

# CAPITAL IMPROVEMENTS ELEMENT



## GOAL 8.

*THE CITY SHALL ENSURE THE ORDERLY AND EFFICIENT PROVISION OF THE FOLLOWING PUBLIC FACILITIES TO SERVE THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS: ROADS, SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND RECREATION / OPEN SPACE.*

**GREEN COVE**  
*Springs*



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## OBJECTIVE 8.1. CONSISTENT WITH FIVE-YEAR SCHEDULE

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**Public facilities shall be provided consistent with the adopted Five-Year Schedule of Capital Improvements to correct existing deficiencies, if any; to accommodate desired future growth; and to replace obsolete and worn-out facilities.**

**Policy 8.1.1.** As part of the annual budgeting process, the City shall prepare a Five-Year Schedule of Capital Improvements, which shall be based on:

- a. An inventory of capital improvements for public facilities needed to correct existing deficiencies, to correct projected future deficiencies, and to replace obsolete and worn-out facilities.
- b. The estimated cost of the capital improvement.
- c. The priority of the capital improvement, consistent with policy 8.1.3.
- d. An estimate of funds available to finance the capital improvements.

**Policy 8.1.2.** A capital improvement in the context of the Comprehensive Plan and the Five-Year Schedule of Capital Improvements shall refer to a public expenditure for roads, sanitary sewer facilities, solid waste facilities, drainage facilities, potable water facilities, and recreation/open space facilities which: is needed to meet concurrency requirements, and requires an investment of \$25,000 or more for the construction, acquisition, or installation of facilities or for the acquisition of land.

**Policy 8.1.3.** The scheduling of capital improvements shall be predicated on the following criteria to ensure ranking of the improvements in the appropriate order of need:

- a. PRIORITY A
  - i. Capital improvements needed to protect public health and safety.
- b. PRIORITY B
  - i. Capital improvements needed to correct existing deficiencies.
  - ii. Capital improvements needed to replace or repair obsolete or worn-out facilities in order to maintain adopted LOS standards.
- c. PRIORITY C
  - i. Capital improvements that will increase efficient use of existing public facilities where the economic benefit exceeds the economic costs of increasing the facility efficiency.
  - ii. Capital improvements that will promote redevelopment and/or in-fill development.
- d. PRIORITY D
  - i. Capital improvements that represent a logical extension of public facilities to accommodate projected new development that is consistent with the Future Land Use Map.
  - ii. Capital improvements needed to serve developments that were approved prior to the adoption of this Plan.
- e. PRIORITY E
  - i. Capital improvements that will further the



plans of the St. Johns Water Management District and other state agencies that may provide public facilities within the City.

**Policy 8.1.4.** As part of the annual budgeting process, the City shall review the criteria used to prioritize capital improvements on the basis of consistency with local comprehensive planning activities, cost feasibility, effectiveness, and overall impact on the budget.

**Policy 8.1.5.** The City shall ensure that all proposed capital improvements are consistent with each of the goals, objectives, and policies in this Comprehensive Plan.



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## OBJECTIVE 8.2. INEFFICIENT, WORN-OUT, OBSOLETE FACILITIES

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**The City shall maintain a list of inefficient, worn-out, or obsolete public facilities.**

**Policy 8.2.1.** City departments shall identify inefficient, worn-out, or obsolete public facilities that need to be replaced or improved in order to maintain the adopted LOS standards.

**Policy 8.2.2.** City departments shall prepare cost estimates for the replacement or improvement

of the public facilities identified in Policy 8.2.1 and shall identify potential sources of financing, if any.

**Policy 8.2.3.** Consistent with Policy 8.1.1, the public facilities and cost estimates shall be included in the Five-Year Budgeting process.



**OBJECTIVE 8.3. LEVEL OF SERVICE (LOS) STANDARDS**

**The City shall use Level of Service (LOS) Standards to measure the adequacy of existing public facilities and to ensure that future development will be served with adequate public facilities.**

**Policy 8.3.1.** The City shall require that public facilities shall meet or exceed the following Level of Service Standards.

| <b>PUBLIC FACILITY</b>    | <b>LOS STANDARD</b>   |
|---------------------------|---|
| <b>ROADS</b>              |   |
| Principal Arterials       | "D" peak hour traffic   |
| Minor Arterials           | "D" peak hour traffic   |
| Collector                 | "D" peak hour traffic   |
| Local Road                | "D" peak hour traffic   |
| <b>UTILITIES</b>          |   |
| Sanitary Sewer            | 120 gallons per person per day  |
| Potable Water             | 150 gallons per person per day  |
| Solid Waste               | 8 pounds per capita per day   |
| <b>DRAINAGE</b>           |   |
| Minor Internal Facilities | 10-year return period storm; 24-hour duration   |
| Storage Basins            | 25-year return period storm for peak flow attenuation; 24-hour duration   |
| Major Drainage Facilities | 100-year return period storm; 24-hour duration  |
| Water Quality             | Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, in existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. |

|                |   |
|----------------|---|
|                | <p>Regardless of the area served and in accordance with Chapter 62-330, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, the first one-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 62-302, Section 62-302.500, F.A.C</p> <p>Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or sub-division to degrade receiving water bodies and their water quality as stated above</p> |
| Water Quantity | Post-development runoff rates   |



|                                |   |
|--------------------------------|---|
|                                | from the site shall not exceed peak pre-development runoff rates  |
| <b>RECREATION / OPEN SPACE</b> |   |
| Generally                      | <p><b>Neighborhood / Pocket Parks</b><br/>5 acres per 1,000 population</p> <p><b>Community Parks</b><br/>2 acres per 1,000 population</p> <p>Community Parks also function and count as neighborhood parks, so long as they are within a residential area.</p> <p>All residents should be within a quarter mile of a Neighborhood Park or Pocket Park and a half mile of a Community Park.</p> <p>Residential Developers shall pay a park dedication fee. Providing public park space in their development shall reduce that fee.</p> |
| Private / Gated Neighborhoods  | Such neighborhoods shall provide within their community recreational facilities and open space meeting the LOS standard.  |

|  |  |
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|  | This space, as it is not open to the public, will not count toward the City's LOS. Developers of such neighborhoods shall also pay a park dedication fee which may be reduced through construction of a public park. |
|--|--|

|                                  |                  |
|----------------------------------|------------------|
| <b>PUBLIC SCHOOL FACILITIES*</b> |                  |
| Elementary Schools               | 110% of capacity |
| Middle Schools                   | 110% of capacity |
| High Schools                     | 110% of capacity |

\*School capacity shall be determined by the lesser of FISH Capacity or core capacity.

**Policy 8.3.2.** The City shall annually review the adopted Level of Service Standards to determine their adequacy to meet public needs and to determine cost feasibility and budget implications.





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## OBJECTIVE 8.4. DEVELOPER CONTRIBUTION TO PUBLIC FACILITIES

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**The City shall require that developers provide and pay for all public facilities at the adopted level of service needed by the development, except where there is sufficient capacity or where the needed facilities are included in the Five-Year Schedule of Capital Improvements.**

**Policy 8.4.1.** The City shall require the performance bonding of project-related utility or traffic circulation improvements necessary to accommodate the development.

**Policy 8.4.2.** Annually, the City shall review the potential use of impact fees as a means to assess

new developments for needed public facilities.

**Policy 8.4.3.** The City shall continue to require mandatory dedications as a condition of plat approval.



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## OBJECTIVE 8.5. NEEDED IMPROVEMENTS FOR EXISTING DEVELOPMENT ORDERS

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**The City shall manage the land development process to ensure the provision of needed capital improvements for development orders that were issued prior to the adoption of the Comprehensive Plan and for future development and redevelopment projects.**

**Policy 8.5.1.** The City shall require that new development or redevelopment projects meet the established Level of Service Standards.

**Policy 8.5.2.** The City shall provide public facilities at the adopted Level of Service

Standards to serve developments that have been issued development orders prior to the adoption of the Comprehensive Plan consistent with Policy 8.1.3.





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## OBJECTIVE 8.6. MANAGING FISCAL RESOURCES

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**The City shall manage its fiscal resources to ensure the provision of needed capital improvements for development orders that were issued prior to the adoption of the Comprehensive Plan and for future development and redevelopment projects.**

**Policy 8.6.1.** The City shall limit outstanding indebtedness for capital facilities to ten (10) percent of the assessed property value, except in the case of natural disaster as determined by the City Council.

**Policy 8.6.2.** There shall be no limitation placed on the use of revenue bonds as a percentage of the total debt of the City.

**Policy 8.6.3.** The City shall adopt a capital budget as part of the annual budgeting process to schedule capital facility construction.

**Policy 8.6.4.** Annually as part of the budgetary process, the Finance Director shall prepare estimates of existing and potential revenue sources.



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## OBJECTIVE 8.7. CONCURRENCY MANAGEMENT SYSTEM

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**The City shall maintain the Concurrency Management System.**

**Policy 8.7.1.** The City shall maintain provisions in the land development regulations for concurrency to ensure that public facilities are provided to serve future development and redevelopment projects concurrent with the impacts of such development the following criteria shall be used in the Concurrency Management System to determine when concurrency has been satisfied.

**Policy 8.7.2.** The following criteria shall be used in the Concurrency Management System to determine when concurrency has been satisfied:

a. CATEGORY 1

- i. The necessary facilities and services are in place at the time a development permit is issued; OR
- ii. A development permit is issued subject to the conditions that the necessary facilities and services will be in place prior to the impacts of the development occur; OR
- iii. The necessary facilities are under construction when a permit is issued; OR
- iv. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of 1, 2, and 3 above.

b. CATEGORY 2

- i. The necessary facilities and services are subject to a binding executed contract which provides for commencement of construction or provision of the required facilities and services within one year of

the issuance of the development permit;  
OR

- ii. The necessary facilities and services are guaranteed in an enforceable development agreement that requires commencement of construction of the required facilities or provision of the required facilities and services within one year of the issuance of the development permit.

**Policy 8.7.3.** For potable water, water supply, sanitary sewer, solid waste, and drainage, concurrency shall be met if one of the Category 1 provisions, as listed in Policy 8.7.2, has been satisfied.

**Policy 8.7.4.** For recreation and parks, concurrency shall be met if one of the Category 1 or Category 2 provisions, as listed in Policy 8.7.2, has been satisfied.

**Policy 8.7.5.** For roads, concurrency shall be met if one of the Category 1 or Category 2 provisions, as listed in Policy 8.7.2, have been satisfied or if the road is scheduled for improvement prior to the beginning of the fourth year of the adopted Five-Year Schedule of Capital Improvements, provided that a plan amendment shall be required to eliminate, defer, or delay construction of said roadway listed in the Five-Year Schedule of Capital Improvements.

**Policy 8.7.6.** The City shall continue to monitor the remaining capacity and deficiencies of the public facilities addressed in the Capital Improvements Element.



**Policy 8.7.7.** As part of the preparation of the Five-Year Schedule of Capital Improvements, the City shall annually review the capacity or deficiency of the following public facilities: roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. The annual review shall, at a minimum, analyze the following information for each facility:

- a. Adopted level of service standard;
- b. Existing deficiency or capacity;
- c. Reserved capacity for approved but unbuilt development;
- d. Improvements to be made by all approved developments; and
- e. Improvements to be made by the City or any other governmental agency.

**Policy 8.7.8.** A concurrency certificate shall be required prior to the issuance of any final development order or final development permit. Final development orders and permits shall contain a specific plan for development including the densities and intensities of development.

**Policy 8.7.9.** The City may approve developments in phases or stages.

**Policy 8.7.10.** No development order shall be issued within those areas of the City as defined below where public facilities do not meet the adopted level of service standards:

- a. Roads, area of impact pursuant to the requirements set forth in Florida Statutes 163.3180 (h)
- b. Sanitary sewer, treatment plant service area;
- c. Solid waste, city-wide;
- d. Drainage, drainage sub-basin;
- e. Potable water, treatment plant service area;
- f. Parks and recreation, city-wide;

- g. Public School, Concurrency Service Area

**Policy 8.7.11.** If a development fails to meet a condition of approval of the concurrency application, no additional development orders, development permits, or certificates of occupancy may be issued for the development, until such time as the conditions of concurrency approval have been fully satisfied.

**Policy 8.7.12.** If any concurrency requirement as stipulated in Policies 8.7.3 through 8.7.5 can not be satisfied, the developer may take the following corrective actions:

- a. Provide the necessary improvements to maintain the adopted level of service; or
- b. Reduce the impact of the proposed project so that concurrency requirements can be met.

**Policy 8.7.13.** The determination of concurrency shall be determined by comparing available capacity of a facility to the demand created by the proposed project. Available public facility capacity that can be reserved on a first-come-first-serve basis shall be calculated by adding together the design capacity and the capacity of new facilities that will become available on or before the date of occupancy of the development, if any, and subtracting reserved capacity and used capacity.

**Policy 8.7.14.** All development shall be consistent with the terms and conditions of the development order or development permit for which a concurrency certificate was issued. Any proposed change from the development order or development permit shall cause the proposed change to be subject to concurrency review and issuance of a concurrency certificate if applicable.

**Policy 8.7.15.** If the developer decides to



provide some or all of the needed facilities to satisfy the concurrency requirements, the concurrency application shall include appropriate plans for improvements, documentation that such improvements are designed to provide the capacity necessary to achieve or maintain the level of service, and recordable instruments guaranteeing the construction, consistent with the provisions of Policy 8.7.2, Category 1, 1-3.

**Policy 8.7.16.** The City shall provide level of service information as contained in the Comprehensive Plan to the public for all public facilities.

**Policy 8.7.17.** The City shall require a traffic study for new and redevelopment pursuant to the City's Traffic Impact Analysis Guidelines. If the applicant does not comply with such a request, the application shall be denied.

**Policy 8.7.18.** The City Manager or their designee shall prepare an assessment of project-related impacts and an assessment of public facility capacity. Based on these, the City Manager shall determine if available capacity for all public facilities exceeds project-related impacts and issue or deny the concurrency certificate accordingly.

**Policy 8.7.19.** The assessment of project-related impacts shall be based on the adopted level of service standards, the total number and type of dwelling units for residential development

applications, and the type and intensity of use for non-residential development applications. The assessment may be based on any studies, measurements, or calculations prepared by the developer or upon professionally acceptable methods. The selected methodologies must be clearly described and the data sources must be clearly identified.

**Policy 8.7.20.** The assessment of public facility capacity shall, at a minimum, include the following types of information for each public facility:

- a. Design capacity;
- b. Improvement capacity of new facilities that will become available on or before the date of occupancy of the development, if any;
- c. Used capacity;
- d. Reserve capacity;
- e. Available capacity.

**Policy 8.7.21.** The issuance of a concurrency certificate constitutes the issuance of reserve capacity, where applicable, as stipulated in the certificate.

**Policy 8.7.22.** The concurrency certificate shall be valid so long as the development conforms to time limitations that may be stipulated in the development order or permit.

| ACCOUNT NUMBER                            |  | FUNDING SOURCE | 21/22             | 22/23             | 23/24               | 24/25            | 25/26            |
|---|--|----------------|-------------------|-------------------|---------------------|------------------|------------------|
| <b>Revenues &amp; Other Sources:</b>      |  |                |                   |                   |                     |                  |                  |
| 3832238                                   | Grant - Legislative Delegation                 | LD             | 300,000           |                   |                     |                  |                  |
| 3810000                                   | Transfers in from Fund Balance                 | TR             | 100,000           |                   |                     |                  |                  |
|   | Revenue  | R              | 23,000            | 2,000             | 15,500              | 10,000           | 2,000            |
| 3832236                                   | FRDAP Grant                                    | FRDAP          | 50,000            | 50,000            |                     | 50,000           | 50,000           |
| 3832236                                   | Grant  | G              | 73,000            | 750,000           | 1,300,000           |                  |                  |
| 3126000                                   | Surtax - Current                               | ST             | 25,000            |                   | 100,000             |                  |                  |
| 3832239                                   | Private Developer                              | PD             | 215,000           |                   |                     |                  |                  |
| <b>Total Revenues &amp; Other Sources</b> |  |                | <b>\$ 786,000</b> | <b>\$ 802,000</b> | <b>\$ 1,415,500</b> | <b>\$ 60,000</b> | <b>\$ 52,000</b> |
| <b>Expenditures &amp; Other Uses:</b>     |  |                |                   |                   |                     |                  |                  |
| <b>Improvements:</b>                      |  |                |                   |                   |                     |                  |                  |
| <b>Spring Park</b>                        |  |                |                   |                   |                     |                  |                  |
| 6300                                      | Park Concession                                | PD             | 200,000           |                   |                     |                  |                  |
| 6300                                      | Spring Park Flag Pole (80 Ft.)                 | PD             | 15,000            |                   |                     |                  |                  |
| 6300                                      | Fencing and Electric around new ADA playground | ST             | 25,000            |                   |                     |                  |                  |
| 6300                                      | Finishing City Pier Extension                  | G/ST           |                   |                   | 400,000             |                  |                  |

001 - 3072 PARKS

FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM

| ACCOUNT NUMBER                                  |  | FUNDING SOURCE | 21/22             | 22/23             | 23/24               | 24/25            | 25/26            |
|---|--|----------------|-------------------|-------------------|---------------------|------------------|------------------|
| <b>Vera Francis Hall Park</b>                   |  |                |                   |                   |                     |                  |                  |
| 6300  | <u>VFH Park Phase VI - (FRDAP 100%)</u>                | FRDAP          | 50,000            |                   |                     |                  |                  |
|   | <u>VFH Park Phase VII - (FRDAP 100%)</u>               | FRDAP          |                   |                   |                     | 50,000           |                  |
|   | CDBG Improvements                                      | G              | 73,000            |                   |                     |                  |                  |
|   | Softball Field Lighting                                | G              |                   | 250,000           |                     |                  |                  |
| <b>Augusta Savage Friendship Park (Tot Lot)</b> |  |                |                   |                   |                     |                  |                  |
| 6300  | <u>ASF Park Phase I - (FRDAP 100%)</u>                 | FRDAP          |                   | 50,000            |                     |                  |                  |
|   | <u>ASF Park Phase II - (FRDAP 100%)</u>                | FRDAP          |                   |                   |                     |                  | 50,000           |
| 6300  | <b>Governors Creek Boat Ramp (\$300K LD;\$100K FB)</b> | LD/TR          | 400,000           |                   |                     |                  |                  |
| 6300  | <b>Miscellaneous Park Expansion &amp; Improvements</b> | G              |                   | 500,000           | 1,000,000           |                  |                  |
| <b>Equipment</b>                                |  |                |                   |                   |                     |                  |                  |
| 6400  | Replace #621 - 2010, Scag Mower, 61 in.                | R              | 13,000            |                   |                     |                  |                  |
| 6400  | Small Equipment, Weed Eaters, Blowers, Chain Saws      | R              | 10,000            | 2,000             | 2,000               | 10,000           | 2,000            |
| 6400  | Replace #623 - 2013 Scag Mower                         | R              |                   |                   | 13,500              |                  |                  |
| <b>Total Expenditures &amp; Other Uses</b>      |  |                | <b>\$ 786,000</b> | <b>\$ 802,000</b> | <b>\$ 1,415,500</b> | <b>\$ 60,000</b> | <b>\$ 52,000</b> |

| RANK | ACCOUNT NUMBER | ACCOUNT NAME                                     | FUNDING SOURCE | AMOUNT            | BRIEF EXPLANATION  |
|------|----------------|--|----------------|-------------------|--|
| 1    | 6400           | Fencing around new playground                    | ST             | 25,000            | Safety item for the kids on the play area. Electric improvements to remove overhead lines in the area. |
| 2    | 6400           | Replace # 621 - 2010, Scag Mower 61 in.          | R              | 13,000            | Replacing because it has reached its life expectancy   |
| 3    | 6400           | Small Equipment, Weed eaters, Blowers, Chain Saw | R              | 10,000            | Replacing several items that have reached their life expectancy.                                       |
| 4    | 6300           | Large Flag Pole on the River in Spring Park      | PD             | 15,000            | Large Flag Pole in Spring Park   |
| 5    | 6300           | Park Concession                                  | PD             | 200,000           | Build a concession in the pool area or in Spring Park  |
| 6    | 6300           | VFH Park - CDBG Improvements                     | G              | 73,000            |  |
| 7    | 6300           | VFH Park Phase VI - (FRDAP 100%)                 | FRDAP          | 50,000            | Improvements to include trails, playground, picnic tables and recreation                               |
| 8    | 6300           | Governors Creek Boat Ramp                        | LD/TR          | 400,000           |  |
|      |                |  |                |                   |  |
|      |                | <b>TOTAL</b>                                     |                | <b>\$ 786,000</b> |  |



| 402-3033 WATER                            |  | FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM |                     |                     |                   |                   |                   |
|---|--|--|---------------------|---------------------|-------------------|-------------------|-------------------|
| ACCOUNT NUMBER                            | PROJECT  | FUNDING SOURCE   | 21/22               | 22/23               | 23/24             | 24/25             | 25/26             |
|   | <b>Revenues &amp; Other Sources:</b>   |  |                     |                     |                   |                   |                   |
| 3435551                                   | Reimbursable   | RE   | 30,000              | 30,000              | 30,000            | 30,000            | 40,000            |
| 3849993                                   | Depreciation Reserve   | DR   |                     |                     |                   |                   |                   |
|   | Revenue  | R  | 115,000             | 60,000              | 30,000            | 30,000            | 40,000            |
| 3433540                                   | Trust Fund/Reserves  | TF   |                     |                     |                   |                   |                   |
| 3910000                                   | Transfers from Retained Earnings   | TR   |                     |                     |                   |                   |                   |
| 3849994                                   | Loan (To be Secured) - SRF   | L  | 1,750,000           | 1,750,000           | 700,000           | 900,000           | 300,000           |
| <b>Total Revenues &amp; Other Sources</b> |  |  | <b>\$ 1,895,000</b> | <b>\$ 1,840,000</b> | <b>\$ 760,000</b> | <b>\$ 960,000</b> | <b>\$ 380,000</b> |
|   | <b>Expenditures &amp; Other Uses:</b>  |  |                     |                     |                   |                   |                   |
| 6200                                      | CUP Planning: Reynolds development could affect timing. Requirement by SJRWMD to conduct water system modeling could affect cost. - Expires 2024 | R  |                     | 50,000              |                   |                   |                   |
| 6391                                      | Loop Energy Cove Court (will let development of parcel or Master Plan drive easement obtainment) (\$10K)   | R  |                     |                     |                   |                   |                   |
| 6393                                      | Replace Valves   | R  | 10,000              | 10,000              | 10,000            | 10,000            | 10,000            |
| 6394                                      | Meter Replacement (Program Complete. Next Generation to follow)  | R  |                     |                     | 20,000            | 20,000            | 30,000            |
| 6395                                      | New Meters Install   | RE   | 20,000              | 20,000              | 20,000            | 20,000            | 20,000            |
| 63xx                                      | New Meter Reading Infrastructure & Software  | R  | 75,000              |                     |                   |                   |                   |

402-3033 WATER

FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM

| ACCOUNT NUMBER | PROJECT  | FUNDING SOURCE |        |        |         |         |         |
|----------------|--|----------------|--------|--------|---------|---------|---------|
|                |  |                | 21/22  | 22/23  | 23/24   | 24/25   | 25/26   |
|                | <b><u>Water Line Replacements/Upgrades</u></b>   |                |        |        |         |         |         |
| 6396           | Line Extensions  | RE             | 10,000 | 10,000 | 10,000  | 10,000  | 20,000  |
|                | Water Main - Governors Creek (part of consolidated AWWTP) (\$360,000 beyond FY 26)                                       | L              |        |        |         |         |         |
|                | Magnolia Point Culdesacs 2" Water Main Upgrades. 17 culdesacs, 4/year, \$75,000.00 each.                                 | L              |        |        | 300,000 | 300,000 | 300,000 |
| 6405           | City-Wide Water Distribution System Upgrade: Elimination of AC water mains and other upgrades (\$6,620,000 beyond FY 25) | L              |        |        |         |         |         |
|                |  |                |        |        |         |         |         |
| 6400           | <b><u>Equipment/Vehicles</u></b>   |                |        |        |         |         |         |
|                | Replace Truck #804-2009 F150 Pickup  | R              | 30,000 |        |         |         |         |
|                |  |                |        |        |         |         |         |

| 402-3033 WATER                             |  | FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM |              |              |            |            |            |
|--|--|--|--------------|--------------|------------|------------|------------|
| ACCOUNT NUMBER                             | PROJECT  | FUNDING SOURCE   |              |              |            |            |            |
|  |  |  | 21/22        | 22/23        | 23/24      | 24/25      | 25/26      |
| 6403                                       | <b>Treatment Plants</b>  |  |              |              |            |            |            |
|  | Bonaventure Water Plant (new facility to improve pressure/flow to Magnolia Point)  | L  | 1,750,000    | 1,750,000    |            |            |            |
|  | HRWTP GST #3 Design & Construction Timing still under consideration and could change   | L  |              |              | 400,000    | 600,000    |            |
|  | Reynolds Plant upgrade - One (1) - 16" well Design & Construction Reynolds development could change timing. (\$1,830,000 beyond FY 26) | L  |              |              |            |            |            |
|  | Reynolds High Service Pump Improvements Reynolds development could change timing. (\$650,000 beyond FY 26)                             | L  |              |              |            |            |            |
|  | ReyWTP GST #3 Reynolds development could change timing. (\$1,000,000 beyond FY 26)   | L  |              |              |            |            |            |
|  | ReyWTP & HRWTP Ground Storage Tank Rehabilitation Placeholder - pending engineering evaluation FY 23                                   | TF   |              |              |            |            |            |
| <b>Total Expenditures &amp; Other Uses</b> |  |  | \$ 1,895,000 | \$ 1,840,000 | \$ 760,000 | \$ 960,000 | \$ 380,000 |



403-3035 WASTEWATER

FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM

| ACCOUNT NUMBER                            | PROJECT  | FUNDING SOURCE | 21/22                | 22/23               | 23/24               | 24/25             | 25/26             |
|---|--|----------------|----------------------|---------------------|---------------------|-------------------|-------------------|
|   | <b>Revenues &amp; Other Sources:</b>                       |                |                      |                     |                     |                   |                   |
| 3435551                                   | Reimbursable   | RE             | 20,000               | 20,000              | 20,000              | 20,000            | 20,000            |
|   | Revenue  | R              | 575,000              | 440,000             | 320,000             | 330,000           | 340,000           |
| 3849994                                   | Loan - AWWTP   | L              | 13,500,000           | 925,000             | 2,926,875           | 642,155           | 101,250           |
| 3849993                                   | Depreciation Reserve                                       | DR             |                      |                     |                     |                   |                   |
|   | Trust Fund/Reserves  | TF             | 103,864              |                     |                     |                   |                   |
|   | Grant - FEMA/HMGP  | G              | 256,136              |                     |                     |                   |                   |
| <b>Total Revenues &amp; Other Sources</b> |  |                | <b>\$ 14,455,000</b> | <b>\$ 1,385,000</b> | <b>\$ 3,266,875</b> | <b>\$ 992,155</b> | <b>\$ 461,250</b> |
|   | <b>Expenditures &amp; Other Uses:</b>                      |                |                      |                     |                     |                   |                   |
| 6200                                      | HRWWTP Equipment Buildings stop-gap repairs only as needed | R              | 25,000               |                     |                     |                   |                   |
|   | <b>Improvements other than Buildings:</b>                  |                |                      |                     |                     |                   |                   |
| 6300                                      | Structural R & R - stop-gap repairs only as needed         | R              | 25,000               | 25,000              |                     |                   |                   |
|   | <b>WW Collection System</b>                                |                |                      |                     |                     |                   |                   |
| 6301                                      | Line Extensions (reimbursable)                             | RE             | 20,000               | 20,000              | 20,000              | 20,000            | 20,000            |
| 6302                                      | Lift Station Rehab (Re-pipe 3 per year)                    | R              | 200,000              | 200,000             | 200,000             | 200,000           | 200,000           |
| 6304                                      | Manhole Rehab (120 locations per SSES)                     | R              | 30,000               | 30,000              | 30,000              | 30,000            | 30,000            |
|   | <b>Rehab Sewer Lines (Routine)</b>                         |                |                      |                     |                     |                   |                   |
| 6317                                      | Rehab sewer Lines -- Routine                               | R              | 30,000               | 40,000              | 40,000              | 40,000            | 50,000            |

## 403-3035 WASTEWATER

## FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM

| ACCOUNT NUMBER | PROJECT  | FUNDING SOURCE | FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM |        |         |        |        |         |
|----------------|--|----------------|--|--------|---------|--------|--------|---------|
|                |  |                | 21/22  | 22/23  | 23/24   | 24/25  | 25/26  |         |
| 6317           | <b>Rehab Sewer Lines (AWWTP) Updated per SSES. Decision as to project by project or major initiative</b> |                |  |        |         |        |        |         |
|                | Rehab 1,125 LF 18" VC Sewer Line (\$151,875)   | L/G            |  |        | 151,875 |        |        |         |
|                | Rehab 600 LF 18" VC Sewer Line (\$100,000) <b>Houston Trunk</b>  | R              | 100,000  |        |         |        |        |         |
|                | Rehab 660 LF 15" VC Sewer Line (\$71,280)  | L/G            |  |        |         | 71,280 |        |         |
|                | Rehab 750 LF 12" VC Sewer Line (\$70,875)  | L/G            |  |        |         | 70,875 |        |         |
|                | Rehab 250 LF 12" VC Sewer Line (\$101,250)   | L/G            |  |        |         |        |        | 101,250 |
|                | Rehab 650 LF 10" VC Sewer Line (\$60,750)  | L/G            |  |        |         |        |        |         |
|                | Rehab 900 LF 10" VC Sewer Line (\$303,750)   | L/G            |  |        |         |        |        |         |
|                | Rehab (pipe burst) 1,300 LF 10" VC Sewer Line (\$175,000)  | L/G            |  |        |         |        |        |         |
|                | Rehab 24,200 LF 8" VC Sewer Line (\$1,306,800)   | L/G            |  |        |         |        |        |         |
|                | Rehab 7,500 LF 8" VC Sewer Line to SWWTP<--Not part of SSES (\$405,000)                                  | L/G            |  |        |         |        |        |         |
|                | Point Repairs (30 locations per SSES/various sz) (\$607,500)   | L/G            |  |        |         |        |        |         |
|                | Scioto Court Gravity Replacement   | TF             |  |        |         |        |        |         |
| 63xx           | <b>New Meter Reading Infrastructure &amp; Software</b>   | R              | 75,000   |        |         |        |        |         |
|                | <b>Equipment -- Plant &amp; Lift Station Repair</b>  |                |  |        |         |        |        |         |
| 6400           | Small Equipment (Plants, Line Maintenance)   | R              | 50,000   | 50,000 | 50,000  | 60,000 | 60,000 | 60,000  |
| 6401           | <b>Equipment/Vehicles</b>  |                |  |        |         |        |        |         |
|                | Replace Truck #952-2006 Ford F150  | R              |  | 45,000 |         |        |        |         |
|                | Replace Truck #955-2006 Ford F150  | R              | 40,000   |        |         |        |        |         |
|                | Skid Steer for HRWWTF Vac-Con Pad  | R              |  | 50,000 |         |        |        |         |



403-3035 WASTEWATER

FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM

| ACCOUNT NUMBER                             | PROJECT   | FUNDING SOURCE | 21/22                | 22/23               | 23/24               | 24/25             | 25/26             |
|--|---|----------------|----------------------|---------------------|---------------------|-------------------|-------------------|
| 6500                                       | <b>TREATMENT PLANTS &amp; LIFT STATIONS</b>   |                |                      |                     |                     |                   |                   |
|  | <b>Consolidated Advanced WW Treatment Plant (AWWTP)</b>   |                |                      |                     |                     |                   |                   |
|  | Consolidated AWWTP Engineering, Design, and Permitting - <b>Eng. Services for Sewer Rehab TBD (For Collection system above (6317))</b> Timing could change if part of Phase III AWWTF (New force main from LS#2 and decommissioning South WWTF) | L/G            |                      |                     |                     | 500,000           |                   |
|  | Phase II Consolidated AWWTP Construction and Construction Management (AWT Improvements)   | L/G            | 13,500,000           |                     |                     |                   |                   |
|  | Phase III Consolidated AWWTP Construction and Construction Management (SwwTF Decommissioning and PS 2/4 16" FM)   | L/G            |                      | 925,000             | 2,775,000           |                   |                   |
| 6305                                       | HMGP 4337-215-R, Utility Mitigation/Generator, Lift Station #6. Project Cost \$107,500, Grant \$80,500, Budget \$27,000 <b>(Carryover)</b>  | TF/G           | 30,000               |                     |                     |                   |                   |
| 6305                                       | HMGP 4337-217-R, Generators, 17 Lift Stations, Project Cost \$876,425, Grant \$537,018.75, Budget \$339,406.25 <b>(Carryover)</b>   | TF/G           | 100,000              |                     |                     |                   |                   |
| 6305                                       | HMGP 4337-218-R, Utility Mitigation/Generator, Lift Station #18. Project Cost \$44,950, Grant \$33,712.50, Budget \$11,237.50 <b>(Potential scope and price change (eliminating pump station))</b>  | TF/G           | 200,000              |                     |                     |                   |                   |
| 6305                                       | HMGP 4337-294-R, Utility Mitigation/Generator, Lift Station #3. Project Cost \$150,150, Grant \$112,096, Budget \$38,054 <b>(Carryover)</b>   | TF/G           | 30,000               |                     |                     |                   |                   |
| <b>Total Expenditures &amp; Other Uses</b> |   |                | <b>\$ 14,455,000</b> | <b>\$ 1,385,000</b> | <b>\$ 3,266,875</b> | <b>\$ 992,155</b> | <b>\$ 461,250</b> |



| RANK | ACCOUNT NUMBER | ACCOUNT NAME   | FUNDING SOURCE | AMOUNT               | BRIEF EXPLANATION  |
|------|----------------|--|----------------|----------------------|--|
| 1    | 6500           | Phase II Consolidated AWWTP Construction and Construction Management (AWT Improvements)  | L/G            | 13,500,000           |  |
| 2    | 6305           | HMGP 4337-215-R, Utility Mitigation/Generator, Lift Station #6. Project Cost \$107,500, Grant \$80,500, Budget \$27,000 (Carryover)  | TF/G           | 30,000               |  |
| 3    | 6305           | HMGP 4337-217-R, Generators, 17 Lift Stations, Project Cost \$876,425, Grant \$537,018.75, Budget \$339,406.25 (Carryover)   | TF/G           | 100,000              |  |
| 4    | 6305           | HMGP 4337-218-R, Utility Mitigation/Generator, Lift Station #18. Project Cost \$44,950, Grant \$33,712.50, Budget \$11,237.50 (Potential scope and price change (eliminating | TF/G           | 200,000              |  |
| 5    | 6305           | HMGP 4337-294-R, Utility Mitigation/Generator, Lift Station #3. Project Cost \$150,150, Grant \$112,096, Budget \$38,054 (Carryover)   | TF/G           | 30,000               |  |
| 6    | 6302           | Lift Station Rehab   | R              | 200,000              | Replacing wet-well piping with stainless steel, 3 per year |
| 7    | 6304           | Manhole Rehab (120 locations per SSES)   | R              | 30,000               |  |
| 8    | 6317           | Rehab sewer Lines -- Routine   | R              | 30,000               |  |
| 9    | 6317           | Rehab 600 LF 18" VC Sewer Line (\$100,000) Houston Trunk   | R              | 100,000              |  |
| 10   | 6200           | HRWWTP Equipment Buildings   | R              | 25,000               |  |
| 11   | 6300           | Structural R & R   | R              | 25,000               |  |
| 12   | 6301           | Line Extensions (reimbursable)   | RE             | 20,000               |  |
| 13   | 6400           | Small Equipment (Plants, Line Maintenance)   | R              | 50,000               |  |
| 14   | 6401           | Replace Truck #952-2006 Ford F150  | R              | 40,000               |  |
| 15   | 63xx           | New Meter Reading Infrastructure & Software  | R              | 75,000               |  |
|      |                | <b>TOTAL</b>   |                | <b>\$ 14,455,000</b> |  |

| 404 - 3034                                 |   | SOLID WASTE    |       | FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM |       |            |            |  |
|--|---|----------------|-------|--|-------|------------|------------|--|
| ACCOUNT NUMBER                             | PROJECT   | FUNDING SOURCE | 21/22 | 22/23  | 23/24 | 24/25      | 25/26      |  |
|  | <b><u>Revenues &amp; Other Sources:</u></b>       |                |       |  |       |            |            |  |
| 3895000                                    | Depreciation Revenue                              | DR             |       | 330,000  |       | 180,000    | 350,000    |  |
| 3849994                                    | Loan (To be Secured)                              | L              |       |  |       |            |            |  |
| 3434300                                    | Revenue   | R              |       |  |       |            |            |  |
| <b>Total Revenues &amp; Other Sources</b>  |   |                | \$ -  | \$ 330,000   | \$ -  | \$ 180,000 | \$ 350,000 |  |
|  | <b><u>Expenditures &amp; Other Uses:</u></b>      |                |       |  |       |            |            |  |
| 6431                                       | Equipment / Vehicles                              |                |       |  |       |            |            |  |
|  | Replace #702 2006 Claw Truck                      | DR             |       | 150,000  |       |            |            |  |
|  | Replace #709 Recycle Truck 2018 Freightliner M210 | DR             |       |  |       | 180,000    |            |  |
|  | Replace #701 Garbage Truck 2017, Freightliner     | DR             |       | 180,000  |       |            |            |  |
|  | Replace #712 Garbage Truck 2021, Freightliner     | DR             |       |  |       |            | 175,000    |  |
|  | Replace #713 - Garbage Truck 2021, Freightliner   | DR             |       |  |       |            | 175,000    |  |
| <b>Total Expenditures &amp; Other Uses</b> |   |                | \$ -  | \$ 330,000   | \$ -  | \$ 180,000 | \$ 350,000 |  |

406 - 3036 STORMWATER

FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM

| ACCOUNT NUMBER                            | PROJECTS  | FUNDING SOURCE | 21/22               | 22/23             | 23/24               | 24/25               | 25/26               |
|---|---|----------------|---------------------|-------------------|---------------------|---------------------|---------------------|
|   | <b><u>Revenues &amp; Other Sources:</u></b>           |                |                     |                   |                     |                     |                     |
| 3431100                                   | Stormwater Usage Fees                                 | STWU           | 400,000             | 840,000           | 1,300,000           | 1,055,000           | 1,150,000           |
| 3699320                                   | Grants (CDBG)   | G              | 333,431             |                   |                     |                     |                     |
| 3699301                                   | Transfer in from General Fund (Depr Reserve)          | TR             |                     |                   |                     |                     |                     |
| 3810000                                   | Transfer in from Fund Balance                         | TR             | 335,000             |                   |                     |                     |                     |
| 3xxxxxx                                   | Loan (To be Secured)                                  | L              | 380,000             |                   |                     |                     |                     |
| <b>Total Revenues &amp; Other Sources</b> |   |                | <b>\$ 1,448,431</b> | <b>\$ 840,000</b> | <b>\$ 1,300,000</b> | <b>\$ 1,055,000</b> | <b>\$ 1,150,000</b> |
|   | <b><u>Expenditures &amp; Others Uses:</u></b>         |                |                     |                   |                     |                     |                     |
|   | <b><u>Stormwater</u></b>                              |                |                     |                   |                     |                     |                     |
| 6307                                      | Stormwater Improvements                               |                |                     |                   |                     |                     |                     |
|   | Julia Street (Design FY 22, Construction FY 23)       | STWU           | 50,000              | 750,000           |                     |                     |                     |
|   | St. Johns Ave. (Bayard St. - Park St. Imprv.)         | STWU           |                     |                   |                     | 50,000              |                     |
|   | Clay St. Storm Basin (Design FY 23, Const FY 24)      | STWU           |                     | 35,000            | 500,000             |                     |                     |
|   | Ferris St. Storm Basin                                | STWU           |                     |                   |                     | 275,000             |                     |
|   | Esplanade Ave. Stormwater (Design FY 23, Const FY 24) | STWU           |                     | 20,000            | 200,000             |                     |                     |
|   | Roberts St.   | STWU           |                     |                   |                     | 400,000             |                     |
|   | 407 Highland Ave. (Design FY 24, Const FY 26)         | STWU           |                     |                   | 100,000             |                     | 700,000             |
|   | West St. Stormwater Rehab - Construction              | STWU/G /TR     | 1,018,431           |                   |                     |                     |                     |
|   | Oakridge Ave from North St to MLK                     | STWU           |                     |                   |                     | 250,000             |                     |
|   | Property Purchases                                    | STWU           |                     |                   |                     |                     | 50,000              |

**406 - 3036 STORMWATER**

**FY 2021/22 THRU FY 2025/26 CAPITAL IMPROVEMENT PROGRAM**

| ACCOUNT NUMBER                             | PROJECTS  | FUNDING SOURCE | 21/22               | 22/23             | 23/24               | 24/25               | 25/26               |
|--|---|----------------|---------------------|-------------------|---------------------|---------------------|---------------------|
|  |   |                |                     |                   |                     |                     |                     |
|  | Vermont Ave S - Pipe Ditch                        | STWU           |                     |                   |                     | 80,000              |                     |
|  | Magnolia Ave (Design FY 23, Const FY 24)          | STWU           |                     | 35,000            | 500,000             |                     |                     |
|  | Walnut St and Vermont Ave (Design & Construction) | STWU           |                     |                   |                     |                     | 400,000             |
| 6431                                       | Replacement of #200 2008 Vac-Con Truck            | L              | 380,000             |                   |                     |                     |                     |
| <b>Total Expenditures &amp; Other Uses</b> |   |                | <b>\$ 1,448,431</b> | <b>\$ 840,000</b> | <b>\$ 1,300,000</b> | <b>\$ 1,055,000</b> | <b>\$ 1,150,000</b> |

| RANK | ACCOUNT NUMBER | ACCOUNT NAME                                   | FUNDING SOURCE | AMOUNT              | BRIEF EXPLANATION   |
|------|----------------|--|----------------|---------------------|---|
| 1    | 6307           | West St Stormwater rehab - Construction        | STWU/G<br>/TR  | 1,018,431           | Reconstruction of the drainage basin on West St.                        |
| 2    | 6307           | Julia St Design of Drainage Basin Improvements | STWU           | 50,000              | Design Julia St basin drainage  |
| 3    | 6431           | Replace # 200 Vac-Con Truck                    | L              | 380,000             | Replace # 200 - 2008 Vac-Con truck that has reached its life expectancy |
|      |                |  |                |                     |   |
|      |                |  |                |                     |   |
|      |                |  |                |                     |   |
|      |                |  |                |                     |   |
|      |                |  |                |                     |   |
|      |                |  |                |                     |   |
|      |                | <b>TOTAL</b>                                   |                | <b>\$ 1,448,431</b> |   |