



# Fiscal Year 2025-2030 CIP Update

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PRESENTED TO THE FINANCE COMMITTEE ON

MAY 7, 2025

# Overview



General Governmental



4A, 4B, TIF

# Background

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- Tarrant and Johnson County Appraisal Districts have modified their reappraisal plans and will no longer appraise property values annually
- In response, the City has revised the property value growth assumptions in the five-year forecast from a consistent 5.5% annually to an early projection that is subject to change based on protest:
  - 2026: 2%
  - 2027: 1%
  - 2028: 4%
  - 2029: 4%
  - 2030: 2%
- This change has significantly impacted the City's ability to fully fund the current Capital Improvement Plan (CIP) under the existing tax rate.
- There are additional projects across all funds needed that are not included in the proposal due to financial capacity limitations.
- Current CIP plans are as of February 2025

# General Government CIP Update FY25 – FY30

# Current CIP FY25-29 (General Government)

		Total Per Project					(FY25-29)
Project #	Project Name	2025	2026	2027	2028	2029	
GO BOND PROJECTS	ST2_50 Neighborhood Street Rebuilds	\$750,000	\$750,000	\$261,876	\$3,347,953		\$5,109,830
	ST2202 Alsbury Ph. 2 -Hulen to CR1020 (Bridge)	\$5,646,260					\$5,646,260
	FA2301 Police Expansion	\$13,607,500	\$16,409,500				\$30,017,000
	ST2501 SH174 Widening (Schematic & Environmental)		\$750,000				\$750,000
	ST2306 Hulen at Wilshire Intersection	\$200,000	\$1,501,027				\$1,701,027
	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$1,800,000	\$6,003,653				\$7,803,653
	ST2503 Elk, Hillside, & FM731- Ped. & Int. Improvements		\$204,871	\$403,834			\$608,705
	FA2601 Fire Station #4			\$2,500,000		\$13,443,000	\$15,943,000
	ST2601 FM 1902 and CR 910 Pedestrian Mobility		\$300,000	\$1,189,901			\$1,489,901
	ST2602 Wilshire Blvd. (SH174) Construction Documents (Hulen to City Limits)			\$1,600,000			\$1,600,000
	FA2302 Fire Station #1	\$1,100,000					\$1,100,000
	FA2301 Police Expansion	\$6,293,000	\$1,313,145				\$7,606,145
	ST2302 Alsbury Ph. 1B -Candler to Hulen Outside Lanes	\$2,815,444					\$2,815,444
	ST2202 Alsbury Ph. 2 -Hulen to CR1020 (Bridge)	\$2,116,276					\$2,116,276
	ST2306 Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$2,732,600	\$11,770,242				\$14,502,842
	ST2503 Elk, Hillside, & FM731- Ped. & Int. Improvements			\$705,749			\$705,749
	New Additional Pavement Rehab	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
	167361 Quiet Zone at Dobson Street and County Road 714			\$1,045,541			\$1,045,541
	ST2309 Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	\$1,660,765					\$1,660,765
	FR2501 Two Fire Engines & Equipment	\$2,600,000					\$2,600,000
	FR2502 Eight Storm Sirens	\$350,000					\$350,000
	Two New Ambulances		\$1,326,000*				\$1,326,000
	One Replacement Sweet Sweeper		\$325,000				\$325,000
	Four Replacement Ambulances				\$2,652,000*		\$2,652,000
	One New Ladder Truck					\$2,438,197	\$2,438,197
	One New Brush Truck					\$367,332	\$367,332
	One Replacement BearCat					\$350,000	\$350,000
	<b>Total</b>	<b>\$39,721,845</b>	<b>\$40,002,438</b>	<b>\$8,706,901</b>	<b>\$4,347,953</b>	<b>\$14,443,000</b>	<b>\$107,222,137</b>

# Tax Implications

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Based on the most recent growth assumptions; the current FY 2025-2029 CIP for General Government would require a \$0.547 increase to the existing tax rate to remain fully funded.

The next slides present a proposal to modify the CIP in order to align with the existing I&S tax rate of \$0.1923

# Redlined CIP (General Government)

		2025	2026	2027	2028	2029	2030	Total Per Project (FY25-30)
GO BOND PROJECTS	ST2_50 Neighborhood Street Rebuilds	\$750,000	\$750,000	\$261,876	\$3,347,953			\$0
	ST2202 Alsbury Ph. 2 -Hulen to CR1020 (Bridge)	\$5,646,260						\$5,646,260
	FA2301 Police Expansion	\$13,607,500	<del>\$16,409,500</del> \$8,149,500	\$8,260,000				\$30,017,000
	ST2501 SH174 Widening (Schematic & Environmental)		\$750,000					\$0
	ST2306 Hulen at Wilshire Intersection	\$200,000	\$1,501,037					\$0
	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	\$1,800,000	\$6,003,653					\$0
	ST2503 Elk, Hillside, & FM731- Ped. & Int. Improvements		\$204,871	\$403,834				\$0
	FA2601 Fire Station #4			\$2,500,000	\$2,500,000	\$13,443,000	\$13,443,000	\$15,943,000
	ST2601 FM 1902 and CR 910 Pedestrian Mobility		\$300,000	\$1,189,901				\$0
	ST2602 Wilshire Blvd. (SH174) Construction Documents (Hulen to City Limits)			\$1,600,000				\$0
	FA2302 Fire Station #1	\$1,100,000						\$1,100,000
	FA2301 Police Expansion	\$6,293,000	\$1,313,145					\$7,606,145
	ST2302 Alsbury Ph. 1B -Candler to Hulen Outside Lanes	\$2,815,444						\$2,815,444
	ST2202 Alsbury Ph. 2 -Hulen to CR1020 (Bridge)	\$2,116,276						\$2,116,276
	ST 2306* Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	<del>\$2,732,600</del>	<del>\$11,770,243</del>					\$0
	ST2503 Elk, Hillside, & FM731- Ped. & Int. Improvements			\$705,749				\$0
	New Additional Pavement Rehab	\$1,000,000	<del>\$1,000,000</del>	<del>\$1,000,000</del>	<del>\$1,000,000</del>	<del>\$1,000,000</del>	<del>\$1,000,000</del>	\$1,000,000
	167361 Quiet Zone at Dobson Street and County Road 714			<del>\$1,045,541</del>				\$0
	ST2309 Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	\$1,660,765						\$1,660,765
	FR2501 Two Fire Engines & Equipment	\$2,600,000						\$2,600,000
	FR2502 Eight Storm Sirens	\$350,000						\$350,000
	Two New Ambulances		\$1,326,000					\$1,326,000
	One Replacement Sweet Sweeper		\$325,000					\$325,000
	Four Replacement Ambulances				\$2,652,000			\$2,652,000
	One New Ladder Truck					\$2,438,197		\$2,438,197
	One New Brush Truck					\$367,332		\$367,332
	One Replacement BearCat					\$350,000		\$350,000
	<b>Total</b>	<b>\$37,189,245</b>	<b>\$11,113,645</b>	<b>\$8,260,000</b>	<b>\$5,152,000</b>	<b>\$3,155,529</b>	<b>\$13,443,000</b>	<b>\$78,313,419</b>

\*Proposing to fund Hulen with 4A Bonds, in lieu of GO and CO Bond funding.

# FY26-30 Proposed CIP (General Government)



		2025	2026	2027	2028	2029	2030	Total Per Project (FY25-30)
GO BOND PROJECTS	ST2202 Alsbury Ph. 2 -Hulen to CR1020 (Bridge)	\$5,646,260						\$5,646,260
	FA2301 Police Expansion	\$13,607,500	\$8,149,500	\$8,260,000				\$30,017,000
	FA2601 Fire Station #4				\$2,500,000		\$13,443,000	\$15,943,000
	FA2302 Fire Station #1	\$1,100,000						\$1,100,000
	FA2301 Police Expansion	\$6,293,000	\$1,313,145					\$7,606,145
	ST2302 Alsbury Ph. 1B -Candler to Hulen Outside Lanes	\$2,815,444						\$2,815,444
	ST2202 Alsbury Ph. 2 -Hulen to CR1020 (Bridge)	\$2,116,276						\$2,116,276
	New Additional Pavement Rehab	\$1,000,000						\$1,000,000
	ST2309 Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	\$1,660,765						\$1,660,765
	FR2501 Two Fire Engines & Equipment	\$2,600,000						\$2,600,000
	FR2502 Eight Storm Sirens	\$350,000						\$350,000
	Two New Ambulances		\$1,326,000					\$1,326,000
	One Replacement Sweet Sweeper		\$325,000					\$325,000
	Four Replacement Ambulances				\$2,652,000			\$2,652,000
	One New Ladder Truck					\$2,438,197		\$2,438,197
	One New Brush Truck					\$367,332		\$367,332
	One Replacement BearCat					\$350,000		\$350,000
	<b>Total</b>	<b>\$37,189,245</b>	<b>\$11,113,645</b>	<b>\$8,260,000</b>	<b>\$5,152,000</b>	<b>\$3,155,529</b>	<b>\$13,443,000</b>	<b>\$78,313,419</b>



4A / 4B / TIF  
FY25 – FY30

# Current CIP FY 25-29 (4A)

4A Projects	2025	2026	2027	2028	2029	2030	Total
Alsbury Blvd	\$4,001,277	\$10,000,000					\$14,001,277
Lakewood Drive Extension	\$100,000	\$9,800,000					\$9,900,000
Hooper Business Park Sign		\$200,000					\$200,000
Future Project				\$10,000,000			\$10,000,000
High Point Expansion Purchase	\$1,742,400						\$1,742,400
Project Wave	\$800,000						\$800,000
West Side Infrastructure	\$500,000						\$500,000
<b>Total</b>	<b>\$7,143,677</b>	<b>\$20,000,000</b>	<b>\$0</b>	<b>\$10,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$37,143,677</b>
<b>FB % of Expenditure</b>	<b>80%</b>	<b>44%</b>	<b>77%</b>	<b>67%</b>	<b>87%</b>	<b>94%</b>	

# Redline CIP FY 25-29 (4A)

4A Projects	2025	2026	2027	2028	2029	2030	Total
Alsbury Blvd	\$4,001,277	<del>\$10,000,000</del>	\$5,000,000	\$5,000,000			\$14,001,277
Lakewood Drive Extension	\$100,000	<del>\$9,800,000</del>	\$4,000,000				\$4,100,000
<del>Hooper Business Park Sign</del>		<del>\$200,000</del>					
<del>Future Project</del>				<del>\$10,000,000</del>			
<del>High Point Expansion Purchase</del>	<del>\$1,742,400</del>						
Project Wave	\$800,000						\$800,000
West Side Infrastructure	\$500,000	\$5,000,000					\$5,500,000
Office Building	\$1,100,000						\$1,100,000
Hulen Widening	\$4,267,711	\$2,000,000	\$9,000,000	\$6,602,849			\$21,870,560
<b>Total</b>	<b>\$10,768,988</b>	<b>\$7,000,000</b>	<b>\$18,000,000</b>	<b>\$11,602,849</b>	<b>\$0</b>	<b>\$0</b>	<b>\$47,371,837</b>
<b>FB % of Expenditure</b>	<b>80%</b>	<b>41%</b>	<b>91%</b>	<b>60%</b>	<b>70%</b>	<b>70%</b>	

# Proposed CIP FY 26-30 (4A)

4A Projects	2025	2026	2027	2028	2029	2030	Total
Alsbury Blvd	\$4,001,277		\$5,000,000	\$5,000,000			\$14,001,277
Lakewood Drive Extension	\$100,000		\$4,000,000				\$4,100,000
Project Wave	\$800,000						\$800,000
West Side Infrastructure	\$500,000	\$5,000,000					\$5,500,000
Office Building	\$1,100,000						\$1,100,000
Hulen Widening	\$4,267,711	\$2,000,000	\$9,000,000	\$6,602,849			\$21,870,560
<b>Total</b>	<b>\$10,768,988</b>	<b>\$7,000,000</b>	<b>\$18,000,000</b>	<b>\$11,602,849</b>	<b>\$0</b>	<b>\$0</b>	<b>\$47,371,837</b>
<b>FB % of Expenditure</b>	<b>80%</b>	<b>41%</b>	<b>91%</b>	<b>60%</b>	<b>70%</b>	<b>70%</b>	

# Current CIP FY 25-29 (4B)

4B Projects	2025	2026	2027	2028	2029	2030	Total
Bailey Lake			\$498,750				\$498,750
Bartlett				\$420,000			\$420,000
Chisenhall					\$336,000		\$336,000
Heberle				\$336,000			\$336,000
Mistletoe Hill			\$585,000				\$585,000
Bathroom Additions		\$157,500		\$162,225			\$319,725
Chisenhall Field Turf	\$2,205,000						\$2,205,000
Adult Softball Fields	\$2,163,000		\$2,163,000				\$2,163,000
Shannon Creek Park	\$1,881,675						\$1,881,675
Community Park	\$540,750	\$540,750					\$540,750
BRiCk Roof Replacement					\$1,200,000		\$1,200,000
Dry Sauna		\$422,940					\$422,940
BRiCk Monument Sign			\$38,955				\$38,955
Greens Resurface at HCGC			\$417,375				\$417,375
Pond Renovation			\$94,685				\$94,685
<b>Total</b>	<b>\$7,405,425</b>	<b>\$580,440</b>	<b>\$1,634,765</b>	<b>\$918,225</b>	<b>\$1,536,000</b>	<b>\$0</b>	<b>\$4,669,430</b>
<b>FB % of Expenditure</b>	<b>54%</b>	<b>45%</b>	<b>39%</b>	<b>32%</b>	<b>39%</b>	<b>41%</b>	

# Redline CIP FY 25-29 (4B)

4B Projects	2025	2026	2027	2028	2029	2030	Total
Centennial	\$525,000						\$525,000
Chisenhall Field Turf	\$2,205,000						\$2,205,000
Adult Softball Fields	\$2,163,000						\$2,163,000
Shannon Creek Park	\$1,881,675						\$1,881,675
Community Park	\$540,750						\$540,750
Warren Park-Study		\$75,075					\$75,075
Mistletoe Hill - Bathroom Addition		\$163,375					\$163,375
Green Ribbon	\$90,000	\$120,750					\$210,750
BRiCk - Dry Sauna		\$444,087					\$444,087
Natatorium - Indoor Play Structure		\$367,500					\$367,500
Russell Farm - Domestic Water		\$21,000					\$21,000
Russell Farm - Bathroom at Chesapeake Building		\$75,448					\$75,448
Russell Farm - Master Plan		\$32,051					\$32,051
Golf - Fence		\$262,500					\$262,500
Golf - Additional Well		\$183,750					\$183,750
Bathroom-Additions		\$157,500		\$162,225			
Bailey Lake - New Playground			\$523,687				\$523,687
Mistletoe Hill			\$614,250				\$614,250
Golf - Pond Renovation			\$99,419				\$99,419
BRiCk Monument Sign			\$38,955				
New Community Park - Playground				\$787,500			\$787,500
Bartlett - Playground Replacement				\$441,000			\$441,000
Heberle - Park Improvements				\$352,800			\$352,800
Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
Golf - Greens Resurface				\$460,156			\$460,156
Chisenhall - Playground Replacement					\$546,000		\$546,000
Warren Park - Park Improvements					\$1,312,500		\$1,312,500
Bailey Lake - Low Water Crossing					\$231,000		\$231,000
BRiCk Roof Replacement					\$1,260,000		\$1,260,000
Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
Russell						\$1,050,000	\$1,050,000
<b>Total</b>	<b>\$7,405,425</b>	<b>\$1,745,536</b>	<b>\$1,237,356</b>	<b>\$2,211,792</b>	<b>\$3,349,500</b>	<b>\$1,230,556</b>	<b>\$17,180,166</b>
<b>FB % of Expenditure</b>	<b>54%</b>	<b>45%</b>	<b>38%</b>	<b>30%</b>	<b>33%</b>	<b>30%</b>	

# Proposed CIP FY 25-29 (4B)



4B Projects	2025	2026	2027	2028	2029	2030	Total
Centennial	\$525,000						\$525,000
Chisenhall Field Turf	\$2,205,000						\$2,205,000
Adult Softball Fields	\$2,163,000						\$2,163,000
Shannon Creek Park	\$1,881,675						\$1,881,675
Community Park	\$540,750						\$540,750
Warren Park-Study		\$75,075					\$75,075
Mistletoe Hill - Bathroom Addition		\$163,375					\$163,375
Green Ribbon	\$90,000	\$120,750					\$210,750
BRiCk - Dry Sauna		\$444,087					\$444,087
Natatorium - Indoor Play Structure		\$367,500					\$367,500
Russell Farm - Domestic Water		\$21,000					\$21,000
Russell Farm - Bathroom at Chesapeake Building		\$75,448					\$75,448
Russell Farm - Master Plan		\$32,051					\$32,051
Golf - Fence		\$262,500					\$262,500
Golf - Additional Well		\$183,750					\$183,750
Bailey Lake - New Playground			\$523,687				\$523,687
Mistletoe Hill			\$614,250				\$614,250
Golf - Pond Renovation			\$99,419				\$99,419
New Community Park - Playground				\$787,500			\$787,500
Bartlett - Playground Replacement				\$441,000			\$441,000
Heberle - Park Improvements				\$352,800			\$352,800
Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
Golf - Greens Resurface				\$460,156			\$460,156
Chisenhall - Playground Replacement					\$546,000		\$546,000
Warren Park - Park Improvements					\$1,312,500		\$1,312,500
Bailey Lake - Low Water Crossing					\$231,000		\$231,000
BRiCk Roof Replacement					\$1,260,000		\$1,260,000
Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
Russell						\$1,050,000	\$1,050,000
<b>Total</b>	<b>\$7,405,425</b>	<b>\$1,745,536</b>	<b>\$1,237,356</b>	<b>\$2,211,792</b>	<b>\$3,349,500</b>	<b>\$1,230,556</b>	<b>\$17,180,166</b>
<b>FB % of Expenditure</b>	<b>54%</b>	<b>45%</b>	<b>38%</b>	<b>30%</b>	<b>33%</b>	<b>30%</b>	

# Unchanged Proposed CIP FY 26-30 (TIF)

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TIF 2 Projects	2025	2026	2027	2028	2029	2030	Total
Ellison & Wilson- Sidewalk ADA	\$233,377						\$233,377
Old Town Lighting Improvements (Bransom & Bufford)	\$273,201						\$273,201
<b>Total</b>	<b>\$506,578</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$506,578</b>
<b>FB % of Expenditure</b>	<b>32.39%</b>	<b>23.79%</b>	<b>27.33%</b>	<b>37.24%</b>	<b>47.46%</b>	<b>54.75%</b>	



# Committee Considerations



## Governmental

Staff is seeking guidance on the future of the General Government CIP. Based on the information presented, would the committee prefer to:

- Proceed with the scaled down CIP, requiring no increase to the current tax rate;
- Maintain the existing CIP plan, which would require a \$0.547 increase to the tax rate; or
- Explore a middle ground, balancing scope and financial impact?

## 4A

Staff is also seeking direction on the Hulen Street Widening project currently included in the 4A plan. Would the committee prefer to:

- Keep the full project in the 4A plan as currently proposed;
- Maintain design and right-of-way acquisition in 4A, and pursue grant opportunities for construction funding; or
- Shift the full project back to the General Government CIP?

## TIF

Staff anticipates the reappraisal plans have additional impact on the TIF because there are limited opportunity for new construction.

Questions /  
Comments

