

The Capital Improvement Plan is broken into three phases – Short-, Medium-, and Long-Term. While each phase may appear distinct, the projects may overlap. It is important to sequence projects in order to have the least disruption to the citizens and businesses, and for efficiency to be fiscally responsible.

**Short-Term (1-3 Years)**

- Downtown Master Drainage Plan – Drainage Improvement Projects should be identified as short-, medium-, and long-term.
- Develop public/private partnership parking agreements.
- Downtown Utility Master Plan. Utility Projects should be identified as short-, medium-, and long-term.
- McCown St. Reconstruction with Streetscape
- Jacob Lot Plaza and Parking

Short-Term (1-3 Years)	
Downtown Master Drainage Plan	\$50,000.00
Develop public/private partnership parking agreements	Staff Time and Consulting Fees (as needed)
Downtown Utility Master Plan	\$50,000.00 (City Funded)
McCown St. Reconstruction with Streetscape	\$1,000,000.00
Jacob Lot Improvements	\$450,000.00

**Medium-Term (3-5 Years)**

- Adams Lot Monument and Entry
- Relocate utilities along FM 149 to Pond St. and McCown St.
- John A Butler and Prairie Intersection Reconstruction – Including southern end of McCown
- Community Building Property Master Plan
- Maiden Ln. Reconstruction with Streetscape
- Prairie St. Reconstruction with Streetscape
- Parking Analysis and Assessment
- Wayfinding and Signage
- Clepper St. Reconstruction with Sidewalks and Walking/Biking Trail
- Pond Street Improvements

Medium-Term (3-5 Years)	
Adams Lot Monument and Park	\$500,000.00
John A Butler and Prairie Intersection Reconstruction	\$550,000.00
Community Building Property Master Plan	\$50,000.00
Master Plan Implementation Cost (Does not include building)	\$350,000.00
Maiden Ln. Reconstruction with Streetscape	\$630,000.00
Prairie St. Reconstruction with Streetscape	\$680,000.00
Parking Analysis and Recommendations	\$25,000.00
Wayfinding and Signage Study	\$50,000.00
Clepper St. Reconstruction	\$400,000.00
Pond Street Improvements	\$700,000.00

**Long-Term (5-10 Years)**

- FM 149 Reconstruction with Streetscape
- FM 149 / Liberty Roundabout
- SH 105 Improvements and Streetscapes – Including paving, median, infrastructure, drainage

The medium- and long-term projects should be evaluated annually to determine if projects should be pursued sooner and look for alternate funding.

Long-Term (5-10 Years)	
FM 149 Reconstruction with Streetscape (Does not include ROW acquisition)	\$2,500,000.00
FM 149/Liberty Roundabout (Does not include ROW acquisition)	\$1,250,000.00
SH 105 Improvements and Streetscapes	\$2,000,000.00

Private Property Improvements	
McCown St - Ramps and Decks, etc.	\$500,000.00
Parking Lot (NE corner McCown St and Caroline St)	\$150,000.00
FM 149 Reconstruction with Streetscape	\$370,000.00

Notes:

The cost estimates are in 2021 dollars and an estimated 4%/year (average inflation cost) should be included when estimating for future budget cycles. Cost estimates were developed for the projects within the downtown area only. During design it is important to determine if the improvements should continue outside the downtown area for a cohesive design. Utilities and drainage improvements are not included in this plan and should be identified within the respective master plans. Storm sewer or open ditches are not included within. There is a potential for higher costs for projects within TxDOT right-of-way. This increase in cost may depend on the funding mechanism.