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## City Council Regular Meeting

**DEPARTMENT:** Finance Department  
**FROM:** Martin Avila, Finance Director  
**MEETING:** October 3, 2022

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**SUBJECT:**

Consider approval of a resolution declaring intention to reimburse an amount not to exceed \$65,100,000 for capital projects related to Chisholm Summit roadway infrastructure, industrial business park, various parks and trail improvements, improvements in Old Town and Ellison Street project within the Tax Increment Reinvestment Zone #2, improvements and extensions to water and sewer systems, public safety improvements, streets, drainage and public mobility infrastructure improvements including traffic signal improvement, median improvements, and the acquisition of right-of-way throughout the City. The resolution will allow the ability to begin incurring capital expenditure cost on these project with the intent of reimbursing the cost incurred with proceeds from bond debt to be issued at a future date, and placing time restrictions on the issuance of tax-exempt obligations. *(Staff Presenter: Martin Avila, Finance Director)*

**SUMMARY:**

On September 12, 2022, Council approved the final reading of the City's FY2022 -2023 budget. The approved budget includes the City's capital improvement program for General Government, Parks, Economic Development, and Water and Sewer systems. This reimbursement resolution will allow the ability to begin incurring capital expenditure with intent to reimburse the cost incurred with proceeds from bond debt to be issued at a future date.

Category	2023	2024	2025	2026	2027	TOTAL
General Government Capital Improvement Plan	\$ 9,318,902	\$ 24,221,996	\$ 19,559,500	\$ 13,991,189	\$ 17,500,413	\$ 84,592,000
4B - Parks and Golf Capital Improvement Plan	\$ 16,889,432	\$ 5,426,138	\$ 2,037,788	\$ 1,444,590	\$ 2,198,700	\$ 27,996,648
4A - Economic Development Capital Improvement Plan	\$ 30,000,000	\$ 15,000,000	\$ 10,000,000	\$ -	\$ -	\$ 55,000,000
Water and Sewer Capital Improvement Plan	\$ 9,733,840	\$ 27,213,979	\$ 7,570,428	\$ 24,195,445	\$ 9,220,263	\$ 77,933,955
Additional Capital Projects	\$ 1,329,680	\$ 6,149,045	\$ 4,040,465	\$ 3,630,029	\$ 3,501,839	\$ 18,651,058
<b>Total</b>	<b>\$ 67,271,854</b>	<b>\$ 78,011,158</b>	<b>\$ 43,208,181</b>	<b>\$ 43,261,253</b>	<b>\$ 32,421,215</b>	<b>\$ 264,173,661</b>
Available Funds	\$ 3,596,930	\$ 1,153,078	\$ 4,146,215	\$ 2,195,579	\$ 3,910,839	\$ 15,002,641
Bond Issue	\$ 63,674,924	\$ 76,858,080	\$ 39,061,966	\$ 41,065,674	\$ 28,510,376	\$ 249,171,018
<b>Total</b>	<b>\$ 67,271,854</b>	<b>\$ 78,011,158</b>	<b>\$ 43,208,181</b>	<b>\$ 43,261,253</b>	<b>\$ 32,421,215</b>	<b>\$ 264,173,661</b>

  

Category	2023	2024	2025	2026	2027	TOTAL
General Government Capital Improvement Plan	\$ 9,318,902					
4B - Parks and Golf Capital Improvement Plan	\$ 14,914,432					
4A - Economic Development Capital Improvement Plan	\$ 30,000,000					
Water and Sewer Capital Improvement Plan	\$ 9,033,840					
Additional Capital Projects	\$ 407,750					
<b>Total</b>	<b>\$ 63,674,924</b>					
TIF #2	\$ 1,400,000					
Total Bond Issue	\$ 65,074,924					

## General Government 5 Year CIP

Project Name	FY2023	FY2024	FY2025	FY2026	FY2027	Total
SH174 Traffic Signal Improvements	\$ 1,861,123	\$ -	\$ -	\$ -	\$ -	\$ 1,861,123
Neighborhood Street Rebuild	\$ 825,833	\$ 750,000	\$ 750,000	\$ 750,000	\$ -	\$ 3,075,833
Alsbury- Hulen to CR 1020		\$ 6,434,496		\$ -	\$ -	\$ 6,434,496
Sidewalk program	\$ 446,946	\$ 200,000	\$ 200,000	\$ 200,000	\$ 170,000	\$ 1,216,946
Dual LT Lakewood at SH174 Intersection Improvement	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ 85,000
Police Expansion	\$ 3,600,000	\$ 16,407,500	\$ 16,409,500	\$ -	\$ -	\$ 36,417,000
CR 1020 (Alsbury) Widening (design)	\$ 2,500,000	\$ -	\$ -			\$ 2,500,000
SH174 Widening (Schematic and Env)	\$ -	\$ 430,000	\$ -	\$ -	\$ -	\$ 430,000
Hulen at Wilshire Intersection	\$ -	\$ -	\$ 200,000	\$ 1,501,027	\$ -	\$ 1,701,027
Hulen Widening (SH174 to Candler)	\$ -	\$ -	\$ 1,800,000	\$ 6,003,653	\$ -	\$ 7,803,653
Hillside Dr. Elk Dr & FM731	\$ -	\$ -	\$ 200,000	\$ 836,509	\$ -	\$ 1,036,509
Fire Station	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 13,443,000	\$ 15,943,000
FM1902 Pedestrian Mobility	\$ -	\$ -	\$ -	\$ 300,000	\$ 1,189,901	\$ 1,489,901
Wilshire Blvd (SH174) Construction Documents from Hulen to City Limits	\$ -	\$ -	\$ -	\$ 1,900,000	\$ -	\$ 1,900,000
E Renfro (FM3391) Widening PS&E	\$ -	\$ -	\$ -	\$ -	\$ 2,697,512	\$ 2,697,512
<b>Bonds</b>	<b>\$ 9,318,902</b>	<b>\$ 24,221,996</b>	<b>\$ 19,559,500</b>	<b>\$ 13,991,189</b>	<b>\$ 17,500,413</b>	<b>\$ 84,592,000</b>

## W&amp;S 5 Year CIP

Water Project	2023	2024	2025	2026	2027	TOTAL
Water Line Rehabilitation	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 10,000,000
Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	\$ 1,288,380	\$ 5,337,652	\$ -	\$ -	\$ -	\$ 6,626,032
Security Upgrades	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
AMI Feasibility Study	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
12" Willow Creek Waterline Looping	\$ 154,625	\$ 795,204	\$ -	\$ -	\$ -	\$ 949,829
Rate Model	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Hulen Ground Storage Tank Rehabilitation	\$ -	\$ 1,438,743	\$ -	\$ -	\$ -	\$ 1,438,743
8" Village Creek Waterline Looping	\$ -	\$ -	\$ 819,402	\$ -	\$ -	\$ 819,402
Mountain Valley EST and GST Demolition	\$ -	\$ -	\$ 690,602	\$ -	\$ -	\$ 690,602
16" Hulen Street Waterline	\$ -	\$ -	\$ 464,889	\$ 3,299,185	\$ -	\$ 3,764,074
12" Waterline Loop for Mountain Valley	\$ -	\$ -	\$ 236,154	\$ 1,068,516	\$ -	\$ 1,304,670
12" Water Line from Wilshire to John Jones (Future Hulen)	\$ -	\$ -	\$ 223,058	\$ 1,261,800	\$ -	\$ 1,484,858
Offsite Water Supply from Fort Worth	\$ -	\$ -	\$ -	\$ 12,043,803	\$ -	\$ 12,043,803
Hulen Pump Station Expansion	\$ -	\$ -	\$ -	\$ 379,254	\$ 2,692,203	\$ 3,071,457
Turkey Peak Elevated Storage Tank Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ 198,950	\$ 198,950
8" County Road 715 Water Line Looping	\$ -	\$ -	\$ -	\$ -	\$ 99,003	\$ 99,003
<b>TOTAL</b>	<b>\$ 4,143,005</b>	<b>\$ 9,571,599</b>	<b>\$ 4,434,105</b>	<b>\$ 20,052,558</b>	<b>\$ 4,990,156</b>	<b>\$ 43,191,423</b>
Sewer Project	2023	2024	2025	2026	2027	TOTAL
Sewer Line Rehabilitation	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 15,000,000
Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	\$ 2,493,569	\$ 13,809,396	\$ -	\$ -	\$ -	\$ 16,302,965
Gateway Station Lift Station Rehabilitation	\$ 97,266	\$ 832,984	\$ -	\$ -	\$ -	\$ 930,250
Parkview Dr Sewer Upsizing to 10"	\$ -	\$ -	\$ 136,323	\$ 969,870	\$ -	\$ 1,106,193
12" WasteWater line Replacement in Village Creek Basin (Golf Course)	\$ -	\$ -	\$ -	\$ 173,017	\$ 1,230,107	\$ 1,403,124
<b>TOTAL</b>	<b>\$ 5,590,835</b>	<b>\$ 17,642,380</b>	<b>\$ 3,136,323</b>	<b>\$ 4,142,887</b>	<b>\$ 4,230,107</b>	<b>\$ 34,742,532</b>
<b>Total Water &amp; Sewer Projects</b>	<b>\$ 9,733,840</b>	<b>\$ 27,213,979</b>	<b>\$ 7,570,428</b>	<b>\$ 24,195,445</b>	<b>\$ 9,220,263</b>	<b>\$ 77,933,955</b>
Total Cash Funding	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000
Total W&S Bonds	\$ 9,033,840	\$ 27,213,979	\$ 7,570,428	\$ 24,195,445	\$ 9,220,263	\$ 77,233,955
<b>Total</b>	<b>\$ 9,733,840</b>	<b>\$ 27,213,979</b>	<b>\$ 7,570,428</b>	<b>\$ 24,195,445</b>	<b>\$ 9,220,263</b>	<b>\$ 77,933,955</b>

## 4A Economic Development 5 Year CIP

4A Projects	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Total
New Industrial Park	\$ 5,000,000	\$ 5,000,000	\$ 10,000,000	\$ -	\$ -	\$ 20,000,000
Chisolm Summit Infrastructure	\$ 25,000,000	\$ 10,000,000	\$ -	\$ -	\$ -	\$ 35,000,000
<b>Total Projects</b>	<b>\$ 30,000,000</b>	<b>\$ 15,000,000</b>	<b>\$ 10,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,000,000</b>
4A Bonds	\$ 30,000,000	\$ 15,000,000	\$ 10,000,000	\$ -	\$ -	\$ 55,000,000

## Parks and Recreation 5 Year CIP

Project	FY 23	FY 24	FY 25	FY 26	FY 27	Total
<b>Parks</b>						
<b>Park Refurbishments</b>						
Bartlett Playground					300,000	300,000
Cedar Ridge		200,000				200,000
Cindy Park						0
Elk Ridge	220,000					220,000
Heberle					235,000	235,000
Meadow Crest				220,000		220,000
Mistletoe		300,000				300,000
Oak Valley	500,000					500,000
Wakefield	200,000					200,000
Warren					500,000	500,000
<b>Sport Fields</b>						
Bartlett Field Regrading	1,500,000					1,500,000
Chisenhall Field Turf and Lighting	500,000	500,000	500,000	500,000	500,000	2,500,000
Hidden Creek Softball Relocation	250,000	2,000,000				2,250,000
<b>Trails, Parking and Infrastructure</b>						
Bailey Lake Low Water Crossing			220,000			220,000
Chisenhall and Bailey Lake Parking	2,001,000					2,001,000
Oak Valley Trail-Scott Street Trailhead		500,000				500,000
Village Creek Trail Phase IV		685,000				685,000
Village Creek Trail Phase III	2,417,160					2,417,160
<b>Signage</b>						
Park Monument Signs	65,000	65,000	65,000	65,000	65,000	325,000
City Wide Monument Signs	200,000	200,000				400,000
<b>New Construction</b>						
Shannon Creek Park	3,327,763					3,327,763
Community Park	4,000,000	500,000				4,500,000
Unplanned Park Improvements	50,000	50,000	50,000	50,000	50,000	250,000
<b>BRICK</b>						
Upgrade A/C Control system and ventilation	500,000					500,000
Replace roof			1,000,000			1,000,000
Retiling of pool part room and family changing areas	62,000					62,000
Addition of Dry Sauna				380,000		380,000
Replacement of entry monument sign					35,000	35,000
Remodel of entryway (Admin, Kiosk, Rockwall and lighting)	125,000					125,000
<b>Golf</b>						
Monument Sign	28,750					28,750
Tee and Wayfinding signage		25,000				25,000
<b>Bunkers</b>						
Bunkers (1,16,17,18)	89,500					89,500
Bunkers (11,5,6,7,9)		97,750				97,750
Bunkers (2,3,4)			44,000			44,000
Bunkers (10,12)				30,800		30,800
Bunkers (13,14)					34,000	34,000
<b>Tree Work</b>						
Tree Removal and Limb up (Creek, 4,14)	49,000					49,000
Tree Removal and Limb up (7,9,10)				45,000		45,000
Tree Removal and Limb up (1,18)			45,000			45,000
<b>Turf Improvements</b>						
Range side (9) (shape, sod, cart path, trees)		45,000				45,000
Greens resurface (all 18) (remove and replace top 6' of material)					375,000	375,000
<b>Ponds and Irrigation</b>						
Pond Renovation bentonite/fountains (4,5,15)				85,000		85,000
Floating Intake Pipe Replacement			16,750			16,750
<b>Park Total</b>	15,230,923	5,000,000	835,000	835,000	1,650,000	23,550,923
<b>BRICK Total</b>	687,000	0	1,000,000	380,000	35,000	2,102,000
<b>Golf Total</b>	167,250	167,750	105,750	160,800	409,000	1,010,550
<b>Contingency/Escalation 5%</b>	804,259	258,388	97,038	68,790	104,700	1,333,174
<b>Total</b>	16,889,432	5,426,138	2,037,788	1,444,590	2,198,700	27,996,647
<b>Available Funding</b>	1,975,000	204,033	105,750	160,800	409,000	2,854,583
<b>Debt Sale</b>	14,914,432	5,222,105	1,932,038	1,283,790	1,789,700	25,142,064
<b>Total</b>	16,889,432	5,426,138	2,037,788	1,444,590	2,198,700	27,996,647

## Additional Projects

Additional Projects	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	TOTAL
Fire Station 1 Improvements	\$ 300,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 2,000,000
Alsbury Phase 1 Widening - Candler to Hulen	\$ 323,545	\$ 3,500,000				\$ 3,823,545
Alsbury Design and ROW Acquisition (additional to GO Bond project)	\$ 513,638					\$ 513,638
Hulen 4-Lane Expansion (additional to GO Bond project)				\$ 3,630,029		\$ 3,630,029
Renfro Street & Johnson Avenue Pedestrian Improvement	\$ 192,497					\$ 192,497
Village Creek Parkway Expansion (Tarrant County Bond 50% Match)					\$ 3,501,839	\$ 3,501,839
Wicker Hill Rd & Greenridge Dr Road Reconstruction		\$ 949,045	\$ 4,040,465			\$ 4,989,510
<b>TOTAL</b>	<b>\$ 1,329,680</b>	<b>\$ 6,149,045</b>	<b>\$ 4,040,465</b>	<b>\$ 3,630,029</b>	<b>\$ 3,501,839</b>	<b>\$ 18,651,058</b>
Sources						
Impact Fees	\$ 241,871	\$ 949,045	\$ -	\$ -	\$ 2,064,645	\$ 3,255,561
TIF 2 cash funding	\$ 192,497	\$ -	\$ -	\$ -	\$ -	\$ 192,497
GF Cash funding	\$ 487,562	\$ -	\$ 4,040,465	\$ 2,034,779	\$ 1,437,194	\$ 8,000,000
TIF 3 (dissolved) debt capacity	\$ 107,750	\$ 3,500,000	\$ -	\$ 1,595,250	\$ -	\$ 5,203,000
Excess debt capacity	\$ 300,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 2,000,000
<b>TOTAL</b>	<b>\$ 1,329,680</b>	<b>\$ 6,149,045</b>	<b>\$ 4,040,465</b>	<b>\$ 3,630,029</b>	<b>\$ 3,501,839</b>	<b>\$ 18,651,058</b>

**Options:**

Approve resolution  
Deny resolution

**RECOMMENDATION:**

Staff recommends approval of resolution

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

NA

**FISCAL IMPACT:**

NA

**STAFF CONTACT:**

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