2022 BUDGET

CITY OF
WINDOM

CITY OF WINDOM
2022 Budget

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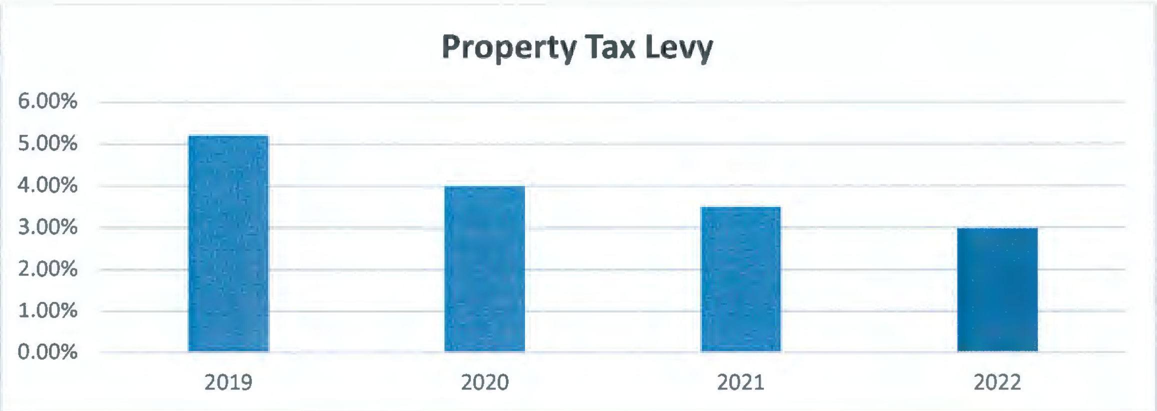
2022 Budget Summary

Information contained in this 2022 City of Windom budget is presented for the General Fund and Enterprise Funds (water, wastewater, electric, telecom and liquor). Also included are budgets for Special Revenue Funds (Community Center, Arena, Library, Economic Development Authority, Pool, Ambulance and Airport) and Miscellaneous Funds. Capital expenditures for new facilities and equipment are also shown within the budgets and can be viewed in the Capital Improvement Plan.

Key Budget Decisions

In September 2021, the City Council set the 2022 preliminary budget levy for an increase of 5.75%. A number of factors were considered in calculating the proposed property tax levy. First, debt service on past capital projects including streets, Emergency Services Facility, Arena and equipment purchases must be paid. Second, operating expenses and capital requests from the various departments.

To reduce the property tax preliminary levy the City Council used $111,000 in General Fund reserves, which was available due to LGA not getting cut in 2021 as anticipated due to COVID. This use of reserves lowered the budgeted property tax levy to 2.98% for 2022. To cover the cost of two large capital expenditures (Fire Truck and Three Plow\Dump Trucks) the City Council directed staff to research equipment bonds or a USDA loan. Both of these options will add to the Debt Service required in 2023 and future years, but the need to address the Fire and Street Shop capital equipment precipitated the use of this debt.



While the City's property tax levies have risen the amount of increase is lower than the rise in tax valuations of our community. By having growth in our tax base, **the City's tax rate has decreased** over the last six years even with the increases in the amount of property tax levied.

Following the City Council's budget work sessions and discussion, the total 2022 proposed Property Tax Levy for the City of Windom is $2,253,394. **This budget is based upon a 2.98% property tax increase** considering tax abatement reimbursements and funding for operations and capital spending. Last year the City had a property tax levy increase of 3.50%.

Human Resources

Staffing levels within the City are anticipated to hold at status quo for the coming year. The last new position added was for a full-time officer in the Police Department starting in July 2021 as jointly funded with Windom Area Health. Again for 2022 costs relating to health care benefits are up (6.0%), which is a trend nationwide. The City completed both labor agreements in late 2020 so Personnel costs are known for 2022 – 2023.

Revenues

The City relies heavily on property taxes of $2,253,394 and user fees to fund the General Fund and Special Revenue Funds.

In 2021 the City did get a three percent increase in State aid (known as Local Government Aid – LGA). Due to the COVID-19 pandemic the 2021 budget anticipated a reduction in LGA, but those funds were not cut due to the infusion of billions of federal dollars to the State of Minnesota. The unbudgeted LGA from 2021 will help with the 2022 property tax levy and off-set expenses.

Enterprise Funds (public utilities and liquor store) are funded entirely through user fees. Balances in these funds overall remains stable. Telecom is about break-even, but a planned conversion of video to a streaming service has delayed due to COVID.

No rate increases are anticipated for Electric in 2022. In the Water Fund an inflationary increase of 1% is budgeted and in the Wastewater Fund there had previously been increases approved to help pay for the Wastewater Treatment Plant upgrades to meet State regulations. The 2022 Wastewater rate increase of 1.25% is due to inflationary costs related to labor, chemicals and other supplies. The Telecom Fund will be making some rate and package changes as the video offerings are being transitioned to an over-the-top product within the next year.

Expenses

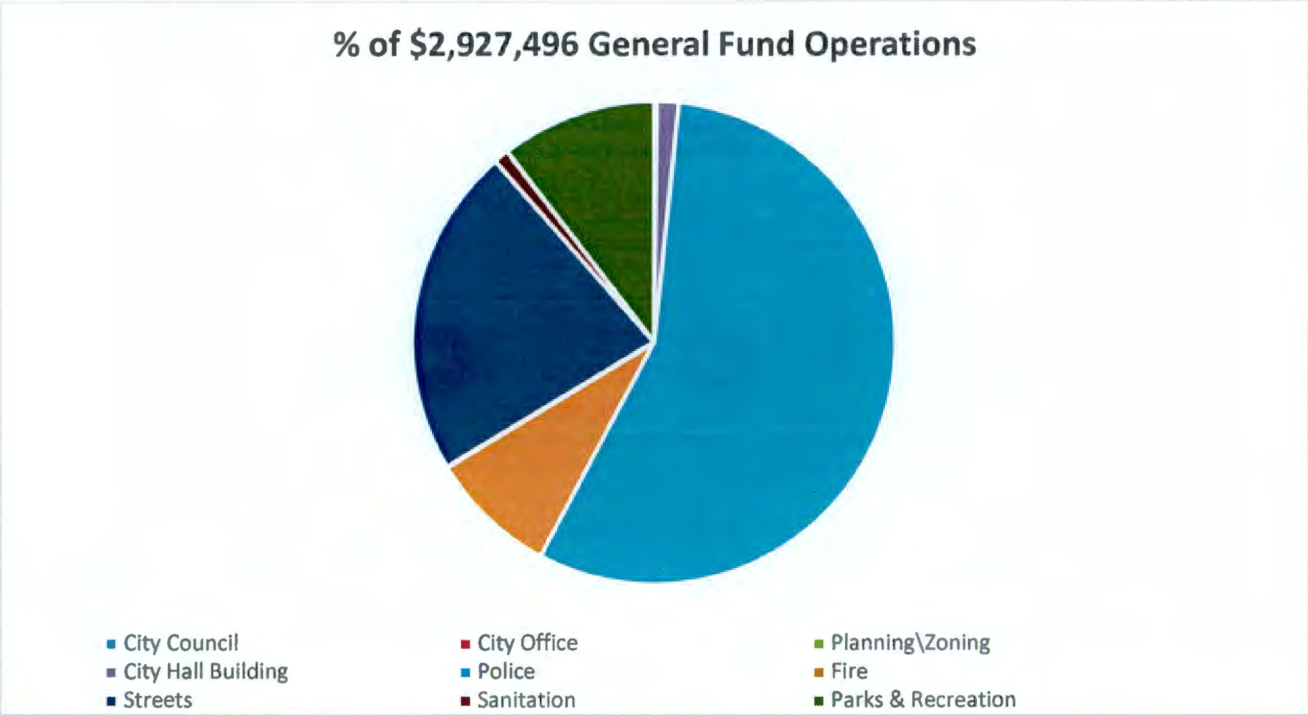
The City maintains consistent assumptions for expenditures based on three years of history and two years of future projections. Department budget requests typically account for inflationary increases to maintain current service levels. Service level adjustments and notable budget changes are reflected in the budget at their expected or estimated cost. General Funds and Special Revenue Funds (Library, Community Center, Pool, Arena, EDA and Airport) account for the majority of the uses for property tax. Below are two charts showing the amount of budgeted funds for the General Fund Operations and Special Revenue Fund Operations.

Debt Service

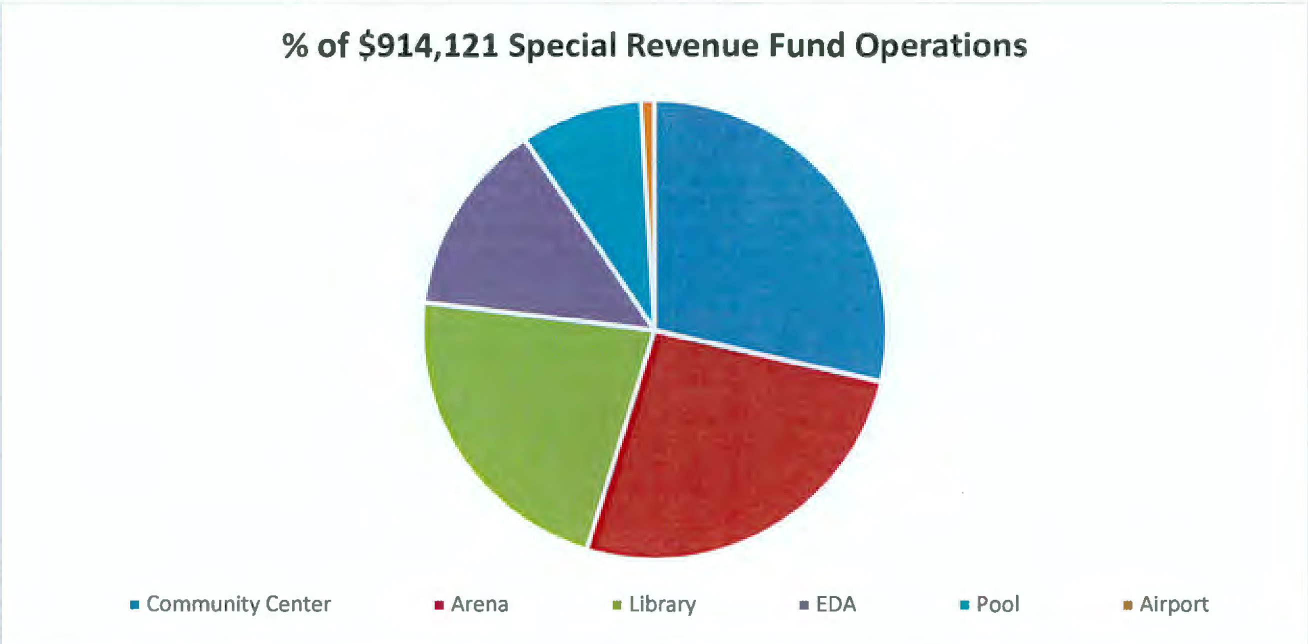
These funds are repayments of General Obligation Bonds for prior purchases or projects. In 2022 the repayments for debt service will be $696,459 which is a 29.7% increase over 2021. This increase is due to the full year debt for the 2020 Street project and full payment for the Arena ice system (2021 debt service was partially off-set with contingency funds). Debt service on General Obligation Bonds typically runs 20 years for projects like Streets and 10 years for purchases such as Fire Trucks or Street Equipment. Our Standard and Poor's Bond rating of A+ with a positive outlook remains the same as in prior years and is an example of our community's financial strength.

Total Revenues and Total Expenses

The total revenues for 2022 are projected to be up compared to 2021, $26,542,673 as compared to $22,620,776. Primarily due to the use of Electric reserves to pay for a capital project. Anticipated total expenses are budgeted to be lower in 2022 because the large Capital project for the Electric utility was budgeted last year. Other smaller expense increases are attributed to inflationary costs for goods and services and higher depreciation. Total expenses for 2022 are $28,788,154 versus $27,664,727 in 2021. The City is projecting that revenues will be sufficient to meet the proposed budget expenditures and debt obligations.



Police\Animal Control 47.89%	**Streets 18.91%**	**Parks & Recreation 8.9%**
Fire\Emergency Mgmt. 7.3%	**Planning\Zoning 5.49%**	**City Office 4.54%**
Council & Elections 4.89%	**City Hall Building 1.23%**	**Sanitation 0.85%**



Community Center 28.58%	**Arena 26.14%**	**Library 22.2%**
Economic Dev Authority 13.63%	**Pool 8.51%**	**Airport .93%**

Truth in Taxation\Public Input

The City provided budget information to citizen boards and commissions, held public meetings prior to adopting each budget and has notified the public regarding budget workshops. In addition, budget and audit information is available within the financial section of the City's website (www.windom-mn.com). As required by State law, the City also notifies residents through their property tax statements about the public budget input meeting on December 7, 2021. The formal budget and corresponding property tax levy will be adopted by the City Council on December 21, 2021.

Future Budget Considerations

Continued growth within the community (residential, commercial and industrial) will be key to keeping City finances stable and the tax rate steady or slightly declining. Traditionally, new housing has shown a correlation in the growth of retail and other businesses. The City's goal of having a population of 5,000+ was furthered by the 2020 U.S. Census that shows Windom having a population of 4,798. This is the highest recorded number for Windom. Noteworthy is that this census number was prior to the completion of the Lakeview Apartment building and conversion of Guardian Inn. This new housing and plans for more residential units have the City on the path to accomplish the population goal and drive the local economy.

There were no new bonds issued nor bond refinancing actions in 2021. For 2022 an equipment bond or USDA loan will be used to finance the balance of the new fire truck purchased in 2021 (delivery in 2022) and to finance the purchase of new snow\plow trucks.

Recognition

The Administrative staff is appreciative of the work of all our employees and to the elected leadership for their vision and dedication to our community.

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City Administrator

BUDGET
CITY OF WINDOM
2022 BUDGET YEAR

REVENUE BUDGET

	2022	2021	Change
General Fund			
Local Government Aid	$ 1,588,681	$ 1,452,654	9.36%
Small Cities Assistance	$ -	$ -	0.00%
Fees, Fines and Permits	$ 559,420	$ 517,055	8.19%
Transfers from Enterprise & Arena Recapture	$ 245,000	$ 245,000	0.00%
Tax Levy (Operations)	$ 534,395	$ 576,791	-7.35%
Tax Levy/ Reserves (Capital Outlay)	$ 443,113	$ 103,845	326.71%
Bonds (Capital Outlay)	$ 550,000	$ -	0.00%
	$ 3,920,609	**$ 2,895,345**	**35.41%**
Special Revenue/Levy Funds			
User Fees	$ 1,320,737	$ 1,192,604	10.74%
Federal/State Aids	$ 119,000	$ 155,500	-23.47%
Tax Levy (Operations)	$ 896,621	$ 858,834	4.40%
Tax Levy (Capital Outlay)	$ 17,500	$ 80,000	0.00%
Grants/Donations (Capital Outlay)	$ -	$ -	0.00%
Ambulance Reserve Funds (Capital Outlay)	$ -	$ -	0.00%
	$ 2,353,858	**$ 2,286,939**	**2.93%**
Enterprise Funds			
User Fees	$ 15,290,775	$ 15,139,300	1.00%
Cost Sharing Fund	$ 396,468	$ 396,468	0.00%
Grants/Donations (Capital Outlay)	$ -	$ -	0.00%
Reserves used for Capital Projects (Electric)	$ 2,467,823	$ -	0.00%
Special Assessments	$ -	$ 1,698	-100.00%
	$ 18,155,066	**$ 15,537,466**	**16.85%**
Debt Service			
Special Assessments	$ 213,089	$ 123,812	72.11%
Other Revenues - Hospital PILOT	$ 10,000	$ 10,000	0.00%
Interfund Transfers for Debt Service	$ 461,381	$ 188,265	145.07%
Tax Levy - Bonded Projects	$ 301,093	$ 474,807	-36.59%
Tax Levy - Intra-Fund Repayment	$ 45,673	$ 62,000	-26.33%
	$ 1,031,235	**$ 858,884**	**20.07%**
Special Projects			
TIF Revenues & Revolving Loan Funds	$ 1,081,905	$ 1,022,143	5.85%
Dilipidated Housing Program	$ -	$ 20,000	-100.00%
	$ 1,081,905	**$ 1,042,143**	
Grand Total	**$ 26,542,673**	**$ 22,620,776**	**17.34%**

BUDGET
CITY OF WINDOM
2022 BUDGET YEAR

EXPENSE BUDGET

	2022	2021	Change	Change
General Fund				
Operational Expenses	$ 2,900,249	$ 2,764,253	4.92%	$ 135,996
Capital Outlay	$ 993,113	$ 103,845	856.34%	$ 889,268
Transfers for Fire Truck/SCBA	$ 27,247	$ 27,248	0.00%	$ (1)
	$ 3,920,609	**$ 2,895,345**	**35.41%**	**$ 1,025,264**
Special Revenue/Levy Funds				
Operational Expenses	$ 1,894,888	$ 1,797,342	5.43%	$ 97,546
Capital Outlay	$ 252,500	$ 470,000	-46.28%	$ (217,500)
Debt Service	$ 74,784	$ 76,134	-1.77%	$ (1,350)
Depreciation	$ 140,000	$ 140,000	0.00%	$ -
	$ 2,362,172	**$ 2,483,476**	**-4.88%**	**$ (121,304)**
Enterprise Funds				
Operational Expenses	$ 11,481,007	$ 11,671,199	-1.63%	$ (190,192)
Capital Outlay	$ 3,760,000	$ 232,005	1520.65%	$ 3,527,995
Debt Service	$ 2,229,550	$ 2,255,620	-1.16%	$ (26,070)
Transfers	$ 300,000	$ 300,000	0.00%	$ -
Depreciation	$ 2,419,270	$ 2,369,270	2.11%	$ 50,000
	$ 20,189,827	**$ 16,828,094**	**19.98%**	**$ 3,361,733**
Debt Service				
Bond/Loan Payments & Fees	$ 1,026,284	$ 936,675	9.57%	$ 89,610
Tax Levy - Intra-Fund Repayment	$ 45,673	$ 62,000	-26.33%	$ (16,328)
	$ 1,071,957	**$ 998,675**	**7.34%**	**$ 73,282**
Special Projects				
TIF Funds & Revolving Loan Funds	$ 953,640	$ 889,143	7.25%	$ 64,498
Dilipidated Housing Program	$ 17,500	$ 20,000	0.00%	$ (2,500)
	$ 971,140	**$ 909,143**	**6.82%**	**$ 61,998**
Grand Total	**$ 28,515,704**	**$ 24,114,732**	**18.25%**	**$ 4,400,971**
Non-Cash Depreciation	$ 2,559,270	$ 2,509,270	**1.99%**	$ 50,000
Total Net of Non-cash items	**$ 25,956,434**	**$ 21,605,462**	**20.14%**	**$ 4,350,971**

BUDGET
CITY OF WINDOM
2022 BUDGET YEAR

GENERAL FUND

Operational Revenue and Expenses

Revenue	2022	2021	% Change
Local Govt Aid (LGA)	$ 1,588,681	$ 1,452,654	9.36%
*Small Cities Assistance	$ -	$ -	0.00%
Operational Tax Levy	$ 534,395	$ 576,791	-7.35%
Interfund Transfers	$ 245,000	$ 245,000	0.00%
Misc. Revenue	$ 559,420	$ 517,055	8.19%
TOTAL	**$ 2,927,496**	**$ 2,791,500**	**4.87%**

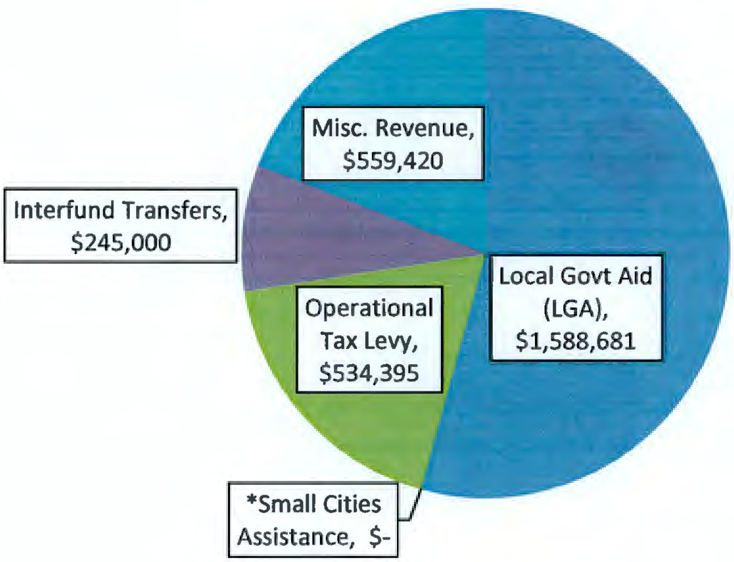
Expenses	2022	2021	% Change
Mayor & Council	$ 136,036	$ 121,305	12.14%
Elections	$ 7,000	$ -	0.00%
City Office	$ 132,997	$ 137,025	-2.94%
Planning & Zoning	$ 160,845	$ 155,207	3.63%
City Hall	$ 35,955	$ 36,295	-0.94%
Police Department	$ 1,399,818	$ 1,270,336	10.19%
Fire Department	$ 180,077	$ 177,901	1.22%
Emergency Mgmt	$ 6,280	$ 5,886	6.68%
Animal Control	$ 2,200	$ 2,700	-18.52%
Street Department	$ 553,563	$ 588,622	-5.96%
Health/Sanitation	$ 25,000	$ 22,000	13.64%
Recreation	$ 48,947	$ 37,665	29.95%
Parks	$ 211,533	$ 209,312	1.06%
Transfers for Fire Equipment	$ 27,247	$ 27,248	0.00%
TOTAL	**$ 2,927,496**	**$ 2,791,500**	**4.87%**

General Fund Capital	**$ 993,113**	**$ 73,500**	**1251.17%**

2022 General Fund

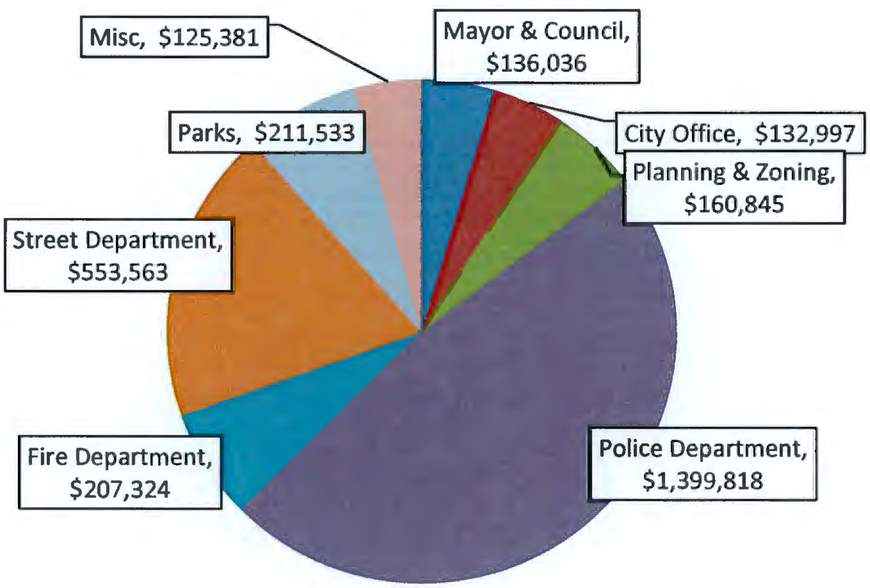
Operational Revenues

Budgeted Revenue $2,927,496



Operational Expenses

Budgeted Expenses $2,927,496



BUDGET
CITY OF WINDOM
2022 CAPITAL OUTLAY
(General Fund)

CAPITAL\EQUIPMENT FUND		Amount	Reserves/ Tax Levy
Building & Zoning			
	Land Use Code Review	$ 2,444	
	Sub-total	$ 2,444	**$ 2,444**
City Hall:			
	Server & Network Upgrade	$ 6,000	
		$ -	
	Sub-total	$ 6,000	**$ 6,000**
Fire:			
	Fire - Pumper	$ 225,000	
	Fire - Unit 25/Equipment Fund (USDA Grant Match	$ 106,975	
	Sub-total	$ 331,975	**$ 331,975**
Police:			
	Police - Hand Held (USDA Grant Match)	$ 20,000	
	Police - Weapons Cameras	$ 9,000	
	Sub-total	$ 29,000	**$ 29,000**
Parks:			
	Building Improvemt/Maintenance	$ 10,000	
		$ -	
	Sub-total	$ 10,000	**$ 10,000**
Streets:			
	Streets - Cul-de-Sac	$ 161,450	
	Streets - Seal Coat	$ 77,244	
	Streets - 3 Dump/Plow Truck Replacements	$ 375,000	
	Sub-total	$ 613,694	**$ 613,694**
TOTAL CAPITAL FUND			**$ 993,113**
	Less: Use of Reserves & New Debt		$ 822,450
	General Fund Capital Subject to Levy		**$ 170,663**

BUDGET
CITY OF WINDOM
2022 BUDGET YEAR

SPECIAL REVENUE/LEVY FUNDS

Library

	2022	2021	Change
+ Tax Levy	$ 202,949	$ 192,481	5.44%
+ Other Revenue	$ 24,000	$ 24,000	0.00%
+ Reserves	$ -	$ -	0.00%
- Expenses	$ (224,449)	$ (216,481)	3.68%
- Capital Outlay	$ (2,500)	$ -	0.00%
- Debt Service	$ -	$ -	0.00%
	$ (0)	**$ -**	

Airport

	2022	2021	Change
+ Tax Levy	$ 8,502	$ 10,000	-14.98%
+ Federal State Grants/Aids	$ 119,000	$ 155,500	-23.47%
+ Other Revenue	$ 107,100	$ 105,750	1.28%
- Expenses	$ (124,602)	$ (123,508)	0.89%
- Capital Outlay	$ (110,000)	$ (155,000)	-29.03%
- Debt Service	$ -	$ -	0.00%
	$ (0)	**$ (7,258)**	

Pool

	2022	2021	Change
+ Tax Levy	$ 77,833	$ 69,637	11.77%
+ Other Revenue	$ 42,600	$ 42,600	0.00%
+ Reserves	$ -	$ -	0.00%
- Expenses	$ (120,433)	$ (112,237)	7.30%
- Capital Outlay	$ -	$ -	0.00%
- Debt Service	$ -	$ -	0.00%
	$ (0)	**$ -**	

Ambulance

	2022	2021	Change
+ Tax Levy	$ -	$ -	0.00%
+ Other Revenue	$ 814,500	$ 739,500	10.14%
+ Reserves	$ -	$ -	0.00%
- Expenses	$ (528,313)	$ (474,280)	11.39%
- Capital Outlay	$ (125,000)	$ (235,000)	0.00%
- Debt Service	$ -	$ -	0.00%
	$ 161,187	**$ 30,220**	

EDA

	2022	2021	Change
+ Tax Levy	$ 124,631	$ 119,428	4.36%
+ Other Revenue	$ 55,735	$ 52,735	5.69%
+ Reserves	$ -	$ -	0.00%
+ Interfund Loan Receipts	$ 29,500	$ 29,500	0.00%
- Expenses	$ (209,866)	$ (201,663)	4.07%
+ Non Cash Exp	$ -	$ -	0.00%
- Capital Outlay	$ -	$ -	0.00%
- Debt Service	$ -	$ -	#DIV/0!
	$ 0	**$ -**	

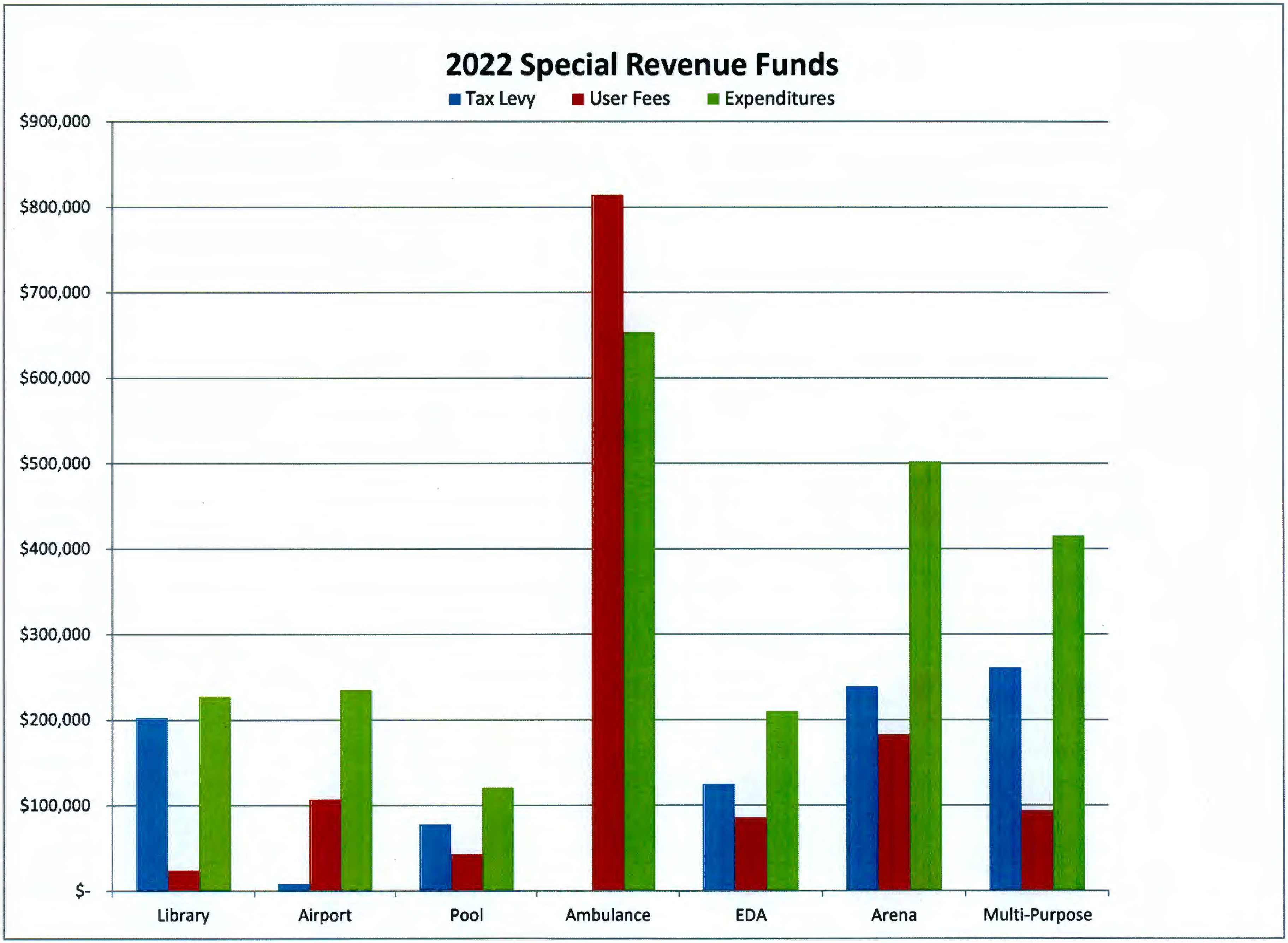
Arena

	2022	2021	Change
+ Tax Levy	$ 238,923	$ 281,791	-15.21%
+ Other Revenue	$ 183,032	$ 143,449	27.59%
+ Reserves	$ -	$ 50,000	-100.00%
- Expenses	$ (427,171)	$ (429,106)	-0.45%
- Capital Outlay	$ -	$ (50,000)	
- Debt Service	$ (74,784)	$ (76,134)	0.00%
+ Depreciation	$ 80,000	$ 80,000	
	$ (0)	**$ -**	

Multi-Purpose

	2022	2021	Change
+ Tax Levy	$ 261,283	$ 265,497	-1.59%
+ Other Revenue	$ 93,770	$ 84,570	10.88%
+ Reserves	$ -	$ -	0.00%
- Expenses	$ (400,053)	$ (380,067)	5.26%
- Capital Outlay	$ (15,000)	$ (30,000)	0.00%
- Debt Service	$ -	$ -	0.00%
+ Depreciation	$ 60,000	$ 60,000	0.00%
	$ 0	**$ 0**	

	2022	2021	Change
Total Levy	$ 914,121	$ 938,835	-2.63%


2022 Special Revenue Funds
Tax Levy
User Fees
Expenditures
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
Library
Airport
Pool
Ambulance
EDA
Arena
Multi-Purpose

BUDGET
CITY OF WINDOM
2022 CAPITAL OUTLAY

SPECIAL REVENUE/LEVY FUNDS

Fund	Description	Amount		Tax Levy
Arena:				
	Arena - Roof Replacement	$0	***Sub-total***	**$0**
Library:				
	Back Room Remodel	$2,500		
			Sub-total	***$2,500***
Multi-purpose:	CC - Roof Replacement Fund	$0		
	Equipment & Mechanical Systems Reserve	$15,000	***Sub-total***	***$15,000***
Airport:	Airport Taxiway and Apron Pavement	$0		
	AWOS Tower & Beacon	$110,000		$0
	Chip Card Reader	$0		$0
		$110,000		
			Sub-total	***$0***
Ambulance:	Unit #27 Ambulance Replacement	$0		$0
			Sub-total	***$0***
	Less: Reserve/Grant Funds	$ (110,000)		
Total Subject to Levy		**$17,500**		

BUDGET
CITY OF WINDOM
2022 BUDGET YEAR

ENTERPRISE FUNDS

Telecom

		2022		2021	Change
+ Revenue	$	2,813,180	$	2,839,180	-0.92%
+ Special Assessments	$	-	$	-	
+ Reserves	$	-	$	-	
- Expenses	$	(2,351,385)	$	(2,432,754)	-3.34%
- Capital Outlay	$	-	$	(22,000)	
- Debt Service	$	(842,970)	$	(827,123)	1.92%
- Transfer to General	$	-	$	-	
+ Depreciation	$	352,050	$	352,050	0.00%
Cash Flow	**$**	**(29,125)**	**$**	**(90,647)**	

Water

+ Revenue	$	1,250,400	$	1,275,000	-1.93%
+ Special Assessments	$	-	$	1,189	-100.00%
+ Grant Funds	$	-	$	-	0.00%
+ Reserves	$	-	$	-	0.00%
- Expenses	$	(1,117,097)	$	(1,141,790)	-2.16%
- Capital Outlay	$	(45,000)	$	(45,000)	0.00%
- Debt Service	$	(284,520)	$	(306,318)	-7.12%
- Transfer to General	$	-	$	-	
+ Depreciation	$	420,000	$	420,000	0.00%
Cash Flow	**$**	**223,783**	**$**	**203,081**	

Sewer

+ Revenue	$	2,166,300	$	1,997,300	8.46%
+ Cost Sharing Funds	$	396,468	$	396,468	0.00%
+ Special Assessments	$	-	$	509	-100.00%
+ Reserves	$	-	$	-	
- Expenses	$	(2,113,158)	$	(2,066,043)	2.28%
- Capital Outlay	$	(165,000)	$	(165,000)	0.00%
- Debt Service	$	(1,102,060)	$	(1,122,179)	-1.79%
- Transfer to General	$	-	$	-	
+ Depreciation	$	967,220	$	967,220	0.00%
Cash Flow	**$**	**149,770**	**$**	**8,275**	

Electric*

+ Revenue	$	6,930,395	$	6,950,395	-0.29%
+ Special Assessments	$	-	$	-	
+ Reserves	$	2,467,823	$	-	
- Expenses	$	(6,303,218)	$	(6,435,854)	-2.06%
- Capital Outlay	$	(3,545,000)	$	-	0.00%
- Debt Service	$	-	$	-	
- Transfer to General	$	(200,000)	$	(200,000)	0.00%
+ Depreciation	$	650,000	$	600,000	8.33%
Cash Flow	**$**	**0**	**$**	**914,541**	

Liquor

+ Revenue	$	2,130,500	$	2,077,425	2.55%
+ Special Assessments	$	-	$	-	
+ Reserves	$	-	$	-	
- Expenses	$	(2,015,419)	$	(1,964,028)	2.62%
- Capital Outlay	$	(5,000)	$	(5,000)	0.00%
- Debt Service	$	-	$	-	
- Transfer to General	$	(100,000)	$	(100,000)	0.00%
+ Depreciation	$	30,000	$	30,000	0.00%
Cash Flow	**$**	**40,081**	**$**	**38,397**	

* Electric Transmission Project moved from 2021 to 2022

BUDGET
CITY OF WINDOM
2022 BUDGET YEAR
SPECIAL PROJECTS
(Tax Increment Finance, Revolving Loan Funds and Other)

	Name	Revenue	Expense
407	Dilipidated Housing Program	$ -	$ 17,500
251	RBEG\Remick Revolving Loan	$ 250	$ -
252	Small Cities Development Program	$ 200	$ 400
253	RiverBluff Estates	$ -	$ 2,100
254	North Industrial Park Project	$ 43,288	$ 43,288
255	EDA General RLF	$ -	$ 8,425
256	River Bluff Estates Revolving Loan	$ -	$ -
651	Riverbluff Townhomes	$ -	$ -
1-8	Downtown TIF (265)	$ -	$ -
1-10	Runnings TIF (266)	$ 46,674	$ 44,367
1-12	Prime Pork, LLC. TIF (268)	$ 320,623	$ 296,561
1-13	River Bluff TIF (260)	$ 35,575	$ 6,000
1-14	Spec Building II TIF (269)	$ -	$ -
1-15	Fulda Area Credit Union TIF (275)	$ -	$ -
1-16	GDF District TIF (270)	$ 15,914	$ 11,622
1-17	NWIP TIF (273)	$ -	$ 31,976
1-18	AG Builders TIF (271)	$ 11,408	$ 10,737
1-19	NWIP II TIF (274)	$ 233,418	$ 176,739
1-20	New Vision TIF (276)	$ 37,115	$ 39,238
1-21	Tibodeau's Center (261)	$ 197,324	$ 188,089
1-22	Cemstone (277)	$ 140,116	$ 94,099
	TOTAL	**$ 1,081,905**	**$ 971,140**
		-	-

City of Windom, Minnesota

City of Windom -- Capital Improvement Plan

2022 thru 2026

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Administration								
Computer Replacement	*ADMIN 002*	1			3,200			*3,200*
Administration Total					**3,200**			***3,200***
Airport								
Instrument Landing Equipment	*AIRPORT 005*	1				150,000		*150,000*
Crosswind Runway Design	*AIRPORT 007*	3		150,000				*150,000*
Crosswind Runway Land Acquisition	*AIRPORT 008*	2			600,000			*600,000*
Runway Extension Environmental Reivew	*AIRPORT 011*	1					75,000	*75,000*
Crosswind Runway Construction	*AIRPORT 012*	4				2,000,000		*2,000,000*
New 4 Bay Hanger & Site Prep	*AIRPORT 014*	1			525,000			*525,000*
Unit 46A Replacement - Snow Plow	*AIRPORT 015*	1			130,000			*130,000*
AWOS Tower Rehab	*AIRPORT 018*	1	70,000					*70,000*
Credit Card Chip Reader	*AIRPORT 020*	2	10,000					*10,000*
Beacon Replacement	*AIRPORT 021*	1	35,000					*35,000*
Airport Total			**115,000**	**150,000**	**1,255,000**	**2,150,000**	**75,000**	***3,745,000***
Ambulance								
Defibulators	*AMB 002*	1		100,000				*100,000*
Unit 27 - Ambulance Replacement	*AMB 005*	1		225,000				*225,000*
Radio & Pager Equipment	*AMB 006*	1	125,000					*125,000*
Unit 28 - Ambulance Replacement	*AMB 007*	1			250,000			*250,000*
Unit 29 - Ambulance Replacement	*AMB 010*	1					235,000	*235,000*
Ambulance Total			**125,000**	**325,000**	**250,000**		**235,000**	***935,000***
Arena								
Livestock Building\Riding Rink	*ARENA 011*	3		200,000				*200,000*
Arena Total				**200,000**				***200,000***
Building\Zoning								
Blighted Homes Incentive Program	*BUILD 005*	2	17,000	20,000	20,000	20,000	20,000	*97,000*
Land Use Code Review	*BUILD 006*	2	2,444					*2,444*
Building\Zoning Total			**19,444**	**20,000**	**20,000**	**20,000**	**20,000**	***99,444***
City Hall								
Window Replacement	*CH 001*	2		20,000				*20,000*
Tuckpointing and Foundation Repair	*CH 008*	2		125,000				*125,000*
EDA\Building Office Windows	*CH 010*	2		7,500				*7,500*
Roof Replacement	*CH 011*	1	62,050					*62,050*
City Hall Total			**62,050**	**152,500**				***214,550***

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Community Center								
Meeting Room Maintenance\Improvements	COMM 001	2			5,000			5,000
Dance Floor Replacement	COMM 002	3			20,000			20,000
Sound System	COMM 003	3		60,000				60,000
Stage	COMM 006	3				8,500		8,500
Equipment Replacement\Upgrades	COMM 007	1	7,500	12,000	15,000	15,000		49,500
Mechanical Systems - A\C Unit	COMM 009	1	7,500	10,000	10,000	10,000		37,500
Garage Doors w\ Openers	COMM 011	2			9,800			9,800
Gym Renovation	COMM 012	2			85,000			85,000
Outdoor - Grounds and Equipment	COMM 014	2		4,000				4,000
Community Center Total			**15,000**	**86,000**	**144,800**	**33,500**		**279,300**
EDA								
NWIP South 80 Addition Infrastructure	EDA 003	1				425,000		425,000
East Highway 60 Development	EDA 006	2	180,950					180,950
Cemstone\ S. Cottonwood Lake Site Reclaimation	EDA 007	2	1,464,900					1,464,900
EDA Total			**1,645,850**			**425,000**		**2,070,850**
Electric								
Distribution System Upgrades	ELE 001	1	400,000	300,000	300,000	300,000	300,000	1,600,000
Skid Loader Replacement (or new Tele-handler)	ELE 002	2	50,000					50,000
Misc Equipment - Unidentified	ELE 004	3	40,000	40,000	40,000	40,000	40,000	200,000
Meter Replacement Program	ELE 011	1				500,000		500,000
Generation	ELE 016	1			3,500,000			3,500,000
Transmission Line Reconstruction	ELE 023	1	3,500,000					3,500,000
Power Plant Building - Exterior	ELE 028	2		100,000				100,000
Bucket Truck - Unit 320	ELE 030	1				250,000		250,000
Electric Total			**3,990,000**	**440,000**	**3,840,000**	**1,090,000**	**340,000**	**9,700,000**
Fire								
First Response Truck - Unit 24	FIRE 005	3		250,000				250,000
Engine\Pumper - Unit 23	FIRE 006	1	250,000					250,000
Radio Replacement Fund	FIRE 007	1		40,000				40,000
Turn Out Gear	FIRE 008	1	20,000	36,750	22,050	11,025		89,825
Brute Expander for Hoses	FIRE 012	2	6,975					6,975
Unit 25	FIRE 013	1		75,000				75,000
Fire Total			**276,975**	**401,750**	**22,050**	**11,025**		**711,800**
Library								
Computer Replacement	LIB 007	1		2,000	2,000			4,000
Library Remodel Project	LIB 008	2	5,000					5,000
Library Total			**5,000**	**2,000**	**2,000**			**9,000**
Liquor								
Landscaping	LIQUOR 012	3		5,000				5,000
Liquor Store - Construction\Expansion	LIQUOR 014	3		2,400,000				2,400,000
Computer Replacement	LIQUOR 015	1		3,000				3,000
Equipment Replacement Fund	LIQUOR 016	1	5,000	5,000	5,000	5,000		20,000
Liquor Total			**5,000**	**2,413,000**	**5,000**	**5,000**		**2,428,000**

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Multiple Depts								
City-wide Network & Server Upgrades	*MULTI 003*	1	6,000	6,000	6,000	6,000	6,000	*30,000*
Multiple Depts Total			**6,000**	**6,000**	**6,000**	**6,000**	**6,000**	***30,000***
Parks								
Windom Rec Area - Parking Lot & Trail Improvements	*PARK 006*	4		40,000				*40,000*
New Island Park Comfort Station	*PARK 019*	1	112,500					*112,500*
Buildings CIP	*PARK 021*	2	10,000	10,000	5,000	5,000		*30,000*
Kastle Kingdom	*PARK 022*	2		150,000				*150,000*
Pick-up Truck	*PARK 023*	2		35,000				*35,000*
Tractor	*PARK 024*	2					60,000	*60,000*
Veteran's Memorial Project	*PARK 025*	3	60,000					*60,000*
Parks Total			**182,500**	**235,000**	**5,000**	**5,000**	**60,000**	***487,500***
Police								
Taser Replacement	*POLICE 003*	1				22,800		*22,800*
Computer Replacement - Mobile Units	*POLICE 006*	2				1,500		*1,500*
Radio Replacement	*POLICE 017*	3	20,000	50,000				*70,000*
Bolo Wraps	*POLICE 020*	3		10,000				*10,000*
Weapon Cameras	*POLICE 021*	1	9,000					*9,000*
Police Total			**29,000**	**60,000**		**24,300**		***113,300***
Pool								
New or Renovated Pool	*POOL 003*	3		4,000,000				*4,000,000*
Pool Total				**4,000,000**				***4,000,000***
Streets								
Equipment Fund Reserve	*STR 005*	2		25,000	25,000	25,000		*75,000*
Pick-up Replacement (Unit 40)	*STR 009*	1		40,000				*40,000*
2.5 Ton Dump Trucks (Units 42, 43 and 44)	*STR 010*	1	400,000					*400,000*
Insect Sprayer Replacement	*STR 012*	2			14,000			*14,000*
Sno-Go Snow Blower Replacement	*STR 013*	1			140,000			*140,000*
2024 Street Project	*STR 019*	1			3,000,000			*3,000,000*
Traffic Signal Lights	*STR 025*	1			250,000			*250,000*
Pick-Up Replacement	*STR 028*	2		40,000				*40,000*
Front-end Loader	*STR 029*	2				250,000		*250,000*
Front End Loader Snowplow	*STR 030*	1		25,000				*25,000*
Streets Total			**400,000**	**130,000**	**3,429,000**	**275,000**		***4,234,000***
Telecom								
Jeffers Expansion	*TEL 023*	3		900,000				*900,000*
Cisco 15454 Replacement - OC3 Transport	*TEL 027*	1	18,000					*18,000*
Transport Project - CO Fiber Trunk South	*TEL 029*	1		35,000				*35,000*
Transport Project - CO Fiber Trunk North	*TEL 030*	1	19,000					*19,000*
Comfrey Expansion	*TEL 033*	3				1,500,000		*1,500,000*
Co Rd 13/15 North Expansion	*TEL 034*	3	85,000					*85,000*
Fiber Optic Splicing Trailer	*TEL 035*	2		18,500				*18,500*
Telecom Total			**122,000**	**953,500**		**1,500,000**		***2,575,500***
Wastewater								

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
General Plant Improvement\Maintence	*SEWER 001*	2	5,000	5,000	5,000	5,000	5,000	*25,000*
General Equipment	*SEWER 006*	3	20,000	20,000	20,000	20,000	20,000	*100,000*
Interceptor\Collection System Improvements	*SEWER 007*	1	10,000	10,000	10,000	10,000	10,000	*50,000*
Lift Station Improvements	*SEWER 010*	1	5,000	5,000	5,000	5,000	5,000	*25,000*
Wastewater Total			**40,000**	**40,000**	**40,000**	**40,000**	**40,000**	***200,000***
Water								
Wells and Well Site	*WATER 001*	1	5,000	5,000	5,000	5,000	5,000	*25,000*
Pumping Equipment	*WATER 002*	1	5,000	5,000	5,000	5,000	5,000	*25,000*
Filter Plant Improvements	*WATER 004*	1	10,000	10,000	10,000	10,000	10,000	*50,000*
Water Main Improvements	*WATER 005*	1	5,000	5,000	5,000	5,000	5,000	*25,000*
Hydrants	*WATER 008*	2	5,000	5,000	5,000	5,000	5,000	*25,000*
Water Total			**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	***150,000***
GRAND TOTAL			**7,068,819**	**9,644,750**	**9,052,050**	**5,614,825**	**806,000**	***32,186,444***

BUDGET
CITY OF WINDOM
2022 BUDGET YEAR

		2022 Levy Uses	Percent Of Levy
General Fund Operational	$	534,395	23.72%
General Fund Capital	$	993,113	44.07%
Less: Use of Reserves*	$	(272,450)	-12.09%
CIP LGA Small Cities -seal coat Reserves*	$	(77,244)	-3.43%
Bond Proceeds	$	(550,000)	-24.41%
Dilipidated Housing Program	$	-	0.00%
Special Revenue Fund Operational	$	896,621	39.79%
Special Revenue Fund Capital	$	17,500	0.78%
Sub Total	*$*	*1,541,935*	
Tax Abatement	$	15,000	0.67%
Plus Debt Service	$	696,459	30.91%
Levy Total	**$**	**2,253,394**	**100.00%**

2021 Levy Total	*$*	*2,188,278*	*97.11%*
City Operation & Capital Levy Addition	**$**	**414,811**	***18.96%***
Use of Reserve Funds	*$*	*(349,694)*	***-15.98%***
2022 Levy Total	**$**	**2,253,394**	
Total Levy Increase	**$**	**65,117**	***2.98%***

Debt Service Levy

402	Capital - ESF Loan	$	59,573
401	Street Shop - Loader & Sweeper Interfund Payment	$	47,663
401	Ice System Replacement Project	$	79,232
401	Streets- 3 Dump/Plow Trucks	$	-
401	Fire- Pumper	$	-
302	2005 Street Project (2012A Refi)	$	-
303	2007 Street Project (2012A Refi)	$	86,654
305	2009 Street Project	$	50,627
306	2013 Street Project	$	94,598
307	2017 Street Project	$	85,716
308	2020 Street Project	$	161,087
406	2013 Equip Bond - Fire Truck & SCBA	$	31,309
	Total	**$**	**696,459**

***Use Reserves $111000**
***Cul-de-sac EDA/Street $161,450**
***Small Cities LGA to receive 2021 spend 2022 $77,244**

BUDGET
CITY OF WINDOM
2022 BUDGET YEAR

Debt Service Levy	2022 Levy	2023 Levy	2024 Levy	2025 Levy	2026 Levy
402 Capital - ESF Loan	$ 59,573	$ 57,090	$ 55,190	$ 53,290	$ 56,340
401 Street Shop - Loader & Sweeper Interfund Pay	$ 47,663	$ 0	$ -	$ -	$ -
401 Ice System Replacement Project	$ 79,232	$ 77,814	$ 76,397	$ 80,229	$ 78,654
401 Streets- 3 Dump/Plow Trucks	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000
401 Fire- Pumper	$ -	$ 24,000	$ 24,000	$ 24,000	$ 24,000
302 2005 Street Project (2012A Refi)	$ -	$ -	$ -	$ -	$ -
303 2007 Street Project (2012A Refi)	$ 86,654	$ 85,935	$ -	$ -	$ -
305 2009 Street Project	$ 50,627	$ 53,462	$ 56,192	$ 53,567	$ -
306 2013 Street Project	$ 94,598	$ 93,233	$ 97,118	$ 95,465	$ 93,719
307 2017 Street Project	$ 85,716	$ 81,463	$ 82,461	$ 83,301	$ 83,983
308 2020 Street Project	$ 161,087	$ 161,454	$ 161,664	$ 161,717	$ 161,612
406 2013 Equip Bond - Fire Truck & SCBA	$ 31,309	$ -	$ -	$ -	$ -
Total	**$ 696,459**	**$ 674,451**	**$ 593,022**	**$ 591,569**	**$ 538,308**
		$ (22,008)	$ (81,429)	$ (1,453)	$ (53,261)

ESF Loan Funding

	2022	2023	2024	2025	2026
Debt Service	$ (124,573.00)	$ (122,090.00)	$ (120,190.00)	$ (118,290.00)	$ (121,340.00)
Hospital Transfer	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
Electric Transfer	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
Liquor Transfer	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00
Levy	$ 59,573.00	$ 57,090.00	$ 55,190.00	$ 53,290.00	$ 56,340.00
Total Funds	**$ 124,573.00**	**$ 122,090.00**	**$ 120,190.00**	**$ 118,290.00**	**$ 121,340.00**
	0	0	0	0	0
Levy Offset (Project Contingency Funds)					
Net Levy	$ 59,573.00	$ 57,090.00	$ 55,190.00	$ 53,290.00	$ 56,340.00

General Fund Reserve Estimates

		Available Funds
2022 Budgeted Expense	$ 3,841,617.02	
74% 2020 Audited Reserve	$ 2,671,089.00	69.53%
Less: Prior General Fund Commitments		
Proposed 2022 Budget use Reserves	$ (272,450.00)	
Close out 2003 Improvement Bond	$ (220,940.15)	
Estimate of Close-out 2007 Street Improvement	$ (205,000.00)	
Nuisance Abatement	$ (10,000.00)	
	$ (708,390.15)	
Remaining General Fund Reserve	$ 1,962,698.85	51.09%
35% Required Minimum	$ 1,344,565.96	$ 618,132.89
40% Reserve Amount	$ 1,536,646.81	$ 426,052.04
45% Reserve Amount	$ 1,728,727.66	$ 233,971.19
50% Reserve Amount	$ 1,920,808.51	$ 41,890.34
60% Reserve Amount	$ 2,304,970.21	$ (342,271.36)

Reserve calculation changed in Budget 2022 to Office of the State Auditors Note:
General Fund Balance should be 35 to 50 % of operating revenues or no lesss than 5 months of operating expenditures in general & special revenue funds.

*** $100,000 Paid in 2017 for Cemstone Reclamation Project**
*** $120,000 Paid in 2018 for Cemstone Reclamation Project**

E Hwy 60 - TEDI Grant Match	$ (300,000.00)	Removed 03/20/18
2018 Budget Use of Reserve	$ (167,695.00)	
Arena Ice System - Engineering	$ (11,000.00)	**
Compression Braking Signs	$ (5,000.00)	
Cemstone Reclamation Project	$ (32,300.00)	*

CITY OF WINDOM
DEBT SCHEDULE/STATEMENT OF BOND INDEBTEDNESS
YEAR ENDING DECEMBER 31, 2021

		Issue Date	Maturity Date	Interest Rate	Original Issue	New Issue	Outstanding December 31, 2020	2021 Principal Payment	2021 Interest Payment	Outstanding December 31, 2021
	GENERAL OBLIGATION BONDS									
BTS	GO Improvement Bonds Series 2017C (2009A Refunding)	2017	2025	2.00%	830,000.00	0.00	600,000.00	115,000.00	10,850.00	485,000.00
31 BTS	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B)	2012	2023	.55-2.2	277,200.00	0.00	30,800.00	30,800.00	277.20	-
31 BTS	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B)	2012	2023	.55-2.2	82,800.00	0.00	9,200.00	9,200.00	82.80	-
31 BTS	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B)	2012	2023	.55-2.2	620,000.00	0.00	240,000.00	75,000.00	4,145.00	165,000.00
33 BTS	GO Improvement Bonds Series 2013A	2013	2034	2.43%	2,590,000.00	0.00	1,800,000.00	1,800,000.00	22,556.26	-
BTS	GO Improvement Bonds Series 2017A	2017	2039	1.15-3.40%	2,870,000.00	0.00	2,750,000.00	125,000.00	82,720.00	2,625,000.00
BTS	GO Improvement Bonds Series 2020B	2020	2041	2.25-3%	3,135,000.00	0.00	3,135,000.00	0.00	96,872.22	3,135,000.00
BTS	GO Improvement Bonds Series 2020C	2020	2041	2.0-3%	345,000.00	0.00	345,000.00	0.00	10,865.00	345,000.00
BTS	GO Improvement Bonds Series 2020D(2013A Refund)	2020	2034	1.35-2%	1,600,000.00	0.00	1,600,000.00	0.00	19,681.27	1,600,000.00
BTS	GO Improvement Bonds Series 2020D(2016 Lease Refund)	2020	2037	1.35-2%	1,680,000.00	0.00	1,680,000.00	0.00	19,661.44	1,680,000.00
	TOTAL GENERAL OBLIGATION BONDS					0.00	12,190,000.00	2,155,000.00	267,711.19	10,035,000.00
	GENERAL OBLIGATION EQUIPMENT CERTIFICATES									
34	GO Equipment Bonds, Series 2013B	2013	2023	1.60%	425,000.00	0.00	150,000.00	50,000.00	2,275.00	100,000.00
	TOTAL GENERAL EQUIPMENT CERTIFICATES					0.00	150,000.00	50,000.00	2,275.00	100,000.00
	EDA/HOUSING DEVELOPMENT TAX INCREMENT BONDS									
34 BTS	GO Improvement NWIP 2013B	2013	2023	1.60%	190,000.00	0.00	70,000.00	20,000.00	1,100.00	50,000.00
BTS	GO Improvement NWIPII 2018A	2018	2026	3-3.4%	1,015,000.00	0.00	885,000.00	135,000.00	24,525.00	750,000.00
	TOTAL EDA/HOUSING DEVELOPMENT BONDS					0.00	955,000.00	155,000.00	25,625.00	800,000.00
	GENERAL FUND NOTES									
	Lease Option To Purchase (Emergency Services Facility) Bremer Bk	2016	2037	2.790%	2,034,000.00	0.00	1,801,000.00	1,801,000.00	23,728.17	-
	TOTAL GENERAL FUND NOTES					0.00	1,801,000.00	1,801,000.00	23,728.17	0.00
	GENERAL OBLIGATION REVENUE BONDS									
29 BTS	GO Water & Sewer Revenue Bonds, 2011A - Water	2011	2029	2.65%	520,000.00	0.00	275,000.00	275,000.00	3,827.50	-
29 BTS	GO Water & Sewer Revenue Bonds, 2011A - Sewer	2011	2029	2.65%	2,570,000.00	0.00	1,825,000.00	1,825,000.00	28,047.50	-
31 BTS	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B) - Water	2012	2023	.55-2.2	382,200.00	0.00	79,400.00	43,000.00	1,151.40	36,400.00
31 BTS	GO Crossover Refunding Bonds, Series 2012A (2005A & 2007B) - Sewer	2012	2023	.55-2.2	277,800.00	0.00	65,600.00	32,000.00	993.60	33,600.00
33 BTS	GO Improvement Bonds Series 2013A - Sewer	2013	2034	2.43%	840,000.00	0.00	625,000.00	625,000.00	8,309.38	-
33 BTS	GO Improvement Bonds Series 2013A - Water	2013	2034	2.43%	970,000.00	0.00	720,000.00	720,000.00	9,562.50	-
BTS	GO Improvement Bonds Series 2017A - Sewer Hwy 60 Line	2017	2039	1.15-3.40%	555,000.00	0.00	515,000.00	20,000.00	15,610.00	495,000.00
BTS	GO Improvement Bonds Series 2017A - Water Tower	2017	2039	1.15-3.40%	595,000.00	0.00	550,000.00	25,000.00	16,625.00	525,000.00
BTS	GO Equipment Certificates, Series 2017B (Core Upgrade)	2017	2027	3.00%	855,000.00	0.00	685,000.00	90,000.00	19,200.00	595,000.00
BTS	GO Equipment Certificates, Series 2018A (Ice Project)	2018	2038	3-3.4%	1,095,000.00	0.00	1,010,000.00	45,000.00	31,133.76	965,000.00
PFA	CWRF Wastewater Treatment Plant MN PFA	2019	2038	1.00%	9,624,333.00	0.00	7,414,343.01	626,000.00	73,436.13	7,055,310.42
BTS	GO Improvement Bonds Series 2020B - Sewer	2020	2041	2.25-3%	465,000.00	0.00	465,000.00	0.00	14,273.20	465,000.00
BTS	GO Improvement Bonds Series 2020B - Water	2020	2041	2.25-3%	640,000.00	0.00	640,000.00	0.00	19,587.92	640,000.00
BTS	Communication System Appropriation Bonds 2020A (Refund 2012B) BB & T	2020	2032	1.95%	7,820,000.00	0.00	7,820,000.00	571,000.00	146,922.75	7,249,000.00
BTS	GO Improvement Bonds Series 2020D (Refund 2011A Sewer)	2020	2029	1.35-2%	1,570,350.00	0.00	1,570,350.00	0.00	20,763.52	1,570,350.00
BTS	GO Improvement Bonds Series 2020D -(Refund 2011A Water)	2020	2029	1.35-2%	234,650.00	0.00	234,650.00	0.00	3,102.59	234,650.00
BTS	GO Improvement Bonds Series 2020D (Refund 2013A Sewer)	2020	2034	1.35-2%	570,000.00	0.00	570,000.00	0.00	6,654.08	570,000.00
BTS	GO Improvement Bonds Series 2020D -(Refund 2013A Water)	2020	2034	1.35-2%	660,000.00	0.00	660,000.00	0.00	7,730.04	660,000.00
	TOTAL GENERAL OBLIGATION REVENUE BONDS					0.00	25,724,343.01	4,897,000.00	426,930.87	21,094,310.42