



General Fund, General Debt Service, and 5-year Capital Improvement Plan Update

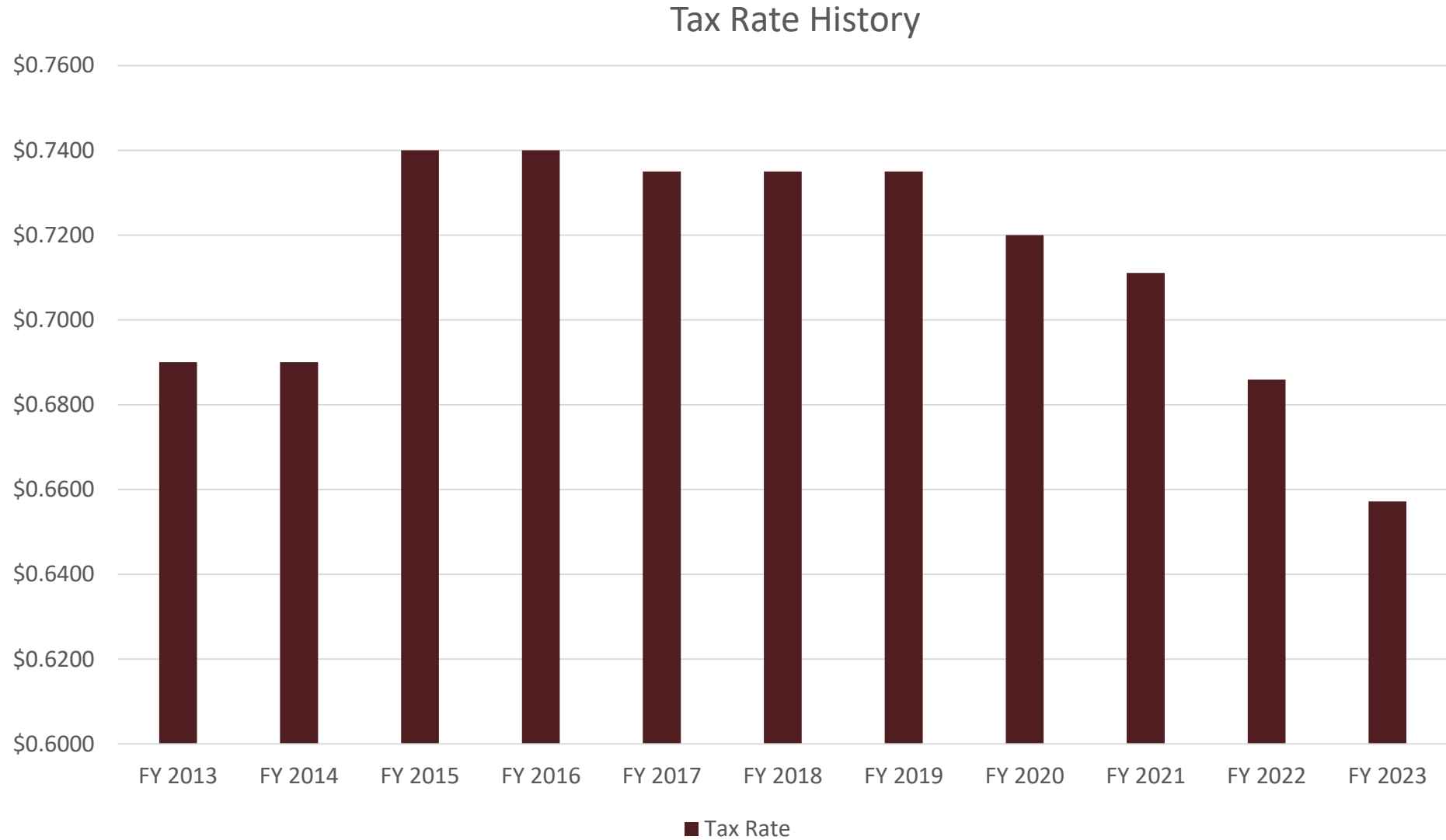
Presented to City Council on June 5, 2023

Discussion Points

- Property Tax Rate
 - Maintenance & Operation (M&O) Rate
 - Supports General Fund Services
 - Debt Rate – General Debt Service Fund
 - Debt Service Payments for Tax Supported Debt
 - Debt proceeds supports the City's General Government Capital Improvement Plan
- General Fund
- General Debt Service Fund
- General Government 5 year Capital Improvement Plan (CIP)

Tax Rate History

Tax Year	GF Rate	Debt Rate	Total Rate
FY 2022-23	\$0.4649	\$0.1923	\$0.6572
FY 2021-22	\$0.4974	\$0.1885	\$0.6859
FY 2020-21	\$0.5187	\$0.1924	\$0.7111
FY 2019-20	\$0.5106	\$0.2094	\$0.7200
FY 2018-19	\$0.5228	\$0.2122	\$0.7350
FY 2017-18	\$0.5228	\$0.2122	\$0.7350
FY 2016-17	\$0.5228	\$0.2122	\$0.7350
FY 2015-16	\$0.5278	\$0.2122	\$0.7400
FY 2014-15	\$0.5278	\$0.2122	\$0.7400
FY 2013-14	\$0.5278	\$0.1622	\$0.6900
FY 2012-13	\$0.5278	\$0.1622	\$0.6900

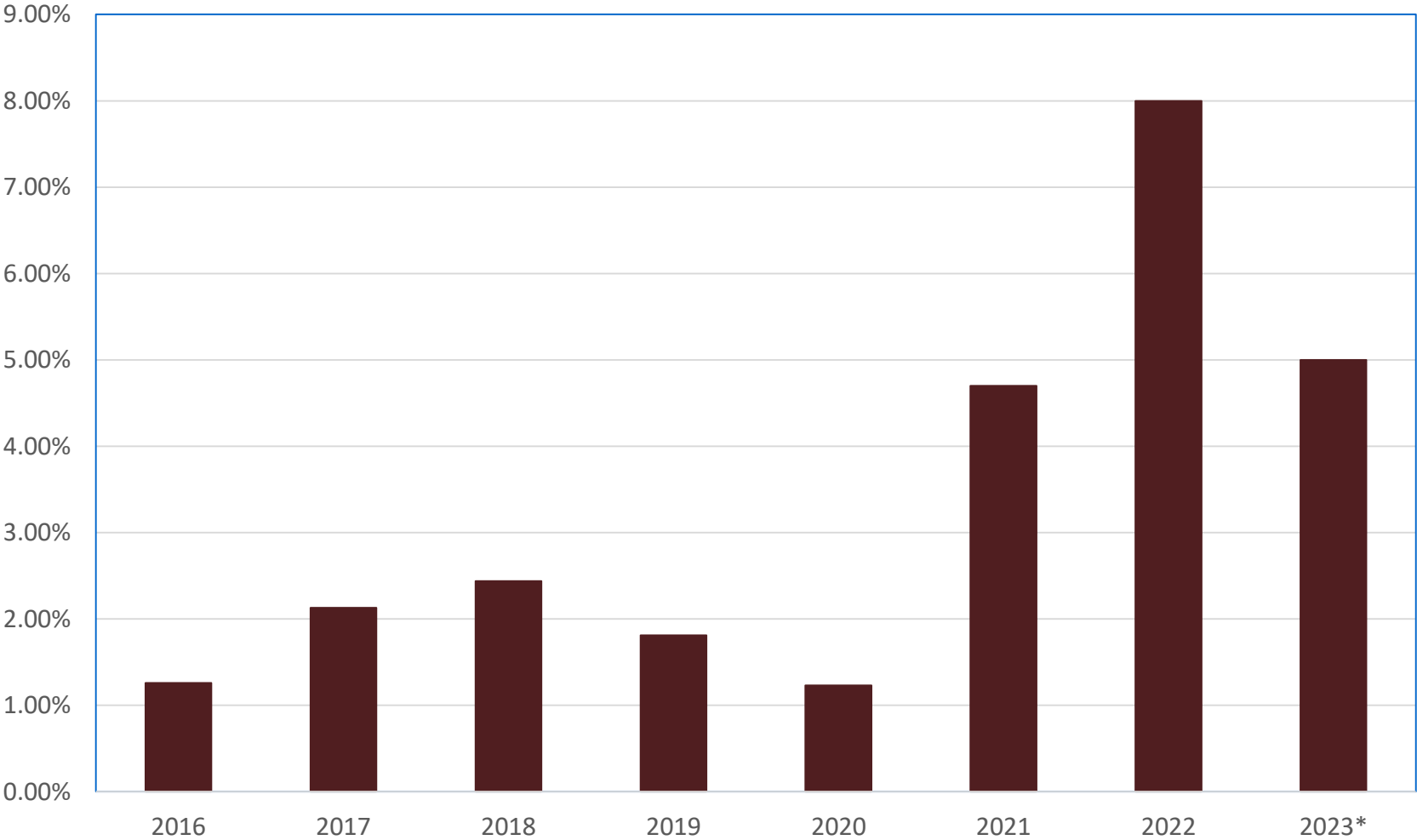


Property Tax Overview

- Senate Bill 2 – In effect since 2020
 - No New Revenue Rate (NNRR) – total tax rate that would generate the same tax revenue from previous year
 - Based on previous year tax base
 - Tax values increase – total tax rate to generate same revenue as last year goes down
 - Tax values decrease – total tax rate to generate same revenue as last year goes up
 - M&O No New Revenue Rate (M&O NNRR) – M&O tax rate that would generate the same tax revenue from previous year – General Fund
 - M&O tax rate has a 3.5% cap without voter approval
 - Previous cap was 8%
 - Above 3.5% tax increase requires voter approval

Consumer Price Index (CPI)

SB2 M&O
Cap of
3.5%

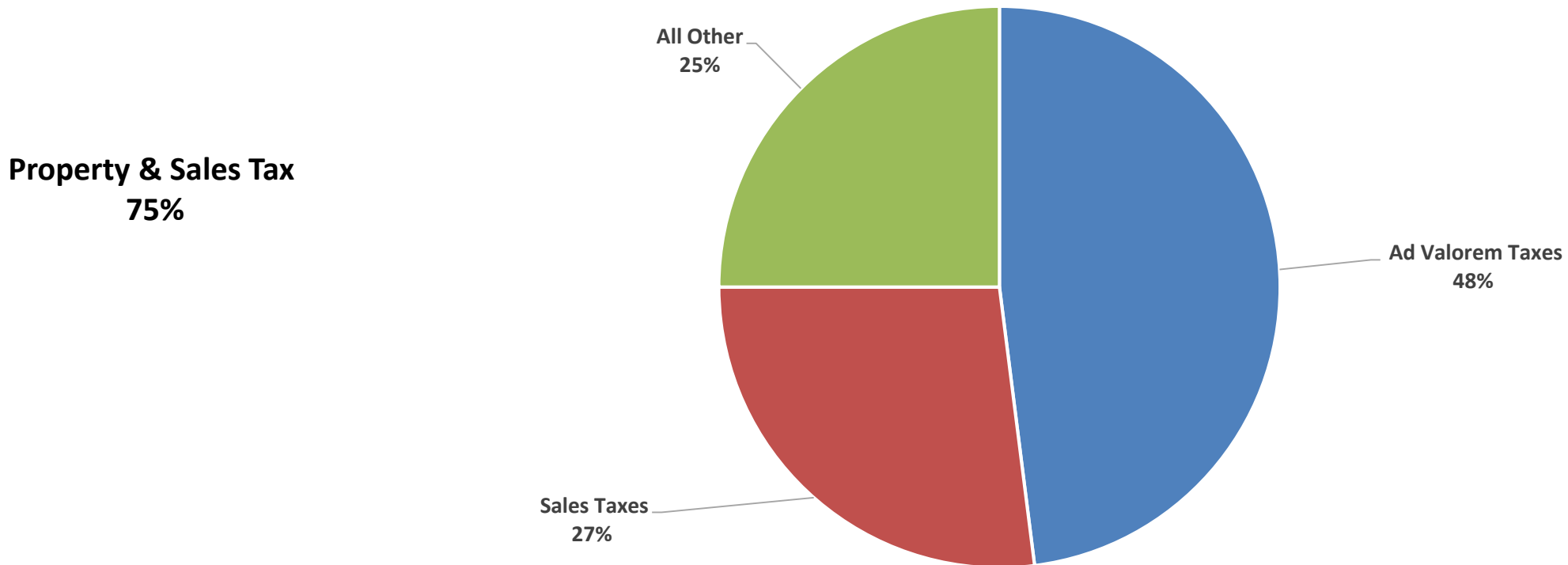


* Annualized

General Fund Overview

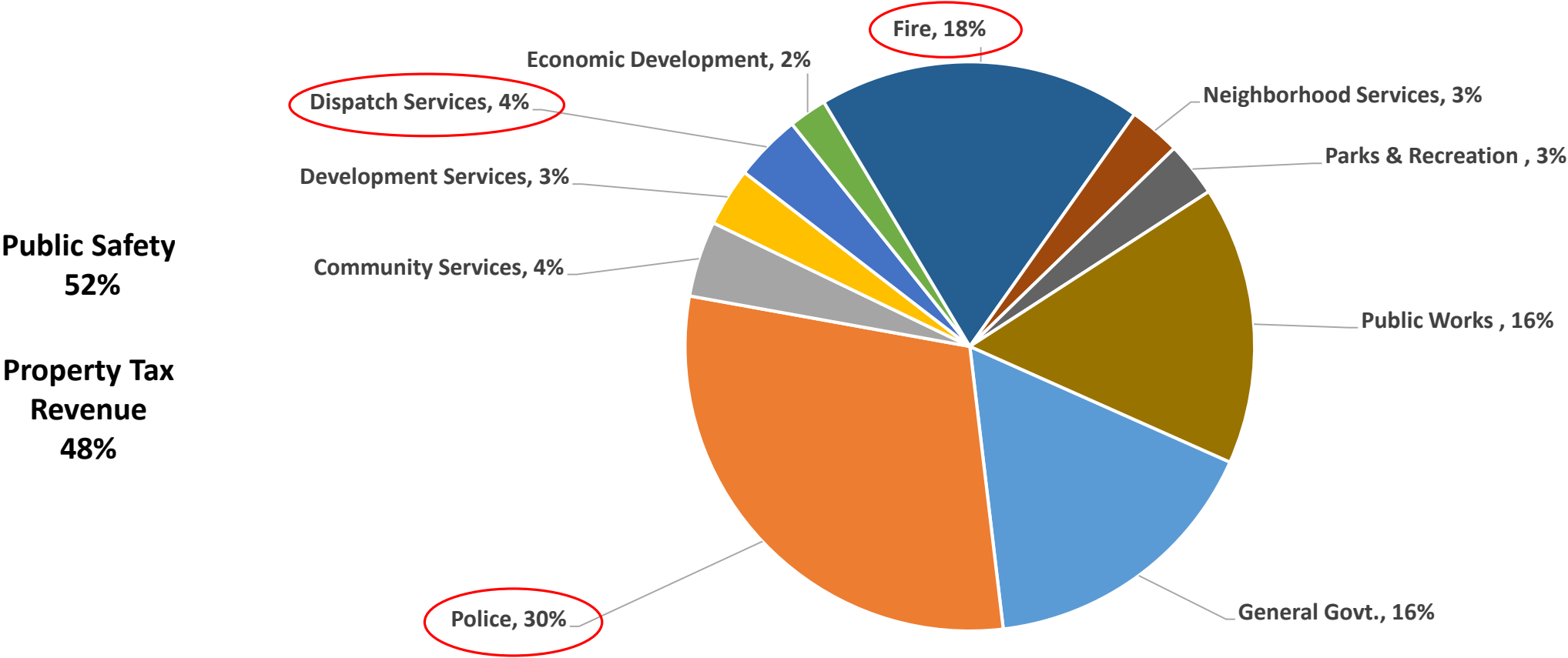
General Fund Revenue

FY 22-23 Adopted Budget- \$53,151,097



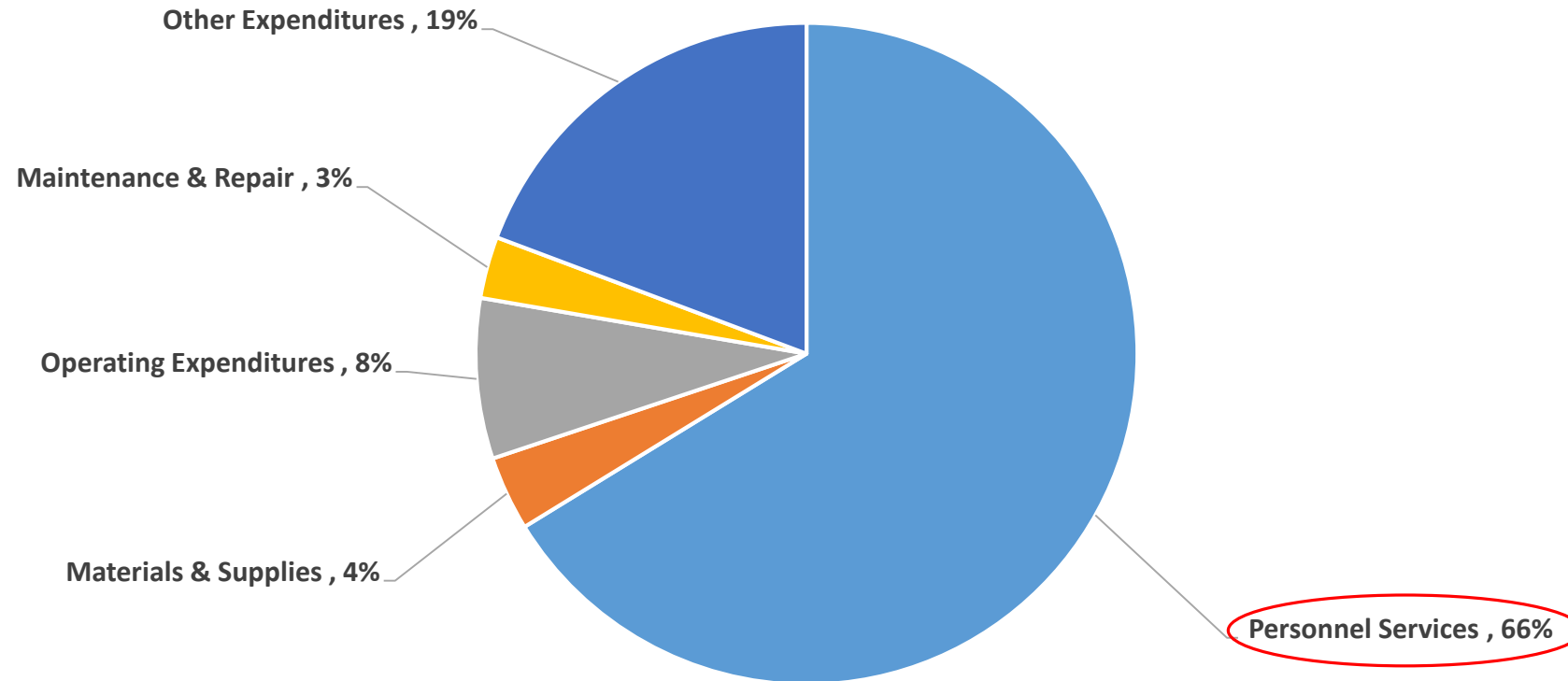
General Fund Expenditures by Function

FY 2022-23 Adopted Budget - \$55,328,010

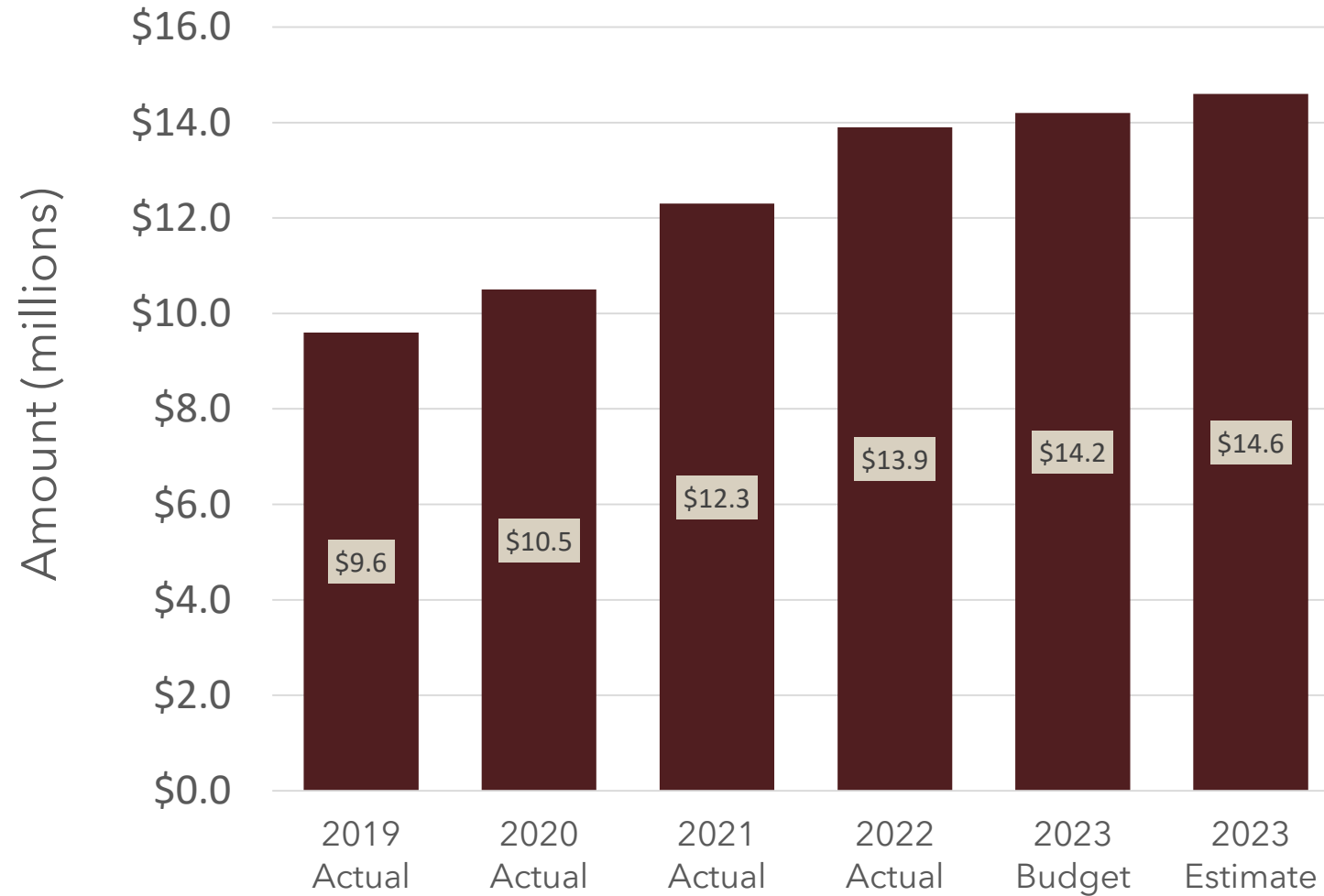


General Fund Expenditures by Category

FY 2022-23 Adopted Budget - \$55,328,010



General Fund Sales Tax 5 Year History



General Fund Focus Areas

- 3% increase in existing tax levy and 2% from new construction
 - Increase will generate more tax revenue than previous year for existing properties
- Increase Homestead exemption by an additional 1% for FY2025
 - 2% homestead exemption will be in effect in FY2024
 - Projected to cap at 5% in FY2027
- Frozen Tax Levy - Voters approved on November 8, 2005 Special Election
 - Over 65 or Disabled tax levy frozen
 - FY 2022 - \$3,638,866 revenue from frozen levy to General Fund
 - FY 2022 - Tax Frozen Levy loss \$1,599,642

General Fund Focus Areas

- Cash Funding of Projects – Up to \$8,000,000 for capital projects
 - Reduces interest cost of future capital projects – cash funding
 - Provides significant financial flexibility if unexpected economic conditions occur
- Public Safety Market Adjustment in November 2022 – \$1,085,000
 - 5 years annualized cost - \$5,876,710
 - Top quartile with other peer Cities

General Fund Adopted Financial Forecast

Updated with Fund Balance as of 9/30/2022

	FY 22-23 Estimate	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected	FY 26-27 Projected
Beginning Fund Balance	\$ 21,936,298	\$ 19,759,384	\$ 18,891,408	\$ 17,830,702	\$ 16,511,621
Property Tax	\$ 24,609,241	\$ 25,832,513	\$ 27,116,733	\$ 28,464,942	\$ 29,880,332
Property Tax- Chisholm Summit	\$ -	\$ -	\$ 500,000	\$ 1,030,000	\$ 1,575,900
Homestead exemption	\$ -	\$ (175,000)	\$ (350,000)	\$ (525,000)	\$ (700,000)
Sales Tax	\$ 14,415,784	\$ 14,848,257	\$ 15,293,705	\$ 15,752,516	\$ 16,225,092
Other Revenue	\$ 14,126,072	\$ 15,863,614	\$ 16,568,374	\$ 17,289,438	\$ 18,046,513
Total Revenue	\$ 53,151,097	\$ 56,369,385	\$ 59,128,812	\$ 62,011,896	\$ 65,027,837
Base Expenses	\$ 52,828,011	\$ 54,237,361	\$ 58,189,518	\$ 60,830,977	\$ 62,882,471
Future Supplemental	\$ -	\$ 500,000	\$ 1,000,000	\$ 1,500,000	\$ 2,000,000
Cash Funding Projects	\$ 2,500,000	\$ 2,500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Total Expenditures	\$ 55,328,011	\$ 57,237,361	\$ 60,189,518	\$ 63,330,977	\$ 65,882,471
Change in Fund Balance	\$ (2,176,914)	\$ (867,976)	\$ (1,060,706)	\$ (1,319,081)	\$ (854,634)
Ending Fund Balance	\$ 19,759,384	\$ 18,891,408	\$ 17,830,702	\$ 16,511,621	\$ 15,656,986
FB % of Expenditure	35.71%	33.01%	29.62%	26.07%	23.77%

Fund Balance Policy is minimum of 20%

Items to consider – Future Forecast

- Inflation likely to remain elevated
- ARPA reimbursement for Public Safety expenditures expires December 30, 2024
- Fire Station #4 - 15 Fire Fighters and Operating Cost in FY2028 - \$2,340,000
- Supplemental Packages \$500,000 annually- additional funding needed
- Potential revenue sources for GF
 - Payment in Lieu of Taxes (PILOT)
 - Amount charged to the Water & Waste Water System in Lieu of Property Taxes
 - Payment based on net book value of the system (book value less accumulated depreciation)
 - Updated to book value of the system – additional \$255,561 in revenues
 - Reimbursement from 4B for General Fund expenditures that are 4B eligible
 - \$500,000 annual reimbursement
 - Parks Maintenance Division – GF annual budget approximately \$1,600,000

Stress Test Scenarios

Scenario A

- Property Tax Rate:
 - Flat in FY 2024
 - 2.5% increase in FY 2025
 - 5% increase FY 2026
- Sales Tax
 - Flat in FY 2024
 - 1.5% increase in FY 2025
 - 3% increase in FY 2026

General Fund Financial Forecast- Scenario A

	FY 22-23 Estimate	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected	FY 26-27 Projected	FY 27-28 Projected
Beginning Fund Balance	\$ 21,936,298	\$ 19,748,987	\$ 20,347,921	\$ 19,034,142	\$ 17,865,737	\$ 17,561,182
Property Tax	\$ 24,609,241	\$ 24,609,241	\$ 25,224,472	\$ 26,485,696	\$ 27,809,980	\$ 29,200,479
Property Tax- Chisholm Summit	\$ -	\$ -	\$ 500,000	\$ 1,030,000	\$ 1,575,900	\$ 2,138,177
Homestead exemption	\$ -	\$ (175,000)	\$ (350,000)	\$ (525,000)	\$ (700,000)	\$ (700,000)
Sales Tax	\$ 14,405,387	\$ 14,405,387	\$ 14,621,468	\$ 15,060,112	\$ 15,511,915	\$ 15,977,273
Other Revenue	\$ 14,126,072	\$ 15,863,614	\$ 16,568,374	\$ 17,289,438	\$ 18,046,513	\$ 18,820,263
Total Revenue	\$ 53,140,700	\$ 54,703,242	\$ 56,564,314	\$ 59,340,246	\$ 62,244,309	\$ 65,436,192
Base Expenses	\$ 52,828,011	\$ 54,104,309	\$ 57,878,092	\$ 60,508,651	\$ 62,548,864	\$ 64,625,014
Future Supplemental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Funding Projects	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 55,328,011	\$ 54,104,309	\$ 57,878,092	\$ 60,508,651	\$ 62,548,864	\$ 66,965,014
Change in Fund Balance	\$ (2,187,311)	\$ 598,934	\$ (1,313,778)	\$ (1,168,405)	\$ (304,555)	\$ (1,528,823)
Ending Fund Balance	\$ 19,748,987	\$ 20,347,921	\$ 19,034,142	\$ 17,865,737	\$ 17,561,182	\$ 16,032,359
FB % of Expenditure	35.69%	37.61%	32.89%	29.53%	28.08%	23.94%

- Preserve fund balance
- Eliminate \$5,500,000 cash funding projects
- No Future Supplemental Packages
- 3.0% salary increases for FY2024, 3.5% for FY2025-2028

Scenario B

- Property Tax Rate:
 - Flat in FY 2024, FY 2025 and FY 2026
 - 2.5% increase in FY 2027
 - 5% increase FY 2028
- Sales Tax
 - Flat in FY 2024, FY 2025 and FY 2026
 - 1.5% increase in FY 2027
 - 3% increase in FY 2028

General Fund Financial Forecast- Scenario B

	FY 22-23 Estimate	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected	FY 26-27 Projected	FY 27-28 Projected
Beginning Fund Balance	\$ 21,936,298	\$ 19,748,987	\$ 21,146,233	\$ 20,841,758	\$ 19,521,491	\$ 18,376,869
Property Tax	\$ 24,609,241	\$ 24,609,241	\$ 24,609,241	\$ 24,609,241	\$ 25,224,472	\$ 26,485,696
Property Tax- Chisholm Summit	\$ -	\$ -	\$ 500,000	\$ 1,030,000	\$ 1,575,900	\$ 2,138,177
Homestead exemption	\$ -	\$ (175,000)	\$ (350,000)	\$ (525,000)	\$ (700,000)	\$ (700,000)
Sales Tax	\$ 14,405,387	\$ 14,405,387	\$ 14,405,387	\$ 14,405,387	\$ 14,621,468	\$ 15,060,112
Other Revenue	\$ 14,126,072	\$ 15,863,614	\$ 16,568,374	\$ 17,289,438	\$ 18,046,513	\$ 18,820,263
Total Revenue	\$ 53,140,700	\$ 54,703,242	\$ 55,733,002	\$ 56,809,066	\$ 58,768,353	\$ 61,804,247
Base Expenses	\$ 52,828,011	\$ 53,305,996	\$ 56,037,477	\$ 58,129,333	\$ 59,912,975	\$ 61,896,870
Future Supplemental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Funding Projects	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 55,328,011	\$ 53,305,996	\$ 56,037,477	\$ 58,129,333	\$ 59,912,975	\$ 64,236,870
Change in Fund Balance	\$ (2,187,311)	\$ 1,397,246	\$ (304,475)	\$ (1,320,267)	\$ (1,144,622)	\$ (2,432,622)
Ending Fund Balance	\$ 19,748,987	\$ 21,146,233	\$ 20,841,758	\$ 19,521,491	\$ 18,376,869	\$ 15,944,247
FB % of Expenditure	35.69%	39.67%	37.19%	33.58%	30.67%	24.82%

- Preserve fund balance
- Eliminate \$5,500,000 cash funding projects
- No Future Supplemental Packages
- No salary increase for FY2024, 2% for FY2025, 3% for FY2026, 3.5% FY2027 and FY2028

General Debt Service

Why Debt?

- Capital Projects are costly – millions of dollars
- No capacity for Maintenance & Operations (M&O) rate to cash fund City's capital improvement plan (CIP). Cash funding capital projects is limited
- Texas Legislature – Senate Bill 2, in effect in 2020, limits property tax revenue growth
 - GF has limited ability to cash fund projects due to SB2
- Cannot issue debt to cover operating costs.
- Capital Projects useful life 20 to 50 years
- Debt issued is paid up to a 20 year period, with ability to refinance at 10 years
- Inter-generational equity – pay over time - use of capital assets over time

Total Outstanding Bond Debt

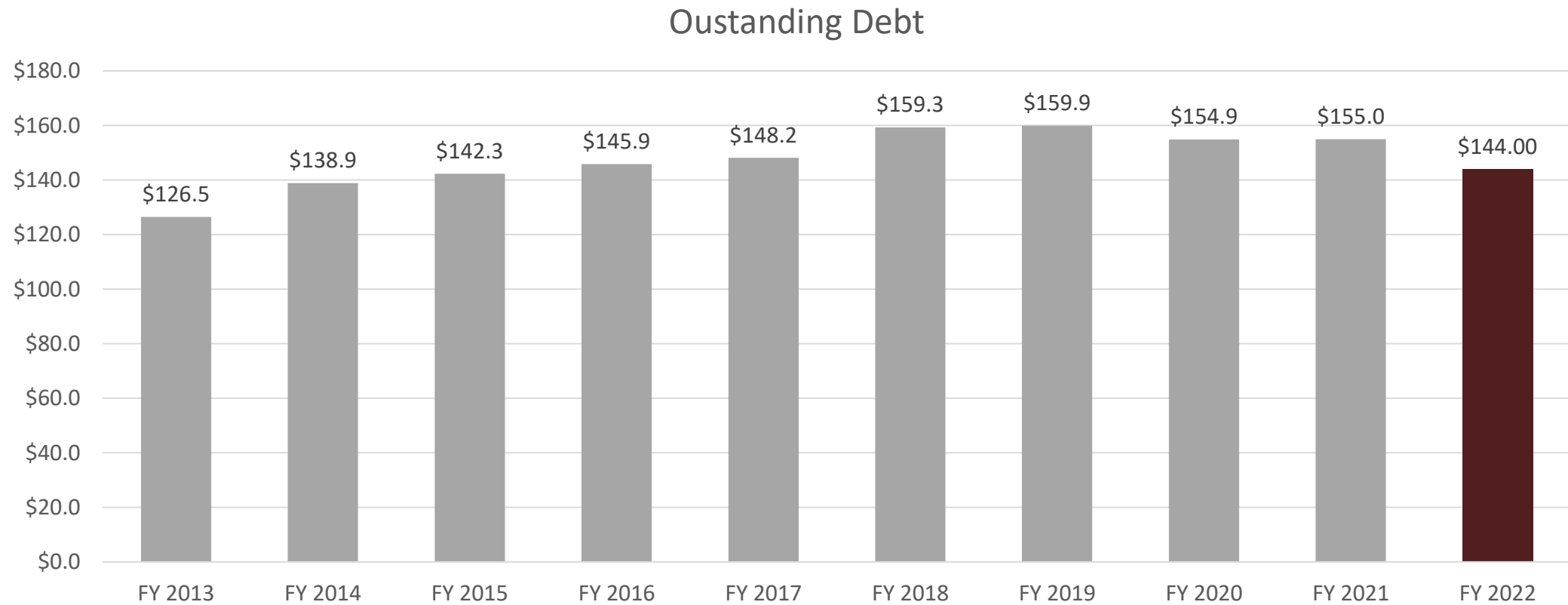
Focus will be on the tax supported Capital Projects

Supporting debt	Outstanding Principal 9/30/2022	Percent
Tax Supported Debt*	\$56,357,368	39%
Water & Sewer	\$55,495,000	39%
4A	\$10,374,490	7%
4B	\$12,845,000	9%
TIF	\$7,890,000	5%
Golf	\$1,093,142	1%
Total Outstanding Debt**	\$144,025,000	100%

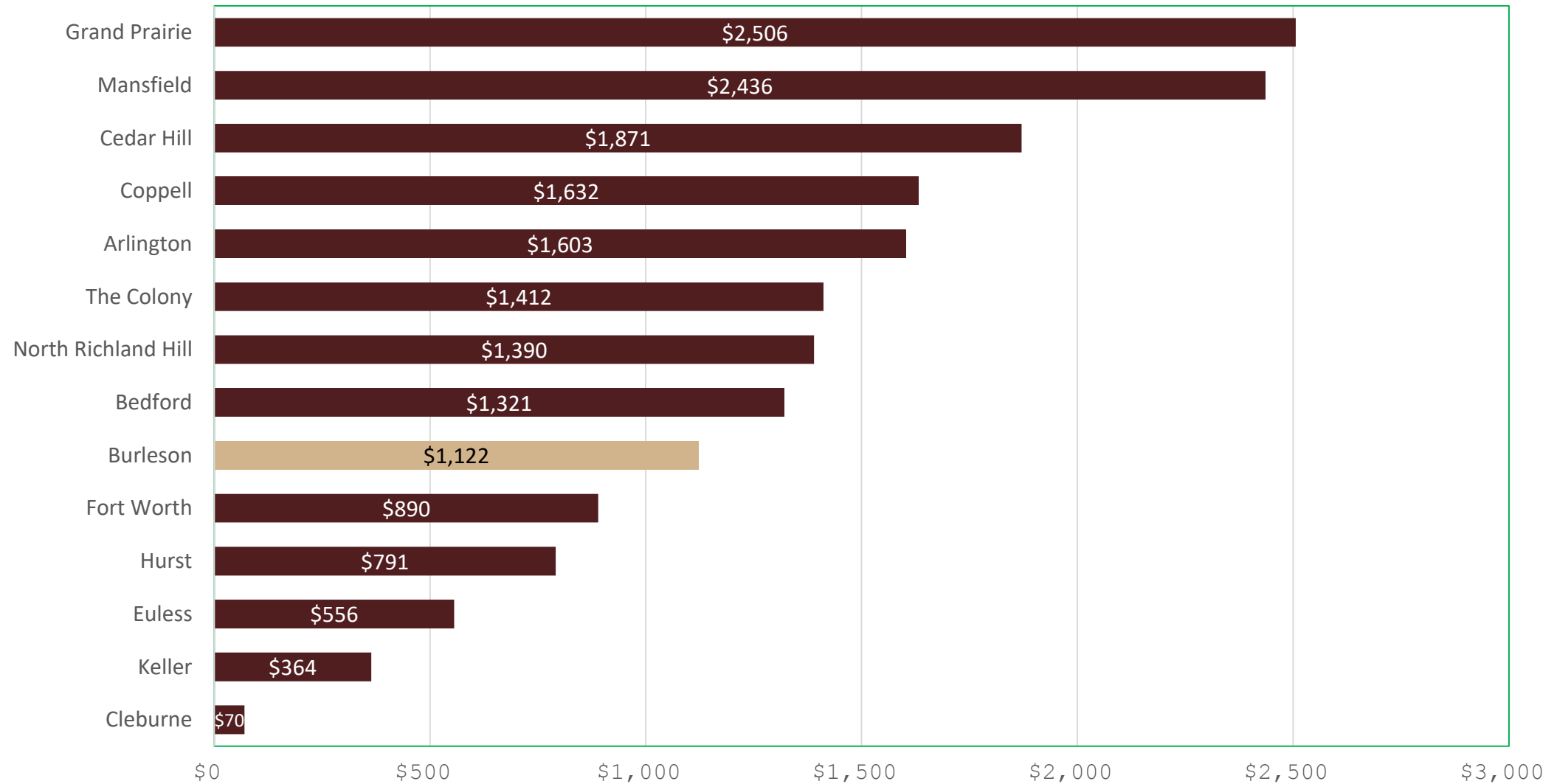
* Property Tax from debt rate

**All bond debt must be used to fund and support capital projects

Outstanding Debt – 10 Year History



City Comparison – Tax Supported Debt per Capita



General Government
5 year CIP Plan
FY2023- FY2027
(Original)

2022 GO Bond Program- \$86,005,000
Issued in 2022 (\$ 1,400,000)
Total- \$84,592,000

Project	2023	2024	2025	2026	2027	Total
GO Bond Projects						
SH174 TRAFFIC SIGNAL IMPROVEMENTS	\$ 1,861,123					\$ 1,861,123
LAKEWOOD LEFT TURN LANES	\$ 85,000					\$ 85,000
NEIGHBORHOOD STREET REBUILDS	\$ 825,833	\$ 750,000	\$ 750,000	\$ 750,000		\$ 3,075,833
ALSBURY BOULEVARD - HULEN STREET TO CR 1020 (Ph.2)		\$ 6,434,496				\$ 6,434,496
SIDEWALK PROGRAM	\$ 446,946	\$ 200,000	\$ 200,000	\$ 200,000	\$ 170,000	\$ 1,216,946
POLICE EXPANSION	\$ 3,600,000	\$ 16,407,500	\$ 16,409,500			\$ 36,417,000
CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)	\$ 2,500,000					\$ 2,500,000
HULEN INTERSECTION/ROAD EXPANSION			\$ 2,000,000	\$ 7,504,680		\$ 9,504,680
SH174 WIDENING (SCHEMATIC AND ENVIRONMENTAL)		\$ 430,000		\$ 1,900,000		\$ 2,330,000
ELK DR, HILLSIDE DR, & FM 731 - INTERSECTION & SIDEWALK IMPROVEMENTS			\$ 200,000	\$ 836,509		\$ 1,036,509
FIRE STATION				\$ 2,500,000	\$ 13,443,000	\$ 15,943,000
FM 1902 AND CR 910 PEDESTRIAN MOBILITY				\$ 300,000	\$ 1,189,901	\$ 1,489,901
E RENFRO (FM3391) WIDENING PS&E					\$ 2,697,512	\$ 2,697,512
Total GO Bond Projects	\$ 9,318,902	\$ 24,221,996	\$ 19,559,500	\$ 13,991,189	\$ 17,500,413	\$ 84,592,000
Additional Project						
FIRE STATION 1	\$ 300,000	\$ 1,700,000				\$ 2,000,000
CITY HALL RENOVATION	\$ 1,500,000					\$ 1,500,000
ALSBURY PH. 1 WIDENING - CANDLER TO HULEN (Ph. 1B)_	\$ 323,545	\$ 3,500,000				\$ 3,823,545
RENFRO ST & JOHNSON AVENUE PEDESTRIAN IMPROVEMENTS	\$ 192,497					\$ 192,497
CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)		\$ 1,833,091				\$ 1,833,091
HULEN INTERSECTION/ROAD EXPANSION				\$ 3,630,029		\$ 3,630,029
VILLAGE CREEK PARKWAY EXPANSION (Tarrant Co. Bond 50% Match)					\$ 3,501,839	\$ 3,501,839
WICKER HILL AND GREENRIDGE RECONSTRUCTION			\$ 949,045	\$ 4,040,465		\$ 4,989,510
HIDDEN VISTAS EXTENSION					\$ 1,575,349	\$ 1,575,349
ADDITIONAL PAVEMENT			\$ 808,198			\$ 808,198
Total Additional Projects	\$ 2,316,042	\$ 7,033,091	\$ 1,757,243	\$ 7,670,494	\$ 5,077,188	\$ 23,854,058
Total	\$ 11,634,944	\$ 31,255,087	\$ 21,316,743	\$ 21,661,683	\$ 22,577,601	\$ 108,446,058
GO BOND TOTAL	\$ 9,318,902	\$ 24,221,996	\$ 19,559,500	\$ 13,991,189	\$ 17,500,413	\$ 84,592,000
CO TOTAL	\$ 381,674	\$ 5,200,000		\$ 6,824,326		\$ 12,406,000
CASH	\$ 1,500,000	\$ 1,833,091	\$ 808,198	\$ 846,168	\$ 3,012,543	\$ 8,000,000
OTHER	\$ 434,368		\$ 949,045		\$ 2,064,645	\$ 3,448,058
Total	\$ 11,634,944	\$ 31,255,087	\$ 21,316,743	\$ 21,661,683	\$ 22,577,601	\$ 108,446,058

General Government
5 year CIP Plan
FY2023- FY2027
(Removals)

Project	2023	2024	2025	2026	2027	Total
GO Bond Projects						
SH174 TRAFFIC SIGNAL IMPROVEMENTS	\$ 1,861,123					\$ 1,861,123
LAKEWOOD LEFT TURN LANES	\$ 85,000					
NEIGHBORHOOD STREET REBUILDS	\$ 825,833	\$ 750,000	\$ 750,000	\$ 750,000		\$ 3,075,833
ALSBURY BOULEVARD - HULEN STREET TO CR 1020 (Ph.2)		\$ 6,434,496				\$ 6,434,496
SIDEWALK PROGRAM	\$ 446,946	\$ 200,000	\$ 200,000	\$ 200,000	\$ 170,000	\$ 1,216,946
POLICE EXPANSION	\$ 3,600,000	\$ 16,407,500	\$ 16,409,500			\$ 36,417,000
CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)	\$ 2,500,000					\$ 2,500,000
HULEN INTERSECTION/ROAD EXPANSION			\$ 2,000,000	\$ 7,504,680		\$ 9,504,680
SH174 WIDENING (SCHEMATIC AND ENVIRONMENTAL)		\$ 430,000		\$ 1,900,000		\$ 2,330,000
ELK DR, HILLSIDE DR, & FM 731 - INTERSECTION & SIDEWALK IMPROVEMENTS			\$ 200,000	\$ 836,509		\$ 1,036,509
FIRE STATION				\$ 2,500,000	\$ 13,443,000	\$ 15,943,000
FM 1902 AND CR 910 PEDESTRIAN MOBILITY				\$ 300,000	\$ 1,189,901	\$ 1,489,901
E RENFRO (FM3391) WIDENING PS&E					\$ 2,697,512	\$ -
Total GO Bond Projects	\$ 9,233,902	\$ 24,221,996	\$ 19,559,500	\$ 13,991,189	\$ 14,802,901	\$ 81,809,488
Additional Project						
FIRE STATION 1	\$ 300,000	\$ 1,700,000				\$ 2,000,000
CITY HALL RENOVATION	\$ 1,500,000					\$ 1,500,000
ALSBURY PH. 1 WIDENING - CANDLER TO HULEN (Ph. 1B)_	\$ 323,545	\$ 3,500,000				\$ 3,823,545
RENFRO ST & JOHNSON AVENUE PEDESTRIAN IMPROVEMENTS	\$ 192,497					\$ 192,497
CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)		\$ 1,833,091				\$ 1,833,091
HULEN INTERSECTION/ROAD EXPANSION				\$ 3,630,029		\$ 3,630,029
VILLAGE CREEK PARKWAY EXPANSION (Tarrant Co. Bond 50% Match)					\$ 3,501,839	\$ 3,501,839
WICKER HILL AND GREENRIDGE RECONSTRUCTION			\$ 949,045	\$ 4,040,465		\$ 4,989,510
HIDDEN VISTAS EXTENSION					\$ 1,575,349	\$ 1,575,349
ADDITIONAL PAVEMENT			\$ 808,198			\$ 808,198
Total Additional Proejcts	\$ 2,316,042	\$ 7,033,091	\$ 1,757,243	\$ 7,670,494	\$ 5,077,188	\$ 23,854,058
Total	\$ 11,549,944	\$ 31,255,087	\$ 21,316,743	\$ 21,661,683	\$ 10,154,376	\$ 105,663,546
GO BOND TOTAL	\$ 9,233,902	\$ 24,221,996	\$ 19,559,500	\$ 13,991,189	\$ 14,802,901	\$ 81,809,488
CO TOTAL	\$ 381,674	\$ 5,200,000		\$ 6,824,326		\$ 12,406,000
CASH	\$ 1,500,000	\$ 1,833,091	\$ 808,198	\$ 846,168	\$ 3,012,543	\$ 8,000,000
OTHER	\$ 434,368		\$ 949,045		\$ 2,064,645	\$ 3,448,058
Total	\$ 11,549,944	\$ 31,255,087	\$ 21,316,743	\$ 21,661,683	\$ 19,880,089	\$ 105,663,546

General Government
5 year CIP Plan
FY2023- FY2027
(Updated)

Project	2023	2024	2025	2026	2027	2028	Total
GO Bond Projects							
SH174 TRAFFIC SIGNAL IMPROVEMENTS	\$ 1,861,123						\$ 1,861,123
LAKEWOOD LEFT TURN LANES							\$ -
NEIGHBORHOOD STREET REBUILDS	\$ 825,833	\$ 750,000	\$ 750,000	\$ 750,000			\$ 3,075,833
ALSBURY BOULEVARD - HULEN STREET TO CR 1020 (Ph.2)		\$ 6,434,496					\$ 6,434,496
SIDEWALK PROGRAM		\$ 1,216,946					\$ 1,216,946
POLICE EXPANSION	\$ 3,600,000	\$ 2,800,000	\$ 13,607,500	\$ 16,409,500			\$ 36,417,000
CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)	\$ 2,500,000						\$ 2,500,000
HULEN INTERSECTION/ROAD EXPANSION	\$ 2,000,000	\$ 7,504,680					\$ 9,504,680
SH174 WIDENING (SCHEMATIC AND ENVIRONMENTAL)	\$ 500,000	\$ 430,000		\$ 1,400,000			\$ 2,330,000
ELK DR, HILLSIDE DR, & FM 731 - INTERSECTION & SIDEWALK IMPROVEMENTS		\$ 1,036,509					\$ 1,036,509
FIRE STATION					\$ 2,500,000	\$ 13,443,000	\$ 15,943,000
FM 1902 AND CR 910 PEDESTRIAN MOBILITY				\$ 300,000	\$ 1,189,901		\$ 1,489,901
Total GO Bond Projects	\$ 11,286,956	\$ 20,172,631	\$ 14,357,500	\$ 18,859,500	\$ 3,689,901	\$ 13,443,000	\$ 81,809,488
Additional Project							
FIRE STATION 1	\$ 300,000	\$ 1,700,000					\$ 2,000,000
CITY HALL RENOVATION		\$ 1,500,000					\$ 1,500,000
ALSBURY PH. 1 WIDENING - CANDLER TO HULEN (Ph. 1B)_	\$ 323,545	\$ 3,500,000					\$ 3,823,545
RENFRO ST & JOHNSON AVENUE PEDESTRIAN IMPROVEMENTS	\$ 192,497						\$ 192,497
CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)			\$ 1,833,091				\$ 1,833,091
HULEN INTERSECTION/ROAD EXPANSION			\$ 3,630,029				\$ 3,630,029
VILLAGE CREEK PARKWAY EXPANSION (Tarrant Co. Bond 50% Match)		\$ 2,064,645	\$ 1,437,194				\$ 3,501,839
WICKER HILL AND GREENRIDGE RECONSTRUCTION			\$ 949,045	\$ 4,040,465			\$ 4,989,510
HIDDEN VISTAS EXTENSION					\$ 1,575,349		\$ 1,575,349
ADDITIONAL PAVEMENT					\$ 808,198		\$ 808,198
Total Additional Project	\$ 816,042	\$ 8,764,645	\$ 7,849,359	\$ 4,040,465	\$ 2,383,547	\$ -	\$ 23,854,058
Total	\$ 12,102,998	\$ 28,937,276	\$ 22,206,859	\$ 22,899,965	\$ 6,073,448	\$ 13,443,000	\$ 105,663,546
GO BOND TOTAL	\$ 11,286,956	\$ 20,172,631	\$ 14,357,500	\$ 18,859,500	\$ 3,689,901	\$ 13,443,000	\$ 81,809,488
CO TOTAL	\$ 381,674	\$ 5,200,000	\$ 4,463,120	\$ 2,361,206		\$ -	\$ 12,406,000
CASH	\$ -	\$ 1,500,000	\$ 2,437,194	\$ 1,679,259	\$ 2,383,547		\$ 8,000,000
OTHER	\$ 434,368	\$ 2,064,645	\$ 949,045				\$ 3,448,058
Total	\$ 12,102,998	\$ 28,937,276	\$ 22,206,859	\$ 22,899,965	\$ 6,073,448	\$ 13,443,000	\$ 105,663,546

General Government
5 year CIP Plan
FY2023- FY2028
(Revised)

Project	2023	2024	2025	2026	2027	2028	Total
GO Bond Projects							
SH174 TRAFFIC SIGNAL IMPROVEMENTS	\$ 1,861,123						\$ 1,861,123
LAKEWOOD LEFT TURN LANES							\$ -
NEIGHBORHOOD STREET REBUILDS	\$ 825,833	\$ 750,000	\$ 750,000	\$ 750,000			\$ 3,075,833
ALSBURY BOULEVARD - HULEN STREET TO CR 1020 (Ph.2)		\$ 6,434,496					\$ 6,434,496
SIDEWALK PROGRAM		\$ 1,216,946					\$ 1,216,946
POLICE EXPANSION	\$ 3,600,000	\$ 2,800,000	\$ 13,607,500	\$ 16,409,500			\$ 36,417,000
CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)	\$ 2,500,000						\$ 2,500,000
HULEN INTERSECTION/ROAD EXPANSION		\$ 2,000,000	\$ 7,504,680				\$ 9,504,680
SH174 WIDENING (SCHEMATIC AND ENVIRONMENTAL)	\$ 500,000	\$ 430,000		\$ 1,400,000			\$ 2,330,000
ELK DR, HILLSIDE DR, & FM 731 - INTERSECTION & SIDEWALK IMPROVEMENTS		\$ 1,036,509					\$ 1,036,509
FIRE STATION					\$ 2,500,000	\$ 13,443,000	\$ 15,943,000
FM 1902 AND CR 910 PEDESTRIAN MOBILITY				\$ 300,000	\$ 1,189,901		\$ 1,489,901
Total GO Bond Projects	\$ 9,286,956	\$ 14,667,951	\$ 21,862,180	\$ 18,859,500	\$ 3,689,901	\$ 13,443,000	\$ 81,809,488
Additional Project							
FIRE STATION 1	\$ 300,000	\$ 3,533,235					\$ 3,833,235
SH174 TRAFFIC SIGNAL IMPROVEMENTS		\$ 1,500,000					\$ 1,500,000
ALSBURY BOULEVARD - HULEN STREET TO CR 1020 (Ph.2)		\$ 1,000,000					\$ 1,000,000
CITY HALL RENOVATION		\$ 2,500,000					\$ 2,500,000
ALSBURY PH. 1 WIDENING - CANDLER TO HULEN (Ph. 1B)_	\$ 323,545	\$ 3,500,000					\$ 3,823,545
RENFRO ST & JOHNSON AVENUE PEDESTRIAN IMPROVEMENTS	\$ 192,497						\$ 192,497
CR 1020 (ALSBURY) WIDENING (DESIGN) (Ph.3)			\$ 1,833,091				\$ 1,833,091
HULEN INTERSECTION/ROAD EXPANSION			\$ 4,630,029				\$ 4,630,029
VILLAGE CREEK PARKWAY EXPANSION (Tarrant Co. Bond 50% Match)		\$ 2,064,645	\$ 1,437,194				\$ 3,501,839
WICKER HILL AND GREENRIDGE RECONSTRUCTION			\$ 949,045	\$ 4,040,465			\$ 4,989,510
HIDDEN VISTAS EXTENSION					\$ 1,575,349		\$ 1,575,349
ADDITIONAL PAVEMENT					\$ 808,198		\$ 808,198
Total Additional Projects	\$ 816,042	\$ 14,097,880	\$ 8,849,359	\$ 4,040,465	\$ 2,383,547	\$ -	\$ 30,187,293
Total	\$ 10,102,998	\$ 28,765,831	\$ 30,711,539	\$ 22,899,965	\$ 6,073,448	\$ 13,443,000	\$ 111,996,781
GO BOND TOTAL	\$ 9,286,956	\$ 14,667,951	\$ 21,862,180	\$ 18,859,500	\$ 3,689,901	\$ 13,443,000	\$ 81,809,488
CO TOTAL	\$ 381,674	\$ 9,533,235	\$ 6,463,120	\$ 2,361,206	\$ -	\$ -	\$ 18,739,235
CASH	\$ -	\$ 2,500,000	\$ 1,437,194	\$ 1,679,259	\$ 2,383,547		\$ 8,000,000
OTHER	\$ 434,368	\$ 2,064,645	\$ 949,045				\$ 3,448,058
Total	\$ 10,102,998	\$ 28,765,831	\$ 30,711,539	\$ 22,899,965	\$ 6,073,448	\$ 13,443,000	\$ 111,996,781

CIP and Debt Recap

	FY 2023-2027	FY2023-2028	
Bond Type	Original	Revised	Net Change
GO	\$84,592,000	\$81,809,488	(2,782,512)
CO	\$12,406,000	\$18,739,235	6,333,235
Total	\$96,998,000	\$100,548,723	3,550,723

- Revised 2023-2028 CIP net increase of \$3,550,723 – debt funded
- Additional Debt Capacity FY2024 – FY2028 projected at \$8,900,000
 - Reduce the debt rate
 - Additional projects
 - Preserve remaining \$5,500,000 in General Fund for cash funding projects and issue COs
 - Combination of these options

Additional Capital Projects

- CAD Back-up at Former Emergency Operations Center
- Neighborhood Street Rebuild
- Sidewalk Program
- Drainage/Bridge Improvements
- Hulen Bridge Design

Stress Test Scenarios

Stress Test Impact on Debt Service Fund

- Scenario A
 - Property Tax Rate:
 - Flat in FY 2024
 - 2.5% increase in FY 2025
 - 5% increase FY 2026
 - Impact
 - Continue to fund GO Bond Program - Revised
 - Available CO debt capacity- Projected to be \$10.4 million
 - \$2 million in 2024, 2025, 2026 and 2027 for a total of \$8 million
 - \$2.4 million in 2028

Stress Test Impact on Debt Service Fund

- Scenario B
 - Property Tax Rate:
 - Flat in FY 2024, FY 2025 and FY 2026
 - 2.5% increase in FY 2027
 - 5% increase FY 2028
 - Impact
 - Continue to fund GO Bond Program - Revised
 - No capacity to issue COs (FY2024 – FY2029)

FY 2023 Debt Issue

- 5 year CIP Plan – Debt Issuance FY2023
- Reimbursement Resolution – Approved in October 3, 2022
- Certificate of Obligation Notice of Intent Resolution – June 19, 2023
- Approve Ordinances authorizing bond sale – August 21, 2023
 - Tax supported Debt
 - Self Supported Debt Certificate of Obligations

Council Considerations

- Is Council comfortable with increasing the base tax levy for existing properties by 3%?
 - Stay within the SB2 requirement of 3.5% of NNRR, but not exceed the Voter Approval Rate which is in excess of 3.5%
- Does Council want to consider focusing on lowering the tax rate further?
- Is the plan to cash fund capital projects appropriate?
 - Should focus be on preserving fund balance?
- Lower debt rate or pursue additional capital projects?
- Is Council comfortable with other revenues sources such as additional PILOT and 4B reimbursement of eligible expenses
- Is Council comfortable with the current fund balance policy of 20% minimum?
- Other considerations Council may have?

QUESTIONS/COMMENTS