



CITY OF
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CLAIRE**

2027-2031 Capital Improvement Plan

**City of Eau Claire
City Council Work Session #1
May 12, 2026**



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2027-2031 CIP Overview

- **Process**
- **Strategic Goals and Objectives**
- **Fiscal Strategy**
- **Financial Policies**
- **Plan Overview**
- **Next Steps**



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2027-2031 CIP Process

- February - March: Departments submit CIP projects to the City Manager which align with strategic goals & departmental needs
- March: CIP requests are reviewed and meetings being with Department Staff, Finance, and City Manager
- April - May: Finance Administration prepares CIP document
 - Spending targets and financials evaluated by Finance Director
- May 11, 2026: City Council receives Proposed 2027-2031 CIP



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2027-2031 CIP

Strategic Goals & Objectives

1. Support economic prosperity for all with diverse, creative economic development, and inclusive housing options.
2. Provide safe, functional, and accessible infrastructure and services that are environmentally sensitive & sustainable.
3. Optimize the city's organizational potential.
4. Develop, nurture, and revitalize safe, healthy, and connected neighborhoods.
5. Facilitate an engaged community.
6. Create engaging opportunities to make Eau Claire livable, lovable, and fun.
7. Nurture community-wide opportunities for personal learning, growth, and development.



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2027-2031 CIP

Fiscal Strategy

- CIP allows the City to anticipate and plan for future capital needs
 - 5-10 Years
- Prioritize projects in years 2027-2031 to remain stable in debt service and General Fund usage
- Compliance with State and Council Debt and Fund Balance Policies



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2027-2031 CIP Financial Policies

- The unassigned fund balance in the General Fund may be no less than 15 percent of subsequent years expenditures.
- Total G.O. debt may not exceed 5 percent of the equalized value of the taxable property in the municipality.
- The equalized tax rate for debt service is not to exceed \$2.50/\$1,000 of the current equalized value of the City of Eau Claire. This excludes debt authorized by voters under a referendum.
- The gross G.O. debt service expense levied to City of Eau Claire taxpayers will be less than 25% of total operating expenditures excluding water, sewer, and storm utilities.



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2027-2031 CIP Financial Policies

Unassigned Fund Balance as % of Subsequent Years Expenditures

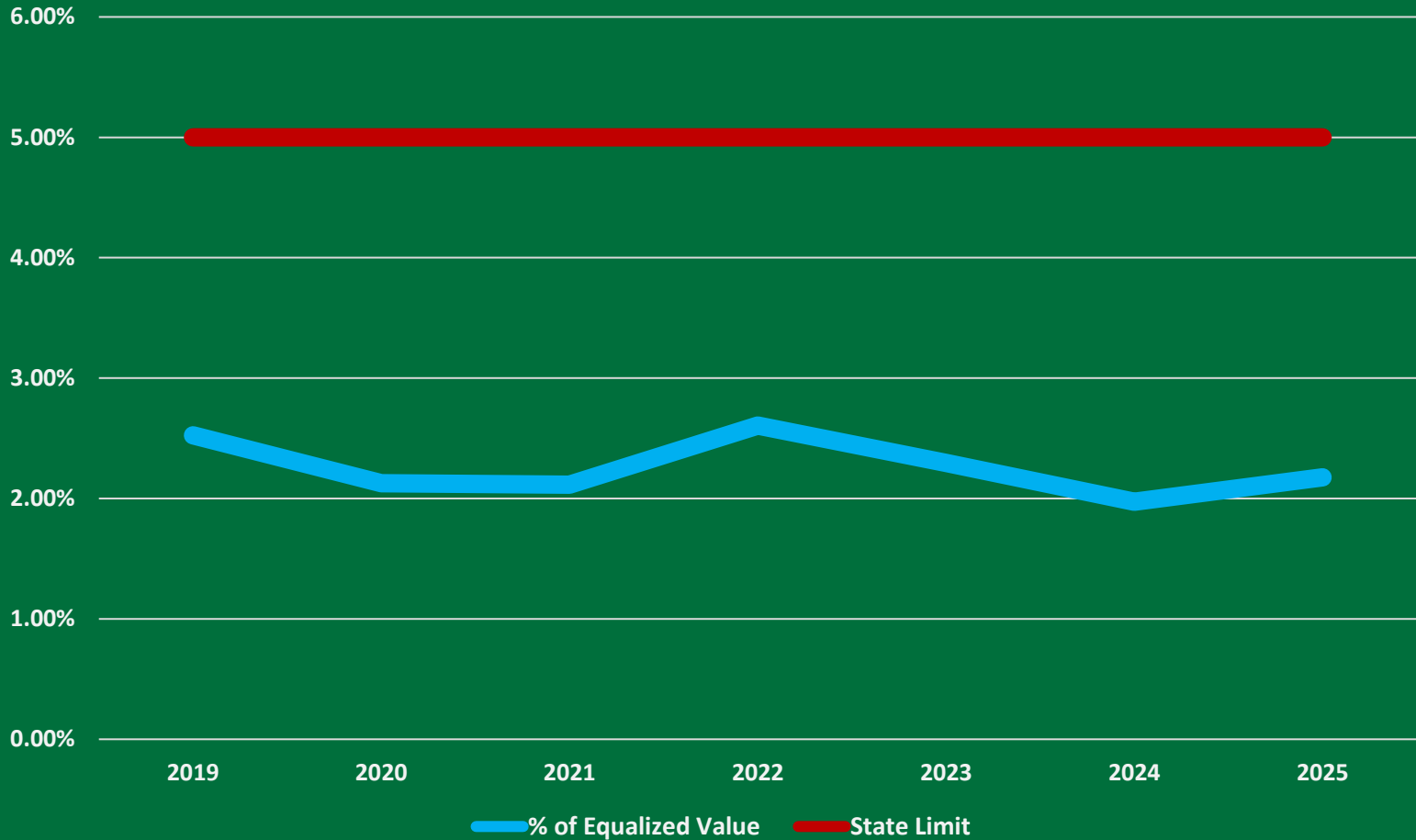




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2027-2031 CIP Financial Policies

G.O. Debt as % of Equalized Value





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2027-2031 CIP Financial Policies

- 2025 Equalized Value in Eau Claire County:
\$8,839,069,000 (TID Included)
 - Percentage of EC County: 57.3%
- 2025 Equalized Value in Chippewa County (TID Included):
\$409,184,000
 - Percentage of CH County: 3.7%



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Administrative Focus

- Maintain existing infrastructure for safety of residents
- Mandated services & existing programs
- Stay within our fiscal policies and spending targets
- Investment in Growth



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2027-2031 CIP Plan Overview

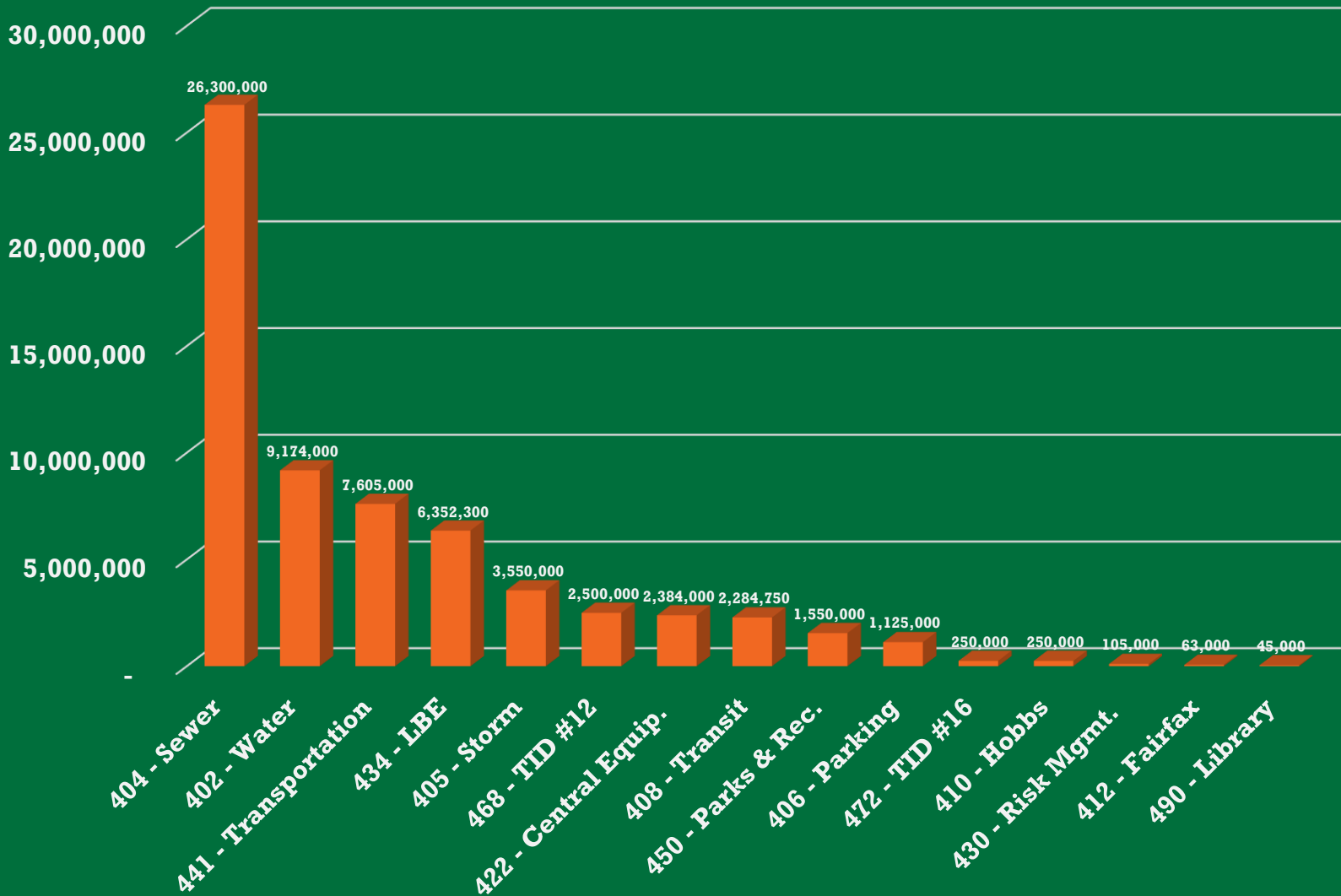
Expenditures by Fund

Fund	2027	2028	2029	2030	2031	Total
434 - LBE	6,352,300	30,653,700	11,655,500	7,595,400	14,812,600	71,069,500
441 - Transportation	7,605,000	13,365,000	9,673,000	13,270,000	8,050,000	51,963,000
404 - Sewer	26,300,000	3,015,000	5,600,000	3,560,000	6,860,000	45,425,000
402 - Water	9,174,000	8,393,000	9,560,000	6,385,000	11,760,000	45,272,000
405 - Storm	3,550,000	4,280,700	5,750,000	3,950,000	4,090,000	21,620,700
406 - Parking	1,125,000	275,000	35,000	5,200,000	12,075,000	18,710,000
408 - Transit	2,284,750	2,229,500	5,329,500	2,594,975	2,657,000	15,095,725
422 - Central Equip.	2,384,000	2,592,250	2,329,000	2,590,750	2,775,000	12,671,000
472 - TID #17	-	8,850,000	-	-	-	8,850,000
450 - Parks & Rec.	1,550,000	310,000	670,000	995,000	595,000	4,120,000
471 - TID #15	-	-	-	-	3,905,000	3,905,000
468 - TID #12	2,500,000	-	-	-	-	2,500,000
472 - TID #16	250,000	2,200,000	-	-	-	2,450,000
412 - Fairfax	63,000	267,000	390,000	15,000	155,000	890,000
430 - Risk Mgmt.	105,000	105,000	105,000	105,000	105,000	525,000
410 - Hobbs	250,000	-	-	-	-	250,000
490 - Library	45,000	8,500	-	-	90,000	143,500
TOTAL	63,538,050	76,544,650	51,097,000	46,351,125	67,929,600	305,460,425



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2027-2031 CIP Expenses for 2027

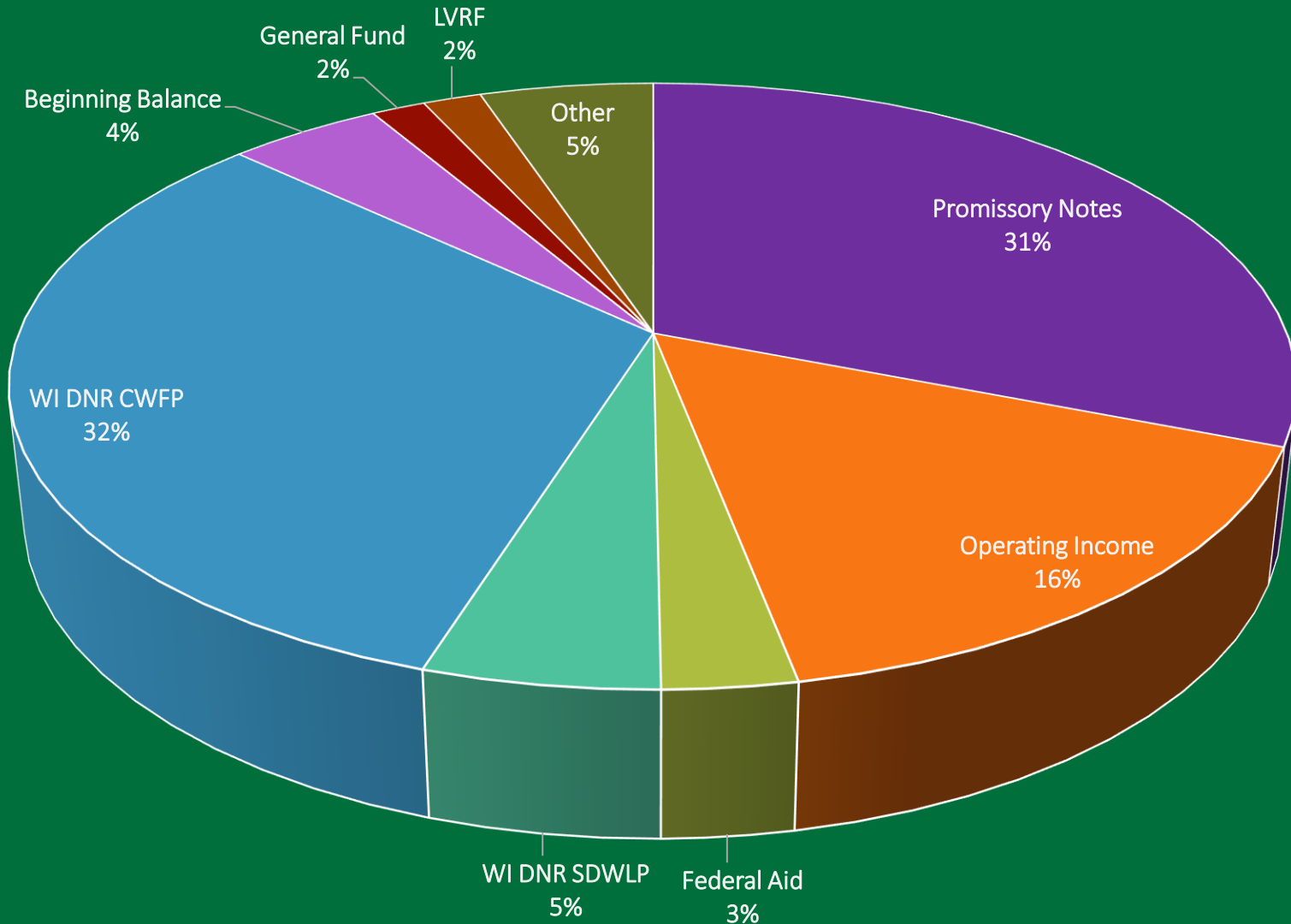




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2027-2031 CIP

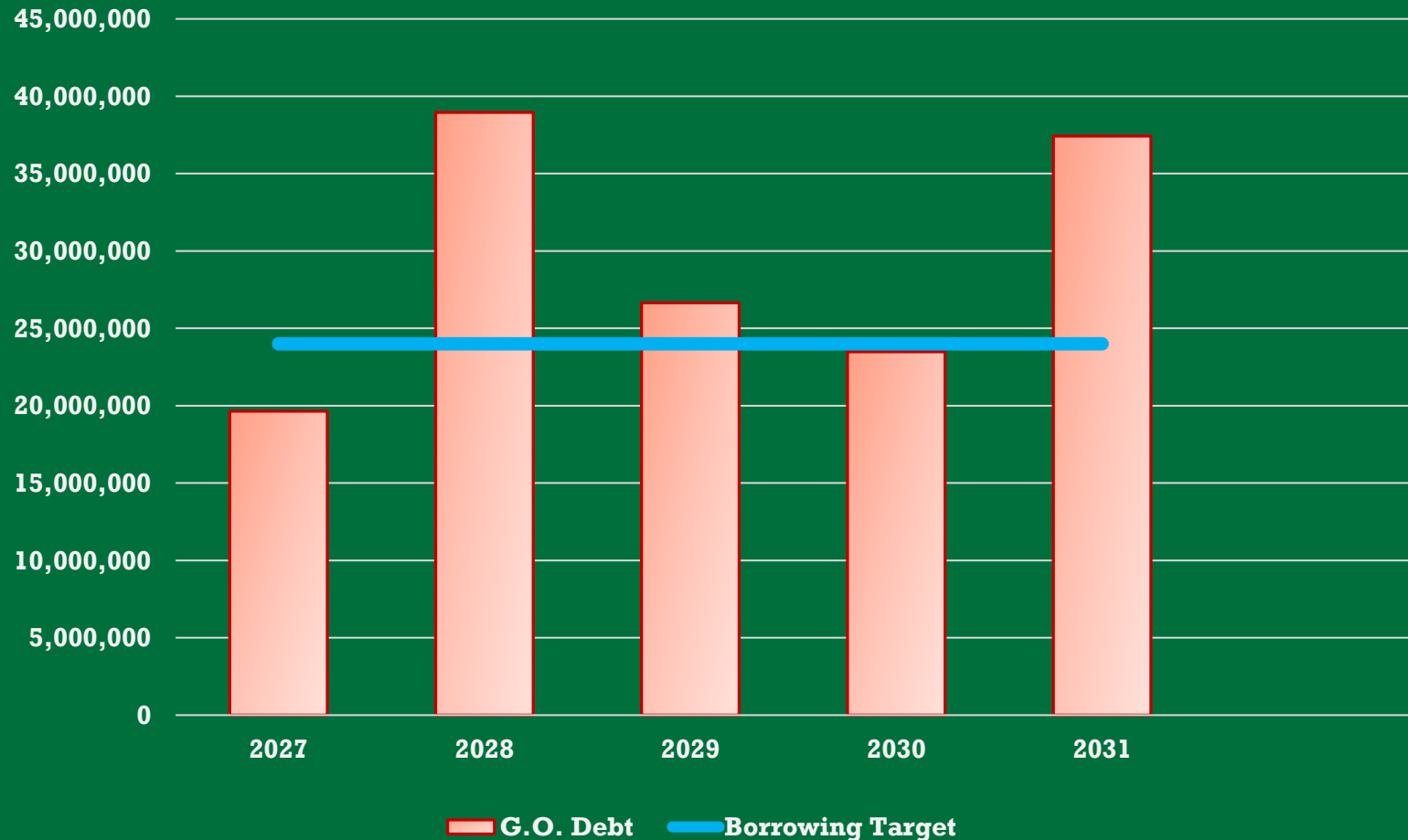
Revenue Sources for 2027





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2027-2031 CIP General Obligation Debt





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Major Projects

Project	Amount	Year
Sewer – Headworks & Disinfection Rehabilitation	\$22,000,000	2027
Fire Station #2 Remodel/Replacement	\$22,000,000	2028
TID #17 Multimodal Overpass	\$8,750,000	2028
Railroad Safety Improvements	\$5,750,000	2028
Gateway Drive Improvements	\$5,620,000	2030
Downtown Parking Ramp Demolition	\$5,000,000	2030
Downtown Parking Replacement	\$12,000,000	2031



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Future Opportunities

- Examples of some items not addressed:
 - City Hall Campus Revitalization Projects
 - New data server room
 - Parking structure to serve City Hall & the Library and potentially ECASD
 - Future of former U.S. Bank building/Library Plaza
 - City Fire Station Expansion
 - The ongoing growth and development in the City will require studies to analyze implementation, funding source, and location of a new fire station to maintain optimal response times



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Upcoming Calendar

Date	Action Item
May 20, 2026	Transit Commission reviews & recommends Transit related CIP items
May 27, 2026	Waterways & Parks Commission reviews & recommends Parks related CIP items
June 1, 2026	Plan Commission reviews & recommends CIP (ensures it is consistent with the Comprehensive Plan)
June 8, 2026	Public Discussion #1 on Proposed 2027-2031 CIP
June 15, 2026	Amendments due from City Council for CIP
June 22, 2026	Public Discussion #2 on Proposed 2027-2031 CIP
June 23, 2026	City Council CIP Work Session #2
July 13, 2026	Public Discussion #3 on Proposed 2027-2031 CIP
July 14, 2026	City Council adoption of 2027-2031 CIP