



DATE: July 29, 2026
TO: Bel Aire City Council
FROM: Ted Henry, City Manager
SUBJECT: Discussion/Presentation on the Capital Improvement Reserve Fund

Summary

As we continue through the 2027 budget process, it is time to discuss the Capital Improvement Reserve Fund.

This fund is used to finance larger capital investments that are not part of our annual operating budget, including ERP system upgrades, park equipment replacements, facility improvements, and other significant one-time projects.

The Capital Improvement Reserve Fund is an important component of the City's long-term financial strategy. It allows the City to invest in infrastructure, facilities, and amenities that support the vision established by the Mayor and City Council while reducing the need for debt or unexpected budget adjustments.

As we evaluate future uses of this fund, it is also important to consider these investments in the context of the City's broader financial commitments. We are currently investing significant resources in major street reconstruction projects and have additional large transportation and infrastructure projects on the horizon. Balancing these priorities with other capital needs is essential to maintaining the City's long-term financial health.

To assist with this discussion, I have attached a simplified list of capital projects and initiatives that have been identified or discussed in previous budget conversations. This list is intended to serve as a planning tool rather than a recommendation.

The purpose of this agenda item is to provide an overview of the potential uses of the Capital Improvement Reserve Fund and to receive direction from the City Council regarding priorities and long-term vision. Staff is not seeking final decisions at this meeting. Rather, we are looking for guidance that will help shape the proposed budget and future capital planning efforts.

line 1		CIP Reserve (cash)	Debt Service	Year
line 2	Current Fund Balance	\$1,710,158		2025
line 3	Annual Budget Transfer 2026	\$415,000		2026
line 4	Annual Budget Transfer 2027	\$415,000		2027
line 5	Annual Budget Transfer 2028	\$415,000		2028
line 6	Annual Budget Transfer 2029	\$415,000		2029
line 7	Annual Budget Transfer 2030	\$415,000		2030
line 8	Annual Budget Transfer 2031	\$415,000		2031
line 9	Annual Budget Transfer 2032	\$415,000		2032
line 10	Annual Budget Transfer 2033	\$415,000		2033
line 11	Annual Budget Transfer 2034	\$415,000		2034
line 12	Total Estimated Resources Available	\$5,445,158		
line 13				
line 14	53rd Street Reconstruction		\$210,000	2028
line 15	45th Street from Woodlawn to Oliver (est. \$5M)		\$415,000	2030
line 16	Reconstruction of Woodlawn		TBD	
line 17				
line 18	HVAC (City Hall)	\$200,000		
line 19	Upgrade Security Cameras and add keyless Entry (All Facilities)	\$300,000		
line 21				
line 22	(New) Skyview Park	\$500,000		
line 23				
line 25	Architecture/Engineering Study (City Hall)	\$50,000		
line 26	Remodel/Construction per the Approved Plans	\$1,500,000		
line 27				
line 29	Architecture/Engineering Study (Recreation Center)	\$50,000		
line 30	Remodel/Construction per the Approved Plans	\$4,000,000		
line 32				
line 33	Bel Aire Park	\$1,350,000		
line 34	Brookhouser Park	\$150,000		
line 35	Central Park	\$150,000		
line 36	Denise Park	\$100,000		
line 37	Alley Park	\$0		
line 38	Recreation Center Park	\$0		
line 39	Eagle Lake Park	\$0		
line 41				
line 42	Pool Maintenance (Replaster and Other)	\$200,000		
line 43				
line 45	Sidewalk from Recreation Center to Alley Park (WAMPO Project)	\$300,000		
line 46				
line 47	Sidewalk Grant Program x9 years	\$135,000		
line 48				
line 49	Total Estimated Expenditures	\$8,985,000		
line 50	Ending Balance	-\$3,539,842		