | \$ 23,300 | \$ 21,300 | \$ 24,000 |
| Investments | \$ 170 | \$ 20 | \$ 41 | | | | | | | | | |
| Donations | \$ 1,212 | \$ 600 | \$ 4,528 | | | | | | | | | |
| TOTAL REVENUE | \$ 13,182 | \$ 57,620 | \$ 36,568 | \$ 40,000 | \$ 50,000 | \$ 85,000 | \$ 50,000 | \$ 50,000 | \$ - | \$ 23,300 | \$ 21,300 | \$ 24,000 |
| EXPENDITURES | | | | | | | | | | | | |
| Bailey School Forest | | | | | | | | | | | | |
| Install 45' gazebo | 25,697 | | | | | | | | | | | |
| Parkinglot and trail maintenance | | | | | | | | | 5,000 | | | |
| Busy Beaver Park | | | | | | | | | | | | |
| Build shelter with table | | | | | | 15,000 | | | | | | |
| Fencing | | | | | | | | | | | | |
| Fishing Pier | | | | | 95,000 | | | | | | | |
| Lions Park | | | | | | | | | | | | |
| New lighting for skating | | | | | | | | 30,000 | | | | |
| Asphalt hockey rink | | | | | | | | | 30,000 | | | |
| Parkinglot overlay | | | | | | | | | 10,000 | | | |
| Rink Repair | | | | | | | 20,000 | | | | | |
| Install new play structure | | | | | | | | | 50,000 | | | |
| Loveland Park | | | | | | | | | | | | |
| Repair warming house | | | 2,817 | | | | | | | | | |
| Lighting of the skating rink | | | | | 30,000 | | | | | | | |
| Finish tennis courts | | 67,200 | | | | | | | | | | |
| Parkinglot overlay | 33,144 | | | | | | | | | | | |
| Replace 2 ADA drinking fountains | | | | | | | 7,500 | | | | | |
| New fencing for backstops | | | | 16,000 | | | | | | | | |
| Springler system on ball fields | | | | | | | | | | 15,000 | | |
| Pioneer Park | | | | | | | | | | | | |
| Veteran's Memorial | | 7,347 | 2,702 | | | | | | | | | |
| Install class 5 parking with bituminous | | | | | | 8,500 | | | | | | |
| Install ADA swing & hard surface | | | | | | | 5,000 | | | | | |
| Upgrade park lighting | | | | | | | | | | | | |
| Run water to large pavilion | | | | | | 5,000 | | | | | | |
| TOTAL EXPENDITURES | \$ 58,841 | \$ 74,547 | \$ 5,519 | \$ 16,000 | ##### | \$ 28,500 | \$ 32,500 | \$ 30,000 | \$ 95,000 | \$ 15,000 | \$ - | \$ - |
| Excess (Deficiency) of Revenue over Expenditures | \$ (45,659) | \$ (16,927) | \$ 31,049 | \$ 24,000 | \$ (81,000) | \$ 56,500 | \$ 17,500 | \$ 20,000 | \$ (95,000) | \$ 8,300 | \$ 21,300 | \$ 24,000 |
| Fund Balance: Beginning of Year | 73,994 | 28,335 | 11,408 | 42,457 | 66,457 | -14,543 | 41,957 | 59,457 | 79,457 | -15,543 | -7,243 | 14,057 |
| Fund Balance: End of Year | <u>\$ 28,335</u> | <u>\$ 11,408</u> | <u>\$ 42,457</u> | <u>\$ 66,457</u> | <u>\$ (14,543)</u> | <u>\$ 41,957</u> | <u>\$ 59,457</u> | <u>\$ 79,457</u> | <u>\$ (15,543)</u> | <u>\$ (7,243)</u> | <u>\$ 14,057</u> | <u>\$ 38,057</u> |

CITY OF NEWPORT, MINNESOTA

2013-2023 BUILDINGS CIP
2015 DRAFT BUDGET

| REVENUE | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--|------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|------------------|
| Transfer from General Fund | \$ 40,000 | \$ 70,000 | \$ 85,000 | \$ 85,000 | \$ 102,000 | \$ 100,000 | \$ 50,000 | \$ 35,000 | \$ 75,000 | \$ 28,000 | \$ - | | |
| Investment earnings | \$ 10 | | | | | | | | | | | | |
| TOTAL REVENUE | \$ 40,010 | \$ 70,000 | \$ 85,000 | \$ 85,000 | \$ 102,000 | \$ 100,000 | \$ 50,000 | \$ 35,000 | \$ 75,000 | \$ 28,000 | \$ - | | |
| EXPENDITURES | | | | | | | | | | | | | |
| City Hall | | | | | | | | | | | | | |
| Upgrade HVAC in Police Department | | | | | | | | | | | | | |
| Carpet Council Chambers/Offices | | | 17,000 | | | | | | | | | | |
| Paint interior and exterior | | | | 5,000 | | | | | | | | | |
| Replace roof | | | | | | | | | 100,000 | | | | |
| Reconstruct parking lot | | | | | | | | | | | 23,000 | | 23000 |
| Fire Hall No.1 | | | | | | | | | | | | | |
| Replace HVAC throughout building | | | | | | | | | | | | | |
| Tuck point all brink on building | | | | 20,000 | | | | | | | | | |
| Paint exterior of building | | | 7,500 | | | | | | | | | | |
| Paint interior of building | | | 4,000 | | | | | | | | | | |
| Upgrade lighting throughout building | | | 5,500 | | | | | | | | | | |
| Carpet upstairs level | | | | | | | | | | | | | |
| Reconstruct all driving surfaces | | | | | | | 30,000 | | | | | | |
| Upgrade garage doors & openers | | | | | | | | | 10,000 | | | | |
| Concrete work for aprons & sidewalk | | | | | | | | | 15,000 | | | | |
| Replace roof on east site | | | | | | | | | 50,000 | | | | |
| Replace roof on west site | | | | | | | | | | | | 50000 | |
| Fire Hall No.2 | | | | | | | | | | | | | |
| Renovate exterior of building | | | | | | 12,000 | | | | | | | |
| Replace HVAC throughout building (201 | | | | | | | | | | | | | |
| Upgrade lighting & garage doors | | | | | | 6,000 | | | | | | | |
| Upgrade insulation, interior, and roof | | | | | | 11,000 | | | | | | | |
| Reconstruct all driving surfaces | | | | | | | 16,000 | | | | | | |
| Library & Community Center | | | | | | | | | | | | | |
| Upgrade entry doors | | | | | | | | | | | | | |
| Foundation repair | | | 8,000 | | | | | | | | | | |
| Install new roof | | | 7,000 | | | | | | | | | | |
| Paint exterior | | | 5,000 | | | | | | | | | | |
| Upgrade lighting | | | | | 5,000 | | | | | | | | |
| Carpeting | | | | | 5,000 | | | | | | | | |
| Public Works | | | | | | | | | | | | | |
| Paint interior of maint. Shop & exterior | | | | | | | 16,500 | | | | | | |
| Tiling of floor repair | | 4,630 | | | | | | | | | | | |
| Security system | | | | | 6,000 | | | | | | | | |
| Upgrade garage doors & openers | | | | | | | | | 8,000 | | | | |
| New floor hoists for heavy equipment | | | | | | | | | 55,000 | | | | |
| Reroof building | | | | | | | | | | 85,000 | | | |
| Update HVAC for office area | | | | | | | | | 10,000 | | | | |
| Upgrade garage HVAC to radiant heat | | | | | | | | | 20,000 | | | | |
| Reconstruct all asphalt driving surfaces | | | | | | | | | | | | | 60000 |
| Railroad Club | | | | | | | | | | | | | |
| Exterior upgrades to siding | | | | | | | | | | | | | |
| Install new roof | | | 7,000 | | | | | | | | | | |
| Upgrade windows and doors | | | | | | | | | | | | | |
| Upgrade electrical system & lighting | | | | 6,000 | | | | | | | | | |
| Upgrade HVAC | | | | | | | | | 8,000 | | | | |
| Railroad Tower - roof | | | 4,000 | | | | | | | | | | |
| TOTAL EXPENDITURES | \$ - | \$ 4,630 | \$ 65,000 | \$ 31,000 | \$ 16,000 | \$ 29,000 | \$ 62,500 | \$ 25,000 | \$ 151,000 | \$ 185,000 | \$ 23,000 | \$ 50,000 | \$ 83,000 |
| Excess (Deficiency) of Revenue over Expenditures | \$ 40,010 | \$ 65,370 | \$ 20,000 | \$ 54,000 | \$ 86,000 | \$ 71,000 | \$ (12,500) | \$ 10,000 | \$ (76,000) | \$ (157,000) | \$ (23,000) | \$ (50,000) | \$ (83,000) |
| Fund Balance: Beginning of Year | - | 40,010 | 105,380 | 125,380 | 179,380 | 265,380 | 336,380 | 323,880 | 333,880 | 257,880 | 100,880 | 77,880 | 27,880 |
| Fund Balance: End of Year | <u>40,010</u> | <u>105,380</u> | <u>125,380</u> | <u>179,380</u> | <u>265,380</u> | <u>336,380</u> | <u>323,880</u> | <u>333,880</u> | <u>257,880</u> | <u>100,880</u> | <u>77,880</u> | <u>27,880</u> | <u>(65,120)</u> |