CITY OF PARKER

MINUTES
CITY COUNCIL MEETING
OCTOBER 17, 2023

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a special meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

At 4:01 p.m., Mayor Lee Pettle announced there would be a slight delay. She was waiting on a quorum, as there were a couple councilmembers caught in traffic.

Mayor Lee Pettle called the meeting to order at 4:11 p.m. Mayor Pro Tem Jim Reed (arrived at 4:09 p.m.) and Councilmembers Todd Fecht (arrived at 4:14 p.m.), Randy Kercho, Terry Lynch, and Amanda Noe were present.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, City Attorney Amy J. Stanphill, Public Works Director Gary Machado, Fire Chief Mike Sheff, and Police Sergeant Courtnye Dixon

PUBLIC COMMENTS The City Council invites any person with business before the Council to speak. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

No comments

WORKSHOP

CAPITAL IMPROVEMENT PLAN (CIP)

CONSIDERATION OF PHASED APPROACH

Mayor Pettle turned the meeting over to the Council for a recap, review of updates, which were included in tonight's packet, "City of Parker, Texas Capital Improvement Plan FY23-24 – FY28-29 10/02/2023 Rev 0.2", and further discussion of the CIP plan.

The Mayor, Council, and City Staff made suggestions for additional corrections/updates. Councilmembers Noe and Lynch said they would make the changes to the draft documents and send City Administrator Olson an update before the next CIP meeting for that packet. [***See Exhibit 1 –*** City of Parker, Texas Capital Improvement Plan FY23-24 – FY28-29 10/17/2023 Rev 0.3***, dated October 30, 2023***.]

NEXT SCHEDULED CAPITAL IMPROVEMENT PLAN (CIP) MEETING

The Mayor and City Council scheduled the next special City Council/CIP meeting for Monday, October 30, 2023, 5:00 p.m. – 7:00 p.m..

ADJOURN

Mayor Lee Pettle adjourned the meeting at 5:59 p.m.

APPROVED:

Mayor Lee Pettle

ATTESTED:

Patti Scott Grey, City Secretary

Approved on the 14th day of November, 2023.

Exhibit 1

City of Parker Texas
Capital Improvement Plan
FY23-24 - FY28-29

10/30/2023 Rev 0.3

City Administrator: Luke Olson 10/30/23 Revised by: Parker City Council

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Introduction

The Parker Capital Improvement Plan (CIP) provides a multi-year view into the City's proposed and approved capital expenditures. The CIP is envisioned to be a living document which is updated as needed to reflect capital expenditure additions/deletions and/or changes in costs as well as serving a point of reference during the City's annual budgeting process. Ultimately, the plan encourages careful project planning and design to avoid costly mistakes and to help Parker reach desired community objectives within its fiscal capacity.

A well-planned maintained and executed capital plan is a wise investment that will enable the city to:

- maximize use of municipal assets,
- lower maintenance and replacement costs,
- decrease risk of injury or liability from using deteriorating capital assets,
- enhance efficiencies in vehicles and equipment,
- decrease future expenditures through proactive maintenance and replacement of equipment, facilities, and infrastructure,
- assist in identifying the alternative means to finance capital needs and weigh the impact on the City's tax rates against its proposed capital needs, and
- increase the attractiveness of Parker as a place to live.

The CIP is updated as needed to address:

- Progress made toward funding the planned projects,
- Updating the six-year projections, and
- Keeping current with changing information and priorities relating to the city's needs.

Adequate funding of capital needs presents many small cities with significant challenges, and Parker is no exception. With appropriate planning and careful use of resources, the City of Parker can address many of its most pressing needs affordably and sustainably.

This plan was developed in close collaboration with the Mayor, City Administrator, Finance Director, City Attorney, Department Directors, City Engineer, and the City Council. The effort could only come to fruition with these stakeholders' deep engagement.

Capital Planning Process Goals and Objectives

The Capital Planning Process seeks the following objectives:

- To maintain Parker's physical assets by providing funding in the annual operating budget to protect its capital investments and minimize future maintenance and replacement costs.
- To pursue a preventive maintenance program as a cost-effective approach to protecting its capital investments and maximizing the useful life of its capital assets including the procurement of outside services where city staff capacity or expertise appears insufficient to perform such preventative maintenance.
- To provide and preserve the infrastructure and equipment needed for achieving the highest levels of public services and quality of life possible by annually updating a six-year Capital Improvement Plan to ensure adequate investment in the City's capital assets.

Definition of a Capital Asset

Capital assets for purposes of the CIP are defined in Resolution 2022-706. Capital assets are real or personal property that have a value equal to or greater than the capitalization threshold defined and have an estimated life of longer than one year. Capital assets include land, land improvements, buildings building improvements, machinery and equipment, computer equipment, vehicles and heavy equipment, infrastructure, and construction in progress.

Per Resolution 2022-706, capitalization thresholds and estimated useful lives of capital asset categories are as follows:

Asset Description	Capitalization Threshold	Estimated Useful Lives
Land	$1	
Land Improvements	$12,500	20 Yrs
Buildings & Building Improvements	$25,000	30 Yrs - 40 Yrs
Vehicles and equipment		
• Computer Equipment	$25,000	3 Yrs – 10 Yrs
• Vehicles & Heavy Equipment	$1	5 Yrs – 20 Yrs
• Machinery & Equipment	$2,500	5 Yrs – 10 Yrs
Infrastructure	$25,000	20 Yrs

Donated capital assets are recorded at their estimated fair market value at the time of acquisition plus ancillary charges. Assets acquired with grant funds will be capitalized based on the grant agreement.

Water and Sewer assets are capitalized and have useful lives based upon the underlying asset type (primarily building & building improvements, infrastructure, and machinery & equipment)

Capital Improvements Planning Process

The annual capital planning process is a process by which the city identifies the need to acquire new capital assets, repair or replace existing assets, and the proposed financing of each. It is an annual process conducted with the Mayor, City Administrator, Finance Director, City Attorney, Department Directors, City Engineer, and the City Council. The process includes the following steps:

- conduct an annual review of the capital improvements program of the city as well as proposals addressing the needs of the city's infrastructure and/or the acquisition and maintenance of capital assets,
- review proposals for possible approval by City Council,
- make recommendations and consider project scope and funding regarding the above,
- review in conjunction with the Annual budgeting process
- prepare and present an annual report, and
- update the Capital Improvement Plan.

The CIP is a living plan, as such, proposals as well as approved capital expenditures are subject to change based on new service delivery needs, special financing opportunities, emergency needs, compliance with unfunded mandates, and changing economic conditions. Every effort is made to make the six-year plan as accurate, thorough, and predictable as possible.

Active Capital Projects (FY23-24)

An annual inventory of the upcoming year's active proposed and approved capital projects is a way to monitor the implementation of the Capital Plan. It is also a tool to be used in budget planning and staff resourcing. It can be used for identifying potential funding needs, sources, and re-allocations. It is a tool to help monitor our progress in achieving our stated goals and report on completion success.

Active Capital Projects

Category	*Expenditure*	*Status*	*Proposed Costs*	*Funding Source*	*Grant $ Funding*	*Grant Source*
Buildings and Improvements						
Water Department Building	Design and Build the Water Department Building located at the Dillehay Pump Station	IN DESIGN	875,000	Fund 62 & TBD		
Administrative Facility	Study building a new or renovate existing Admin Building			Fund 65		
Police Station	Study building a new Police Station			Fund 65		
	Create written Building and Improvement Maintenance assessment program					
Vehicles and Equipment						
Police and Public Works	Replace Police and DPW Vehicles with Leased vehicles **(Included in FY23-24 Budget)**	IN PROGRESS	120,000	Fund 22		
Public Works	Replace 2006 Cub Cadet Utility Vehicle 4X4 (06-320) **(Included in FY23-24 Budget)**	IN PROGRESS	16,500	Fund 22		
Police/Fire	Radio Replacements **(Included in FY23-24 Budget)**		60,000	Fund 28		
Administration	Computer Replacements (**Included in FY23-24 Budget**)		30,000	Fund 28		
Administration	Replace PD Copier **(Included in FY23-24 Budget)**		15,000	Fund 28		
Infrastructure						
Streets						
Maintenance (Patch)						
	Develop written policies and procedures relating to street maintenance.					
	Annual Street Maintenance	IN PLANNING	240,326	Fund 61		
Curtis Road (Dillehay to Southridge Pkwy)	Patch Overlay 750'x20' Asphalt	IN PLANNING	75,000	Fund 61		

Active Capital Projects

Wagon Wheel	Apply fog seal and crack sealant to the asphalt road (1700'x20')	IN PLANNING	7,820	Fund 61		
Sycamore Lane	Apply fog seal and crack sealant to the asphalt road (5300'x20')	IN PLANNING	24,380	Fund 61		
Springhill Estates (ALL)	Apply fog seal and crack sealant to the asphalt road (5883'x24')	IN PLANNING	32,474	Fund 61		
Repair						
Lewis Lane (ALL)	Complete jurisdiction analysis and obtain written agreement on the responsibilities of entities.	IN PLANNING		Fund 61		
Lewis Lane (Kings Crossing Phase 4N to KC Phase 3N)	Remix section next to King's Xing Phase 4. 1000'x24' Asphalt w/ Glas Pave	IN PLANNING	300,000	Fund 61		
Gray Lane	PCI 25; 2211'x19' Asphalt Overlay	IN PLANNING	200,000	Fund 61		
Moss Ridge	Repair Concrete with patch sections	IN PLANNING	256,000	Fund 61		
Drainage						
	Develop written policies and procedures relating to drainage.			Fund 63		
Dublin Road South	Engineering Study and construction of a drainage improvement for S-Curve	IN PROGRESS	250,000	Fund 63		
Water and Sewer System						
Dillehay / FM2551	Replacing and relocating FM2551/Dillehay Water Lines **(Various Approvals - see project detail)**	IN PROGRESS	1,200,000	CC Funds	1,200,000	
Dublin Road Water Lines Eng	Design new Water Infrastructure plan for Dublin Road (North and South)	IN PLANNING		Fund 62		
Dublin Road - South Water Line	Remove and replace existing water lines along Dublin Road - South	IN PLANNING	1,200,000	ARPA	1,200,000	
Water Impact Fee Study	2023-2033 Water Impact Fee Analysis (**Approved Res No 2023-732 4/18/2023)**		25,800	Fund 60		
NTMWD Delivery Point No.2	Connecting the lines from Central Pump Station to NTMWD **(Included in FY23-24 Budget)**	IN PROGRESS	190,000	Fund 62		

Capital Project Schedule (FY23-24 through FY28-29)

The FY23-24 through FY28-29 Capital Project Schedule is a working document that aims to identify as many proposed capital expenditures as possible to allow sufficient time to weigh their expected benefits against their costs and allow adequate time to finance the City's needs. Projects on this schedule have been identified in a reference study or by a departmental director. Projects are listed in these categories: Facilities, Vehicles and Equipment, Streets, Drainage, Water Infrastructure, Parks and Public Spaces. While this schedule cannot possibly identify all possible future capital needs, it can allow the city to forecast, prioritize and schedule planned capital expenditures over a six-year horizon.

The budget figures included in this schedule are estimates to help identify the scale of the project. The budgeted value of a given project should be refined and justified as the project approaches the first year of the Capital Plan. If a project is expected to be supported with grant funds, where possible, potential funding sources have been identified.

Capital Project Schedule

Buildings and Improvements

Building	Expenditure	Proposed Costs							Potential Source	Potential Grant $	Potential Grant Source
		FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	Grand Total			
Water Department Building	Design and Build the Water Department Building located at the Dillehay Pump Station	875,000						875,000	Fund 62 & TBD		
Administrative Facility	Study building a new or renovate existing Admin Building							-	Fund 65		
Police Station	Study building a new Police Station							-	Fund 65		
	Building Improvements				1,500,000			1,500,000	Fund 65		
	Create written Building and Improvement Maintenance assessment program							-	Fund 01		
	Building & Improvements Total	***875,000***	***-***	***-***	***1,500,000***	***-***	***-***	***2,375,000***			

Vehicles and Equipment

Department	Expenditure	Proposed Costs							Potential Source	Potential Grant $	Potential Grant Source
		FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	Grand Total			
Police and Public Works	Replace Police and DPW Vehicles with Leased vehicles	120,000	130,000	150,000	150,000	160,000	160,000	870,000	Fund 22		
Public Works	Replace 2006 Cub Cadet Utility Vehicle 4x4 (06-320)	16,500						16,500	Fund 22		
Public Works	Replace 2006 Scag Mower (06-350)		12,000					12,000	Fund 22		
Public Works	Replace 2012 Scag 61" Velocity Plus Mower (12-352)			12,000				12,000	Fund 22		
Public Works	Replace 2021 Hustler Super Z 60" Mower (21-354)					12,000		12,000	Fund 22		

Capital Project Schedule

Public Works	Replace 2022 Hustler Super Z 60" Mower (22-355)						12,000	12,000	Fund 22		
Public Works	Replace 2003 Carrier 16' Enclosed Trailer (00-392)			6,000				6,000	Fund 22		
Public Works	Add Dump truck				150,000			150,000	Fund 01		
Fire	Replace 2002 Smeal Fire Truck-Pumper (02-811) **Approved Res No 2023-755 9/19/2023 w/delivery est 605 Days**		875,293					875,293	Fund 22		
Fire	Replace 2010 Ford F-750 Brush Truck (10-811) **Approved Res No 2023-754 8/15/2023 delivery w/I 23-24 mo.**		180,000					180,000	Fund 22		
Fire	Replace 2016 Ford F-250 (16-812)			60,000				60,000	Fund 22		
Police/Fire	Radio Replacements	60,000						60,000	Fund 28		
Administration	Computer Replacements	30,000						30,000	Fund 28		
Administration	Replace PD Copier	15,000						15,000	Fund 28		
	Vehicle & Equipment Total	***241,500***	***1,197,293***	***228,000***	***300,000***	***172,000***	***172,000***	***2,310,793***			

Infrastructure

Street Segment	***Expenditure***	***Proposed Costs***							***Potential Source***	***Potential Grant $***	***Potential Grant Source***
		FY23-24	***FY24-25***	***FY25-26***	***FY26-27***	***FY27-28***	***FY28-29***	***Grand Total***			

Streets

Maintenance (Patch)											
	Develop written policies and procedures plan for annual street maintenance.								Fund 61		
Annual Street Maintenance	Based on Street Maintenance Plan	240,326	380,000	380,000	380,000	380,000	380,000	2,140,326	Fund 61		

Capital Project Schedule

Curtis Road (Partial)	Patch w/ Asphalt overlay 750’x20’	75,000						75,000	Fund 61		
Wagon Wheel	Apply fog seal and crack sealant to the asphalt road (1700’x20’)	7,820						7,820	Fund 61		
Sycamore Lane	Apply fog seal and crack sealant to the asphalt road (5300’x20’)	24,380						24,380	Fund 61		
Springhill Estates (ALL}	Apply fog seal and crack sealant to the asphalt road (5883’x24’)	32,474						32,474	Fund 61		
	Subtotal	***380,000***	***380,000***	***380,000***	***380,000***	***380,000***	***380,000***	***2,280,000***			
Repairs											
Dublin Road South (Park to South Limit)	Remix straight segments 5300’x22’, Reconstruct S-Curve 600’x22’, Asphalt w/ Glas Pave		1,785,950					1,785,950	Fund 61		
Dublin Road North (Parker to Park)	Remix complete section. 7957’x22’, Asphalt w/ Glas Pave				2,985,223			2,985,223	Fund 61		
Lewis Lane (ALL)	Complete jurisdiction analysis and obtain written agreement mtce resp.							-	Fund 61		
Lewis Lane (Kings Crossing Phase 4N to Phase 3N)	Remix section 1000’x24’ Asphalt road w/ Glas Pave	300,000						300,000	Fund 61		
Lewis Lane (Other Sections)	PCI 40, 3,286 est total (reconstruct)		1,414,060					1,414,060	Fund 61		
Church Ln	PCI 20; 2,172’ (reconstruct)			1,212,277				1,212,277	Fund 61		
Gray Ln	PCI 25; 2211’x19’ Asphalt Overlay	200,000						200,000	Fund 61		
Donihoo Ln	PCI 35; 2,037’ (reconstruct)				1,216,514			1,216,514	Fund 61		
Gregory Ln (Hogge to Gray)	PCI 40; 1,277’ (remix)		418,457					418,457	Fund 61		
Gregory Ln (Gray to End	PCI 40; 4,171’ (remix)					1,674,370		1,674,370	Fund 61		

Capital Project Schedule

Hackberry Ln (Donihoo to Pecan Orchard)	PCI 40; 1,763' (reconstruct)				1,052,879			1,052,879	Fund 61		
Hackberry Ln (Pecan Orchard to Cul de Sac)	PCI 40; 1,674' (reconstruct)					1,069,708		1,069,708	Fund 61		
Ranchview Ln	PCI 40; 1,002' (remix)		328,358					328,358	Fund 61		
Woodcreek	PCI 40; 668' (remix)		218,952					218,952	Fund 61		
Kara Lane	PCI 45, 2,606' (ovelay)					469,691		469,691	Fund 61		
Pecan Orchard Ln (Springhill Estates to Hackberry)	PCI 50; 1,146' (remix)			401,817				401,817	Fund 61		
Pecan Orchard Ln (Hackberry to Cul De Sac)	PCI 50; 1,088' (remix)			381,481				381,481	Fund 61		
Wagon Wheel	PCI 50; 1.676' (remix)							-	Fund 61		
Windmill Creek	PCI 50; 1.628' (overlay)					293,422		293,422	Fund 61		
Moss Ridge Rd.	PCI 55, 6,195', Repair Concrete with patch sections	256,000						256,000	Fund 61		
Sycamore Ln	PCI 55; 5,319' (reconstruct)						3,636,834	3,636,834	Fund 61		
	Subtotal	**756,000**	**4,165,776**	**1,995,575**	**5,254,615**	**3,507,190**	**3,636,834**	**19,315,991**			
	Streets Total	***1,136,000***	***4,545,776***	***2,375,575***	***5,634,615***	***3,887,190***	***4,016,834***	***21,595,991***			

Drainage

City Wide	Develop written policies and procedures relating to drainage impacting streets.							-	Fund 63		

Capital Project Schedule

Dublin Road South S-Curve	Engineering Study and construction of a drainage improvement for S-Curve	250,000						250,000	Fund 63		
	Drainage Total	***250,000***	***-***	***-***	***-***	***-***	***-***	***250,000***			
	Infrastructure Total	***1,386,000***	***4,545,776***	***2,375,575***	***5,634,615***	***3,887,190***	***4,016,834***	***21,845,991***			

Water and Sewer Systems

Project	***Expenditure***	***Proposed Costs***							***Potential Source***	***Potential Grant $***	***Potential Grant Source***
		FY23-24	***FY24-25***	***FY25-26***	***FY26-27***	***FY27-28***	***FY28-29***	***Grand Total***			
FM2551 / Dillehay	Replacing and relocating FM2551/Dillehay Water Lines **(Various Approvals - see project detail**)	1,200,000						1,200,000	CC Funds	1,200,000	CC Funds
Dublin Road Water Lines Engineering	Design new Water Infrastructure plan for Dublin Road (North and South)							-	Fund 03		-
Dublin Road – South Water Lines	Remove and replace existing water lines along Dublin Road - South	1,200,000						1,200,000	ARPA	1,200,000	ARPA
Dublin Road North Water Lines	Replacing Dublin Road – North Water Lines			1,200,000				1,200,000	Fund 62		
Water Impact Fee Study	2023-2033 Water Impact Fee Analysis Approved Res No 2023-732 4/18/2023	25,800						25,800	Fund 60		
NTMWD Delivery Point No. 2	Connecting the lines from Central Pump Station to NTMWD **(Included in FY23-24 Budget)**	190,000						190,000	Fund 60		
Bois D' Arc Lane	8-inch Water Line							-	-		
Elevated Storage Tank	Design and Build 2nd Water Tower at Chaparral				5,016,250			5,016,250	Fund 60 & Fund 62		
	Water & Sewer Total	***2,615,800***	***-***	***1,200,000***	***5,016,250***	***-***	***-***	***8,832,050***		***2,400,000***	

Capital Project Schedule

Totals

	Proposed Costs							From Other Sources
	FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	Grand Total	
Buildings and Improvements	875,000	-	-	1,500,000	-	-	2,375,000	-
Vehicles and Equipment	241,500	1,197,293	228,000	300,000	172,000	172,000	2,310,793	-
Infrastructure	1,386,000	4,545,776	2,375,575	5,634,615	3,887,190	4,016,834	21,845,991	-
Water and Sewer Systems	2,615,800	-	1,200,000	5,016,250	-	-	8,832,050	2,400,000
Total ALL	***5,118,300***	***5,743,069***	***3,803,575***	***12,450,865***	***4,059,190***	***4,188,834***	***35,363,834***	***2,400,000***

Capital Projects

Building and Improvement Projects

There are several major municipal facility capital projects that are in the planning and feasibility study stages. These projects can have a substantial impact on future capital needs and expenditures, so they should be monitored as part of the capital planning process. The Capital Improvement Planning process should consider recommendations for the initiation of feasibility studies, especially where projects may be partially supported by grant funds or bonds.

Project: New Water Department Building at the Dillehay Pump Station

Status: Proposed - In Planning/Design - Construction planned for FY23-24

Department: Public Works Water Department

Project Scope: This project scope is to design and build a new Water Department Facility located on the same property as the new Dillehay pump station. The building is envisioned to be a 12,000 sqft. metal building with a brick façade. The building will have an enclosed office space within the larger building and several large garage doors to allow for equipment maintenance. - The scope of work for FY23-24 is to complete the design and construction of the building.

Background: The water department personnel have been operating out of the Old Parker Fire Station and the old white metal garage building (located adjacent to the old fire station). These buildings have offices, restrooms, work benches, tools and equipment, storage, and work facilities. The buildings have reached the end of their useful life and are not fit for reuse or renovation. The Old Fire Station is a metal building with a brick façade that was built in 1982. The old white garage is of similar vintage and is showing signs of age. Relocating the water department offices, storage, and shop facilities to the location near the Dillehay pump station will enable these buildings to be vacated, allowing for their demolition, making way for alternative uses of the land.

Funding: This is a water department project. There is approximately $325,000 available from the 2018 Revenue Bond for use of this project. The source of the remaining funds needed has not yet been identified.

Timeline: The project should commence imminently.

Study: New Parker Police Building

Status: Proposed **-** Feasibility study planned for FY23-24

Department: Parker Police Department

Study Purpose: To evaluate the design and construction of a new Police Department Building. A feasibility study is required to define the scope of this project. The study should consider options to repurpose the existing administrative building as a possible Police Department building. The study should reassess the space requirements summary, document existing conditions, establish design parameters, develop and evaluate alternatives, and recommend the most cost-effective and aesthetically cohesive solution possible for a first-rate Police facility.

Background: The Parker Police Department has operated out of a portable building for several years. It is costly to continue to pay rent for this facility, and that money could be better spent on a permanent building. The facility needs to be larger to meet the needs of the Police force. The city will be better served by investing money in a new structure that meets the 21st-century safety and readiness demands placed on our Police Department.

Funding: This project will be funded through the Capital Facilities Fund (Fund 65). The current fund balance including the FY23-24 transfer will be $1,200,000. This plus an additional $300,000 could fund this project.

Timeline: Based on the feasibility study results, we can expect to know in FY23-24 whether Parker will be ready to fund the new Police facility.

Study: New Administration Building or Building Reuse Study

Status: Proposed - Feasibility Study Planned for FY23-24

Department: City Administration

Study Purpose: To rehabilitate or construct a new main City Administration Building including the Council Chambers. A feasibility study is required to obtain funding support for a new or rehabilitated City Administration Building. The study should include consideration for reuse of the existing building to address the best-suited use for this facility for the city.

Background: Parker City Hall is challenged to meet the space needs of the Parker Administrative Staff and the residents of the City of Parker. The space lacks proper ADA accessibility, sufficient parking, and has constrained meeting, office, and storage space, and is limited for expansion opportunities. The study will explore the feasibility of expansion and remodeling of the existing facility, but also consider other possible alternative use options, such as the Parker Police Department Facility.

Funding: The project will be funded through the Capital Facilities Fund (Fund 65). Financing options will be evaluated.

Timeline: The city should commence with a study to assess feasibility options for the existing administrative building to be completed by Spring 2024. If successful, the city would need to appropriate funds needed to design and build the new administrative building by FY25-26.

Project: Building and Improvement Maintenance

Status: Proposed

Department :

Background: Parker owns a portfolio of at least 5 buildings of various ages. The City of Parker should conduct an annual building assessment (not feasibility studies) for the city properties. Roof, Septic, HVAC, and generator assessments should be conducted on an annual basis. These assessments inform the six-year capital plan. As additional properties are built, these properties should be added to the annual assessments.

Facility	*Address*	*PCA 360 Audit*	*Roof Assessed*	*Roof last Replaced*	*HVAC Replaced*	*Septic Replaced*	*Generators Replaced*
Parker City Hall	5700 E. Parker Road		2022		2015-2018		
Parker Fire Department	5700 E. Parker Road		2022		2008	2023	2009
Parker Police Dept.	5700 E. Parker Road		N/A		2014		
Parker Water Dept.	5700 E. Parker Road		2022		2020		
East Water Storage Facility	Parker Road						2007
Central Water Storage Facility	Dillehay			2021	2020-2021		2021

Infrastructure Projects (Streets and Drainage)

Infrastructure Capital Improvement planning is driven by the mission to provide a safe and reliable street and drainage system for residents and visitors. The plan considers both scheduled maintenance and repair of poor streets and other surface drainage issues.

Streets identified in the 2021 Street Condition Survey with a rating of below fair condition are included in the infrastructure projects. For each street, additional information, including average daily traffic, number of properties on the street, other areas utilizing the street, alternate route available, drainage conditions, and previous work on the street, was reviewed.

Many of the projects for streets, drainage, and water are interrelated and are considered as one within the Capital Improvement Plan for specific projects. Below is a recap of projects grouped by the major project.

Project: FM2551 (from FM2514 to FM2170)

Status: Approved - IN PROGRESS

Department: Public Works Water Department

Project Scope: Reconstruction and widening of FM2551 from 2 lanes to a 6-lane thoroughfare. Collin County is managing the project, and TXDOT has oversight of the construction. The city is responsible for the movement of water lines and utilities and providing input to project managers for the safety of residents.

Background: The continued local housing growth and development has resulted in a significant increase in the traffic volume on this road during recent years. Dillehay (2551) has been planned for expansion at both the county and state levels for quite some time. The scheduled widening of the road is taking place now. Parker has an obligation to fund the water infrastructure portion of the project.

Funding: Collin County has committed to provide $1,200,000 in funding or this project and the city has entered into Interlocal Agreements to aid in performing the work needed. Our city engineer, Birkhoff & Assoc. has been contracted to perform the engineering services related to the movement of utilities.

Timeline: Construction Start: Fall 2023. End: Summer 2026

Project: Dublin Road – South (Betsy Lane to South City Limit)

Status: Proposed – IN DESIGN

Department: Public Works

Project Scope: This project estimate includes the replacement of the road surface, addressing a critical S-Curve, and replacement of a water line. This is a multi-year project. The first phase of this project is to replace the water lines including an engineering study. Drainage improvement needs for the S-Curve will be determined and addressed. Right-of-way study will be completed as needed.

Background: The Street Condition Survey identified the majority of this street with a very poor rating of 30.

This is a significant collector street for subdivisions and private streets in the southern portion of Dublin Road. In addition, many people take this street to travel north and south as an alternative to FM2551 (Murphy Rd). A traffic study in 2021 showed an average traffic volume of 1,456 vehicles per day.

A city water line lies along and under this street. These lines are aging and undersized and need to be replaced. Such replacement should be coordinated with the reconstruction of the road. The current roadway is about 20’ wide. The width of this street will be increased to 22’-24’ wherever possible. The street has an S-curve that experiences accidents with drivers running off the street. The design will consider options to improve the safety of the road. In addition, stop signs will be put at the intersections at Creekside and Edgewater with the purpose of slowing travelers before they reach the curve. A drainage review will also be performed to determine that the streets will include proper drainage after construction. A right-of-way review will be performed to evaluate property ownership in conjunction with street widths and drainage needs.

Funding: This street project will be funded with money from Capital Street Construction Fund (Fund 61) and the Water Line will be funded using available ARPA funds.

Timeline: This project should commence imminently after the water lines are replaced, and the drainage study is complete. The S-Curve drainage plan should be implemented in conjunction with the road reconstruction project.

Project: Dublin Road – North (Parker Road to Betsy Lane)

Status: Proposed – IN PLANNING

Department: Public Works

Project Scope: This project includes replacing the road surface and water lines. It will mirror that of South Dublin Road.

Background: The Street Condition Survey identified this street to have a poor rating of 45-50.

This is a significant collector street for subdivisions and streets in the northern portion of Dublin Road. In addition, many people take this street for traveling north and south as an alternative to FM2551 (Murphy Rd). A traffic study in 2021 showed an average traffic volume of 1,640 vehicles per day.

In 2020, maintenance was performed on the street, providing important stabilization in areas that were in poor condition. However, the street has shown early signs of wear that need to be addressed.

A city water line lies along and under this street. These lines are aging and undersized. These lines need to be replaced. Such replacement should be coordinated with the reconstruction of the road. The current roadway is about 20’ wide. The width of this street will be increased to 22’-24’ wherever possible. The street has an S-curve that experiences accidents with drivers running off the street. The design will consider options to improve the safety of the road. In addition, stop signs will be put at the intersections at north and south of the curve with the purpose of slowing travelers before they reach the curve. A drainage review will also be performed to determine that the streets will include proper drainage after construction.

A right-of-way review will be performed to evaluate property ownership in conjunction with street widths and drainage needs.

Funding: This street project will be funded with money from Capital Street Construction Fund (Fund 61) and the Water Line will be funded through the Utility Construction Fund (Fund 62).

Timeline: Target of FY25-26 for water lines and FY26-27 for the road.

Project: Lewis Lane

Status: Proposed

Department: Public Works

Project Scope: The goal for FY23-24 is to complete a jurisdiction analysis and reconstruct one segment between Kings Crossing Phase 4 North to Phase 3 North.

The remaining portions that are within Parker's responsibility will be targeted for reconstruction in future years working with Lucas and Collin County to coordinate their segments at the same time. A drainage review will be performed prior to commencing work to ensure no significant drainage issues need to be addressed.

Background: The Street Condition Survey rated the total of Lewis Lane with a 40 PCI rating, one in poor condition. This is a collector street with increasing populations from residents in subdivisions within Parker and Lucas. In addition, this street is a north/south alternative for FM2551 (Dillehay)

This street is the responsibility of multiple entities (Parker, Lucas, and Collin County), and legal ownership of each section is not documented and agreed upon among the entities. This is critical to resolving the problems on this street. The Developer reconstructed a portion of the street (Kings Crossing Phase 3N to Phase 3S) in 2022. The remaining portions of the street are maintained by adding asphalt to patches, which wash away when rains occur.

Funding: This project will be paid through the Capital Street Construction Fund (Fund 61).

Timeline: Target dates to complete jurisdiction analysis and first segment in FY23-24 with the remaining portion of road FY24-25.

Project: Gray Lane

Status: Proposed - IN PLANNING

Department: Public Works

Project Scope: Road reconstruction

Background: Gray Lane was evaluated by the Street Condition Survey with a very poor rating of 25

Funding: This project will be paid through the Capital Street Construction Fund (Fund 61).

Timeline: Target FY23-24

Project: Moss Ridge

Status: Proposed – IN PLANNING

Scope: Replace selected concrete panels

Background: The Street Condition Survey rated Moss Ridge with a 55 PCI rating, a condition on the cusp of fair. This subdivision and associated street were built in the late 1980s. This is a concrete surface road, and a number of the panels are cracking.

This project will replace the concrete panels that are in poor condition. This will enable the street to move to a more acceptable condition and be good for years to come.

Over the years, the drainage easements have become less pronounced. Changes have occurred impacting the flow of water. A drainage review will be done prior to construction.

Funding: This project will be paid through the Capital Street Construction Fund (Fund 61).

Timeline: Target FY23-24

Future Project: Chaparral Road & Springhill Estates Drive

Status: Proposed - Future

Scope: Expand roads to 4-lane and add bridge over Cottonwood Creek

Background:

Funding: Unknown

Timeline: Unknown

Study: Drainage Policy and Procedures

Status: Proposed

Department:

Study Purpose: Develop written policies and procedures relating to city drainage.

Background: Residents frequently have questions about drainage including who owns drainage infrastructures, what the city policy is for maintaining drainage, and who has responsibilities for the various aspects required to maintain a proper drainage structure throughout the city.

Funding: This project will be paid through the Capital Drainage Fund (Fund 61).

Timeline: Target FY23-24

Water and Sewer System Projects

Water Improvement planning is driven by the need to maintain our water systems in working condition, providing safe and sufficient water for residents as needed. Water improvements include the needs of our water lines, standalone or interconnected with storage tanks, valves, hydrants, and water towers.

The city has several water infrastructure projects in the planning stage for the future. The goal of these projects is to continue to provide a water distribution system that meets the necessary volume and peak demand projections associated with future growth projections of our city. The projects scoped here are derived from the 2023-2033 Impact Fee Analysis (DRAFT).

Water infrastructure improvements connected to streets are identified in the Infrastructure Projects above.

Project: Water Impact Fee Study

Status: Approved - IN PROGRESS

Department: Public Works

Project Scope: The city contracted with our city engineer, Birkhoff & Assoc to assist City staff in providing a 2023-2033 Impact Fee Analysis to provide the Capital Improvement Plan of the water distribution system and a Water Impact Fee Study outlining Capital Improvements of the system and a calculation of the Water Impact Fee.

Background: The City of Parker owns and operates their water distribution system comprised of pump stations, ground storage reservoirs, elevated storage tanks, and pipeline infrastructure. This system is being improved and expanded to meet the needs of the water demands imposed by the current residents and future residents of Parker. Chapter 395 of the Texas Local Government Code requires that political subdivisions create a Capital Improvement Plan and its costs if it wishes to impose “impact fees” on new development. The city created a Capital Improvement Plan for Water Impact Fees in 2016. According to Texas law, it is time for that study to be reviewed.

Funding: The is a Water System project. The costs of this project will be paid through the Utility Impact Fee Fund (Fund 60)

Timeline: Target FY23-24 (Ist Quarter)

Approved Project: NTMWD Delivery Point #2

Status: IN PROGRESS

Department: Public Works

Project Scope: Attach the Central Pump Station to the NTMWD delivery point. The bulk of this work has already been completed. This is to make the final connection.

Background: The city completed construction of the Central Pump Station in FY22-23. For the station to be fully operational, it must be attached to the NTMWD delivery point.

Funding: The is a Water System project. These funds are part of the Utility Construction Fund (Fund 62).

Timeline:

Project: Build a Secondary Elevated Water Tower at Chaparral Road

Status: Proposed - targeting FY26-27

Department: Public Works Water Department

Project Scope: To construct a secondary elevated water tower and 16” water pipe infrastructure to connect to the existing water distribution system. The first phase of this project will be to perform a study to determine the timing of the need.

Background: The 2023-2033 Impact Fee Analysis (DRAFT) recommends constructing a secondary water tower to meet the projected water demand of residents based on future growth projections.

An Elevated storage tank within the Parker water distribution system is required by TCEQ to maintain system pressure. The Parker secondary elevated storage tank is expected to be sized to meet the maximum hourly demand working in conjunction with the pump stations, while maintaining system pressures.

The City currently has one 1.0-MG elevated storage tank located on Parker Road, adjacent to City Hall, with a high water level at 800-ft MSL. The Chaparral Elevated Storage Tank and water line project would consist of constructing an elevated storage tank with approximately 385 linear feet of 16-inch waterline connected between the new elevated tank and the existing 16-inch waterlines**.** The utilized capacity during the CFR period was calculated to be 63.0%

Funding: Secure grant or bond funding.

Timeline: Secure funding and commence construction on or before FY26-27.

Reference Reports for Capital Needs

Category	**Plan Reference Title**	**Last Updated**
Community Development	Comprehensive Plan	In revision
Buildings and Improvements	Facilities Maintenance Plan	Need to Create (update annually)
Infrastructure	Street Maintenance Plan	Need to Create (update annually)
Infrastructure	Street Condition Survey	2021 (update every X years)
Infrastructure	Drainage Maintenance Plan	Need to Create (update annually)
Water and Sewer System	CIP for 2016-2026 Water Impact Fee	2016 (update every X years)
Vehicles and Equipment	Equipment Capital Replacement Schedule	Annual
Vehicles and Equipment	Technology Replacement Schedule	Need to Create (update annually)

Financing the CIP

CIP Projects are funded through general fund revenues and other resources available to the City. Funding considerations go beyond individual projects. The city's funding strategies will consider several variables, including amounts available in project funds, other City needs, debt, and the impact on taxpayers. Below, we will address the city's sources of funds and current funding.

Sources of Funds

Operational Revenue: Revenues generated in the

- General Fund through ad valorem taxes, sales taxes or fees.
- Proprietary Fund primarily through water & wastewater revenues.

Local Sales Tax – The city charges a 2% Sales Tax. The General Fund receives a 1% sales tax. In May 2023, the voters elected to adopt a 1% sales tax dedicated to repairing and maintaining existing city streets in accordance with Chapter 327 of the Texas Tax Code. The new tax goes into effect on October 1, 2023. These revenues are directly reported to the Street Construction Fund. This tax expires after four years unless a new election is held to reauthorize the tax.

Impact Fees – The city charges a **Water Impact Fee** on new Single-Family Residences based on a Water Impact Fee Study. New residential homes with a 1" meter pay a fee of $3,938.95, and those with a 2" meter pay $15,755.82 as approved by the city council on April 4, 2017. The use of these funds is restricted to financing capital improvements required by new developments in accordance with Chapter 395 of the Texas Local Government Code.

Developer Contributions: Contributions of capital infrastructure in conjunction with new development in the city.

Intergovernmental: Funds supplied through other governmental agencies such as TxDOT, Collin County, State, and/or Federal government.

Other Grants and Donations: Funds received from other organizations and individuals.

Bonds: Bonds refer to expenditures that are financing through borrowing. A bond is a written promise to pay a specified sum of money, called the face value (par value) or principle amount, at a specified date or dates in the future, called maturity date(s), together with periodic interest at a specified rate.

There are different kinds of borrowing, each with its advantages and disadvantages.

- **General Obligation Bonds (GO):** Debt instruments authorized by a vote among registered voters.
- **Certificates of Obligation (CO):** Debt instruments authorized by a vote of the City Council.
- **Revenue Bonds**: Debt instruments, the repayment of which depends on the revenue stream generated by the city's water & wastewater system.

Current Funding

General Funds

Fund		*FY22 – 23**	*FY23 - 24*		
#	**Title & Purpose**	**Fund Balance**	**Transfers**	**Other Rev**	**Total Additions**
22	Equipment Replacement Fund – Replacement of existing vehicles and equipment or lease of city vehicles	$700,509	$350,000	$165,000	$515,000
24	Technology Replacement Fund – Replacement of existing technology equipment	$73,997	$105,000	0	$105,000
61	Capital Street Construction Fund - Construction or maintenance of street projects.	$1,290,936	$970,000	$380,000	$1,350,000
63	Capital Drainage Fund - Construction or maintenance of drainage-related improvements	$313,239	$100,000		$100,000
65	Capital Facilities Fund - Land acquisition, construction, renovation, and equipping of city facilities.	$976,635	$300,000		$300,000
	Total	$3,355,316	$1,825,000	$545,000	$2,370,000

* Preliminary and unaudited.

These funds are supported from several sources, including:

- **Transfers:** The city has established a pay-as-you-go approach to addressing capital needs using special funds. A portion of the city's General Fund Operational Revenues are allocated each year to these funds during the annual budgeting process. They can only be used for the purpose specified without city council approval. The equipment replacement fund also receives a transfer from the Proprietary Fund (Water/Wastewater) Operational Revenue of $25,000.
- **Sales Tax**: These amounts are directly reported to the Street Construction Fund. The city anticipates approximately $380,000 in fiscal 2023-24.
- **Proceeds** from the sale of city property within these funds are directly allocated to these funds. The equipment replacement fund reflects $140,000 proceeds from the sale of city property.

Proprietary Funds (Water/Wastewater)

Utility Impact Fees Fund (Fund 60): This fund is supported by the Water Impact Fees from New Single Family Residential homes. As of September 30, 2023, the Utility Impact Fees Fund had a balance of $2,071,001.

Utility Construction Fund (Fund 62): This fund was supported from the $6,075,000 proceeds of the 2018 combination tax and revenue bond plus interest earned to construct facilities needed for water services operations. As of September 30,2023, $506,000 remained of those funds.

American Rescue Plan Act of 2021 (ARPA): The provisions of this act provided supplemental funds to the city in FY21 and FY22. These funds can only be used for specified purposes, including investment in water infrastructure. *Funding must be obligated by the end of calendar year 2024 and expended by the end of calendar year 2026.*

As of September 30, 2023, the City has $1,223,553 of these funds to be allocated for qualified capital projects. The City Council has the authority to spend these funds within the authority of the act.

County Funds: The city has a commitment to receive funds from Collin County for purpose of the 2551/Dillehay Project. For more information, refer to that project.

Existing Debt Obligations

Bond	Interest Rate	Maturity	Original Balance	Outstanding Balance	Remaining Principal +
Government Activities (General Fund)					
2015 Certificate of Obligation	2.09%	2025	$1,485,000	$320,000	$326,688
2019 General Obligation Refinancing Bond	3.00%	2028	$1,285,000	$583,914	$621,278
			$2,770,000	$903,914	$947,966
Business Type Activities (Water/Wastewater)					
2018 Combination Tax &Revenue Bond	3.00-4.00%	2038	$6,075,000	$5,755,000	$1,726,350
2019 General Obligation Refinancing Bond	3.00%	2028	$1,200,000	$543,170	$582,931
			$7,275,000	$6,298,170	$2,309,281

Long Term Debt

The Capital Plan and program is a means for identifying projects that are best accomplished through the use of debt financing.

Long-term debt is an important financing source for capital projects that cannot be accommodated within the annual operating budget. The Capital Plan and program is a means for identifying projects that are candidates for debt financing.

The amount of annual debt service to be authorized is an important consideration in determining options for long term debt. Optimal annual debt service is expected to range from 2% of operating revenues at the low end to no more than 10% of operating revenues at the high end.

Debt Ratio Calculations

	FY23-24		
Bond	**Debt Service**	**Budgeted Revenues**	**Debt Ratio**
Government Activities (General Fund)			
2015 Certificate of Obligation	165,016		
2019 General Obligation Refinancing Bond	170,256		
Total	***335,272***	***7,551,006***	***4%***
Business Type Activities (Water/Wastewater)			
2018 Combination Tax & Revenue Bond	395,950		
2019 General Obligation Refinancing Bond	158,994		
Total	***554,944***	***6,083,200***	***9%***

Capital Planning Cycle

The Capital Planning Cycle is held in coordination with the Annual Budget Cycle.

September- October: The fiscal year closes on September 30. Department heads assess progress in meeting goals outlined in the Capital Improvement Plan. A progress report will be presented to the council by the end of October.

The City Administrator meets with the selected department heads to review existing and proposed new major capital projects or equipment as they relate to the current Capital Improvement Plan. This is to include a roll forward of unfinished projects with the addition of new projects proposed for the sixth year. A report of this information will be provided to the council.

Early November: The City Council meets with the City Administrator, Mayor, City Attorney, and Finance Director, to receive preliminary guidance on the funding resources expected to be available for capital projects in the upcoming fiscal year.

November – December: The City Administrator meets with department leaders to discuss the specifics of their capital requests, review documentation framing the relative urgency of those requests, and review any cost estimates received as they pertain to the projects. This activity may continue into early January.

January: The City Administrator summarizes capital spending requests, including the updated cost estimates, and makes recommendations for the coming fiscal year, and presents a report to the City Council.

January: Council meets to discuss the City Administrator's recommendations. The council also will discuss the past year's CIP process, consider possible CIP process improvements, and begin working on the CIP plan revision for the coming year.

January: Financing Options are evaluated and presented to council. If a general obligation bond is considered, information must be available prior to ballot deadline in February.

January – February: Council holds workshops as needed to discuss the Capital Improvement Plan.

February: Ballot initiatives, if any are filed.

March: City Council adopts the annual update of the Capital Improvement Plan.

April – June: The Finance Director incorporates the Capital Improvement Plan items for the current fiscal year incorporated into the budget cycles.

May: Council appoints lead of Capital Improvement Plan.

July – August: Bond initiatives, if any, deemed for a November ballot are to be addressed at this time. Ballot initiatives, if any, are filed.

Appendix A

Capital Assets per the Audited Financial Statements as of September 30, 2022.

D. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	$ 843,484	$ -	$ -	$ 843,484
Construction in progress	58,337	18,839	-	77,176
Total capital assets not being depreciated	901,821	18,839	-	920,660
Capital assets, being depreciated/amortized:				
Land improvements	212,367	-	-	212,367
Buildings and improvements	2,616,328	-	-	2,616,328
Vehicles and equipment	4,443,915	112,928	(925,136)	3,631,707
Infrastructure	52,266,733	941,416	-	53,208,149
Right-to-use leased assets	-	277,247	-	277,247
Total capital assets, being depreciated/amortized	59,539,343	1,331,591	(925,136)	59,945,798
Less accumulated depreciation/amortization:				
Land improvements	(103,272)	(10,618)	-	(113,890)
Buildings and improvements	(974,038)	(61,183)	-	(1,035,221)
Vehicles and equipment	(2,817,752)	(418,153)	694,418	(2,541,487)
Infrastructure	(22,731,915)	(2,039,274)	-	(24,771,189)
Right-to-use leased assets	-	(196,856)	-	(196,856)
Total accumulated depreciation/amortization	(26,626,977)	(2,726,084)	694,418	(28,658,643)
Net capital assets being depreciated/amortized	32,912,366	(1,394,493)	(230,718)	31,287,155
Governmental Capital Assets	$ 33,814,187	$ (1,375,654)	$ (230,718)	$ 32,207,815

A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	$ 323,666	$ -	$ -	$ 323,666
Construction in progress	4,992,608	1,147,737	-	6,140,345
Total capital assets not being depreciated	5,316,274	1,147,737	-	6,464,011
Captial assets, being depreciated:				
Water and sewer system	22,774,416	978,150	-	23,752,566
Vehicles and equipment	238,274	6,837	(82,980)	162,131
Total capital assets being depreciated	23,012,690	984,987	(82,980)	23,914,697
Less accumulated depreciation				
Water and sewer system	(6,222,958)	(608,834)	-	(6,831,792)
Vehicles and equipment	(239,211)	(3,518)	82,980	(159,749)
Total accumulated depreciation	(6,462,169)	(612,352)	82,980	(6,991,541)
Net capital assets being depreciated	16,550,521	372,635	-	16,923,156
Total Captial Assets	$ 21,866,795	$ 1,520,372	$ -	$ 23,387,167

Revision History

Revision 0.3	Reworded the introduction and added/removed bullets.
	Clarified water & sewer system capitalization and useful lives.
	Refined the definition of the CIP Process
	Updated active projects and project schedule to reflect approved. Also updated STATUS in the individual project details to identify proposed or approved.
	Reworded the funding of the proposed Water Department Building
	Added paragraph to describe information used to aid in determining how streets were considered for prioritization.
	Updated wording on Dublin Road projects scope, funding, and timeline.
	Added project sheet for Future Projects related to Chaparral and Springhill. (This will be further updated after specifics are made available)
	Added project for Water Impact Fee Study and NTMWD Delivery Point #2
	Updated spreadsheets – based on feedback and updated information.
Revision 0.2	Definition of Capital Asset - Changed to reflect Resolution 2022-706, approved 10/18/2022 (Agenda Packet).
	Reformatted categories to be in line with Assets as reflected in the Financial Statements and included Appendix A.
	Added items in spreadsheets • Public Work Dump Truck - FY26-27 (?) • Study drainage polices and procedures • Added streets – Chapparal and Springhill Estates
	Updated street amounts to reflect • Streets in years based on estimated costs from engineers estimates plus 25% engineering fee and 7% increase per year. • Dublin Rd – South street cost based on engineer's estimates. North street cost based on remix instead of reconstruction. • 2551/Dillehay updated to reflect information about Collin County funds.
Revision 0.1	Initial Draft

Capital Improvement Project Detail - Option B

This option would lessen the level of detail specified on the CIP document. It could include a new paragraph under the Definition of a Capital Asset and could state something like:

"The Capital Improvement Plan will address capital projects with a cost of $25,000 or greater. Other projects affecting these assets will be included in total."

The option also eliminates listing of specific streets targeted for "patch with seal fog". In doing so, I added Wagonwheel repair costs, previously considered would be after the CIP period. This is the difference between the totals on the two Options.

Active Capital Projects

Category	*Expenditure*	*Status*	*Proposed Costs*	*Funding Source*	*Grant $ Funding*	*Grant Source*
Buildings and Improvements						
Water Department	Design and Build the Water Department Building located at the Dillehay Pump	IN DESIGN	875,000	Fund 62 & TBD		
Administrative Facility	Study building a new or renovate existing Admin Building			Fund 65		
Police Station	Study building a new Police Station			Fund 65		
	Create written Building and Improvement Maintenance assessment program					
Vehicles and Equipment						
Police and Public Works	Replace Police and DPW Vehicles with Leased vehicles (Included in FY23-24 Budget)	IN PROGRESS	120,000	Fund 22		
Infrastructure						
Streets						
Maintenance (Patch)						
	Develop written policies and procedures relating to street maintenance.					

	Annual Street Maintenance	IN PLANNING	305,000	Fund 61		
Curtis Road (Dillehay to	Patch Overlay 750'x20' Asphalt	IN PLANNING	75,000	Fund 61		
Repair						
Lewis Lane (ALL)	Complete jurisdiction analysis and obtain written agreement on the responsibilities of entities.	IN PLANNING		Fund 61		
Lewis Lane (Kings Crossing Phase 4N to KC Phase 3N)	Remix section next to King's Xing Phase 4. 1000'x24' Asphalt w/ Glas Pave	IN PLANNING	300,000	Fund 61		
Gray Lane	PCI 25; 2211'x19' Asphalt Overlay	IN PLANNING	200,000	Fund 61		
Moss Ridge	Repair Concrete with patch sections	IN PLANNING	256,000	Fund 61		
Drainage						
	Develop written policies and procedures relating to drainage.			Fund 63		
Dublin Road South	Engineering Study and construction of a drainage improvement for S-Curve	IN PROGRESS	250,000	Fund 63		
Water and Sewer System						
FM2551 / Dillehay	**FM2551/Dillehay Water Lines (Various Approvals - see project detail**)	IN PROGRESS	1,200,000	CC Funds	1,200,000	
Dublin Road Water Lines Eng	Design new Water Infrastructure plan for Dublin Road (North and South)	IN PLANNING		Fund 62		
Dublin Road - South Water Line	Remove and replace existing water lines along Dublin Road - South	IN PLANNING	1,200,000	ARPA	1,200,000	
Water Impact Fee Study	2023-2033 Water Impact Fee Analysis (**Approved Res No 2023-732**		25,800	Fund 60		
NTMWD Delivery Point No.2	Connecting the lines from Central Pump Station to NTMWD **(Included in FY23-24**	IN PROGRESS	190,000	Fund 62		

Capital Projects Schedule

Buildings and Improvements

Building	Expenditure	Proposed Costs							Potential Source	Potential Grant $	Potential Grant Source
		FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	Grand Total			
Water Department Building	Design and Build the Water Department Building located at the Dillehay Pump Station	875,000						875,000	Fund 62 & TBD		
Administrative Facility	Study building a new or renovate existing Admin Building							-	Fund 65		
Police Station	Study building a new Police Station							-	Fund 65		
	Building Improvements				1,500,000			1,500,000	Fund 65		
	Create written Building and Improvement Maintenance assessment program							-	Fund 01		
	Building & Improvements Total	***875,000***	***-***	***-***	***1,500,000***	***-***	***-***	***2,375,000***			

Vehicles and Equipment

Department	Expenditure	Proposed Costs							Potential Source	Potential Grant $	Potential Grant Source
		FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	Grand Total			
Police and Public Works	Replace Police and DPW Vehicles with Leased vehicles	120,000	130,000	150,000	150,000	160,000	160,000	870,000	Fund 22		
Public Works	Add Dump truck				150,000			150,000	Fund 01		
Fire	Replace 2002 Smeal Fire Truck-Pumper (02-811) **Approved Res No 2023-755 9/19/2023 w/delivery est 605 Days**		875,293					875,293	Fund 22		
Fire	Replace 2010 Ford F-750 Brush Truck (10-811) **Approved Res No 2023-754 8/15/2023 delivery w/I 23-24 mo.**		180,000					180,000	Fund 22		
Fire	Replace 2016 Ford F-250 (16-812)			60,000				60,000	Fund 22		
	Other Vehicles & Equipment <$25k	16,500	12,000	18,000		12,000	12,000	70,500	Fund 28		
	Other Computer Equipment <$25k	105,000						105,000	Fund 28		
	Vehicle & Equipment Total	***241,500***	***1,197,293***	***228,000***	***300,000***	***172,000***	***172,000***	***2,310,793***			

Infrastructure

Street Segment	Expenditure	Proposed Costs							Potential Source	Potential Grant $	Potential Grant Source
		FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	Grand Total			

Streets											
Maintenance (Patch)											
	Develop written policies and procedures plan for annual street maintenance.								Fund 61		
Annual Street Maintenance	Based on Street Maintenance Plan	305,000	380,000	380,000	380,000	380,000	380,000	2,205,000	Fund 61		
Curtis Road (Partial)	PCI 40 Patch w/ Asphalt Overlay (750'x20')	75,000						75,000	Fund 61		
	Subtotal	***380,000***	***380,000***	***380,000***	***380,000***	***380,000***	***380,000***	***2,280,000***			
Repairs											
Dublin Road South (Park to South Limit)	Remix straight segments 5300'x22', Reconstruct S-Curve 600'x22', Asphalt w/ Glas Pave		1,785,950					1,785,950	Fund 61		
Dublin Road North (Parker to Park)	Remix complete section. 7957'x22', Asphalt w/ Glas Pave				2,985,223			2,985,223	Fund 61		
Lewis Lane (ALL)	Complete jurisdiction analysis and obtain written agreement mtce resp.							-	Fund 61		
Lewis Lane (Kings Crossing Phase 4N to Phase 3N)	Remix section 1000'x24' Asphalt road w/ Glas Pave	300,000						300,000	Fund 61		
Lewis Lane (Other Sections)	PCI 40, 3,286 est total (reconstruct)		1,414,060					1,414,060	Fund 61		
Church Ln	PCI 20; 2,172' (reconstruct)			1,212,277				1,212,277	Fund 61		
Gray Ln	PCI 25; 2211'x19' Asphalt Overlay	200,000						200,000	Fund 61		
Donihoo Ln	PCI 35; 2,037' (reconstruct)				1,216,514			1,216,514	Fund 61		
Gregory Ln (Hogge to Gray)	PCI 40; 1,277' (remix)		418,457					418,457	Fund 61		
Gregory Ln (Gray to End	PCI 40; 4,171' (remix)					1,674,370		1,674,370	Fund 61		
Hackberry Ln (Donihoo to Pecan Orchard)	PCI 40; 1,763' (reconstruct)				1,052,879			1,052,879	Fund 61		
Hackberry Ln (Pecan Orchard to Cul de Sac)	PCI 40; 1,674' (reconstruct)					1,069,708		1,069,708	Fund 61		
Ranchview Ln	PCI 40; 1,002' (remix)		328,358					328,358	Fund 61		
Woodcreek	PCI 40; 668' (remix)		218,952					218,952	Fund 61		
Kara Lane	PCI 45, 2,606' (ovelay)					469,691		469,691	Fund 61		

Pecan Orchard Ln (Springhill Estates to Hackberry)	PCI 50; 1,146' (remix)			401,817				401,817	Fund 61		
Pecan Orchard Ln (Hackberry to Cul De Sac)	PCI 50; 1,088' (remix)			381,481				381,481	Fund 61		
Wagon Wheel	PCI 50; 1.676' (remix)					672,799		672,799	Fund 61		
Windmill Creek	PCI 50; 1.628' (overlay)					293,422		293,422	Fund 61		
Moss Ridge Rd.	PCI 55, 6,195', Repair Concrete with patch sections	256,000						256,000	Fund 61		
Sycamore Ln	PCI 55; 5,319' (reconstruct)						3,636,834	3,636,834	Fund 61		
	Subtotal	**756,000**	**4,165,776**	**1,995,575**	**5,254,615**	**4,179,989**	**3,636,834**	**19,988,790**			
	Streets Total	***1,136,000***	***4,545,776***	***2,375,575***	***5,634,615***	***4,559,989***	***4,016,834***	***22,268,790***			
Drainage											
City Wide	Develop written policies and procedures relating to drainage impacting streets.							-	Fund 63		
Dublin Road South S-Curve	Engineering Study and construction of a drainage improvement for S-Curve	250,000						250,000	Fund 63		
	Drainage Total	***250,000***	-	-	-	-	-	***250,000***			
	Infrastructure Total	***1,386,000***	***4,545,776***	***2,375,575***	***5,634,615***	***4,559,989***	***4,016,834***	***22,518,790***			

Water and Sewer Systems

Project	***Expenditure***	***Proposed Costs***							***Potential Source***	***Potential Grant $***	***Potential Grant Source***
		FY23-24	***FY24-25***	***FY25-26***	***FY26-27***	***FY27-28***	***FY28-29***	***Grand Total***			
FM2551 / Dillehay	Replacing and relocating FM2551/Dillehay Water Lines **(Various Approvals - see project detail)**	1,200,000						1,200,000	CC Funds	1,200,000	CC Funds
Dublin Road Water Lines Engineering	Design new Water Infrastructure plan for Dublin Road (North and South)							-	Fund 03		-
Dublin Road – South Water Lines	Remove and replace existing water lines along Dublin Road - South	1,200,000						1,200,000	ARPA	1,200,000	ARPA
Dublin Road North Water Lines	Replacing Dublin Road – North Water Lines			1,200,000				1,200,000	Fund 62		

Water Impact Fee Study	2023-2033 Water Impact Fee Analysis Approved Res No 2023-732 4/18/2023	25,800						25,800	Fund 60		
NTMWD Delivery Point No. 2	Connecting the lines from Central Pump Station to NTMWD (Included in FY23-24 Budget)	190,000						190,000	Fund 60		
Bois D' Arc Lane	8-inch Water Line							-	-		
Elevated Storage Tank	Design and Build 2nd Water Tower at Chaparral				5,016,250			5,016,250	Fund 60 & Fund 62		
	Water & Sewer Total	***2,615,800***	-	***1,200,000***	***5,016,250***	-	-	***8,832,050***		***2,400,000***	

		Proposed Costs							From Other Sources
		FY23-24	***FY24-25***	***FY25-26***	***FY26-27***	***FY27-28***	***FY28-29***	***Grand Total***	
	Buildings and Improvements	875,000	-	-	1,500,000	-	-	2,375,000	-
	Vehicles and Equipment	241,500	1,197,293	228,000	300,000	172,000	172,000	2,310,793	-
	Infrastructure	1,386,000	4,545,776	2,375,575	5,634,615	4,559,989	4,016,834	22,518,790	-
	Water and Sewer Systems	2,615,800	-	1,200,000	5,016,250	-	-	8,832,050	2,400,000
	Total ALL	***5,118,300***	***5,743,069***	***3,803,575***	***12,450,865***	***4,731,989***	***4,188,834***	***36,036,633***	***2,400,000***

Totals by Source		Proposed Costs						
		FY23-24	***FY24-25***	***FY25-26***	***FY26-27***	***FY27-28***	***FY28-29***	***Grand Total***
Fund 01	General Fund	-	-	-	150,000	-	-	150,000
Fund 22	Equipment Replacement Fund	120,000	1,185,293	210,000	150,000	160,000	160,000	1,985,293
Fund 28	Technology Replacement Fund	121,500	12,000	18,000	-	12,000	12,000	175,500
Fund 61	Capital Street Construction Fund	1,136,000	4,545,776	2,375,575	5,634,615	4,559,989	4,016,834	22,268,790
Fund 63	Capital Drainage Fund	250,000	-	-	-	-	-	250,000
Fund 65	Capital Facilities Fund	-	-	-	1,500,000	-	-	1,500,000
Fund 62 & TBD		875,000	-	-	-	-	-	875,000
	Total General Fund	***2,502,500***	***5,743,069***	***2,603,575***	***7,434,615***	***4,731,989***	***4,188,834***	***27,204,583***
Fund 03	Water/Sewer Fund	-	-	-	-	-	-	-
Fund 62	Utility Construction Fund	-	-	1,200,000	-	-	-	1,200,000
Fund 60	Utility Impact Fee Fund	215,800	-	-	-	-	-	215,800
Fund 60 & Fund 62		-	-	-	5,016,250	-	-	5,016,250
ARPA	Federal Funds	1,200,000	-	-	-	-	-	1,200,000
CC Funds	Collin County Funds	1,200,000	-	-	-	-	-	1,200,000
	Total Water/Sewer Fund	***2,615,800***	***-***	***1,200,000***	***5,016,250***	***-***	***-***	***8,832,050***
	Total ALL	***5,118,300***	***5,743,069***	***3,803,575***	***12,450,865***	***4,731,989***	***4,188,834***	***36,036,633***
		-	-	-	-	-	-	-