

# **CITY OF FULSHEAR**

## **FY 2019-2023**

### **CAPITAL IMPROVEMENT PLAN**



*JK* RECEIVED  
CITY OF FULSHEAR  
JUN 01 2018  
CITY SECRETARY OFFICE

### **DRAFT DOCUMENT & PRELIMINARY DETAIL**

### **JUNE 1, 2018**





# 5 Year Capital Improvements Plan

City of Fulshear, Texas

6/1/2018 - DRAFT

## Frequently Asked Questions...

- **What is a Capital Improvement Program?**

A Capital Improvement Program (CIP) is a road map that provides direction and guidance for the city. This road map helps City staff & City Council carefully plan and manage the purchase, construction, replacement, addition, or major repair of public facilities and equipment. This is typically done over a rolling 5-year period.

- **What are the benefits of using a CIP?**

Knowing projects and funding sources in advance helps with the planning and scheduling of funding along with the efforts needed to plan, design, and construct the projects. The CIP also helps distribute costs more equitably, promotes efficiency through organized planning efforts, and helps align projects with the City's overarching goals. The first year of the CIP is typically utilized as a basis for the Capital Budget portion of the City's overall Annual Budget process.

- **What the difference between a CIP project and, for example, purchasing office supplies?**

CIP projects are long-term in nature and are usually financed over a period of time. Typically, a CIP project has a dollar amount over \$25,000 and results in infrastructure planning or construction that has a long-term impact. Office supplies, on the other hand, would not be considered a CIP project because they are not very expensive, are used quickly, and can be absorbed into the operating budget.

- **Is the City committed to completing all the projects in the CIP as they are currently planned?**

The CIP is the City's best estimate for what and when projects will be completed and their respective costs—but it is important to remember that it is just a plan. The CIP can adjust to internal and external factors to allow City leaders to make changes as conditions demand. It is not uncommon for a project timetable and/or budget to be modified even after it has been added to the CIP. The FY19-23 Draft CIP does not assume any changes in policy regarding the previously adopted FY18-22 CIP. Specific policy and allocation decisions will be made during the annual budget process.

- **What are examples of CIP projects?**

Many of the things you see each day in around town are typically part of a CIP. The CIP includes street construction projects, water treatment plants, wastewater facilities, park improvements, and other public building & infrastructure construction projects.

- **How are projects in the Capital Improvement Program paid for?**

Generally, there are several sources of funding for capital improvements – bond proceeds, existing fund balance, operating funds, grants, and various other taxes & fees that can be dedicated to these projects. If a project's original budget is no longer adequate, a City has several options when a project costs more than anticipated. Those options can include value engineering (scope reduction), diverting funds from delayed or canceled projects, using budgeted authority from projects completed under budget, using savings in operational budgets, along with the City Council-approved use of City reserve funds.



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City of Fulshear, Texas

6/1/2018 - DRAFT

## Information about the CIP Planning Process & Components

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# **CITY OF FULSHEAR**



## **FY 2019-2023 CAPITAL IMPROVEMENT PLAN DEVELOPMENT**

### **PRELIMINARY DETAIL SHEETS**



## TOTAL PROJECT SUMMARY

### 5-Year Capital Improvement Plan

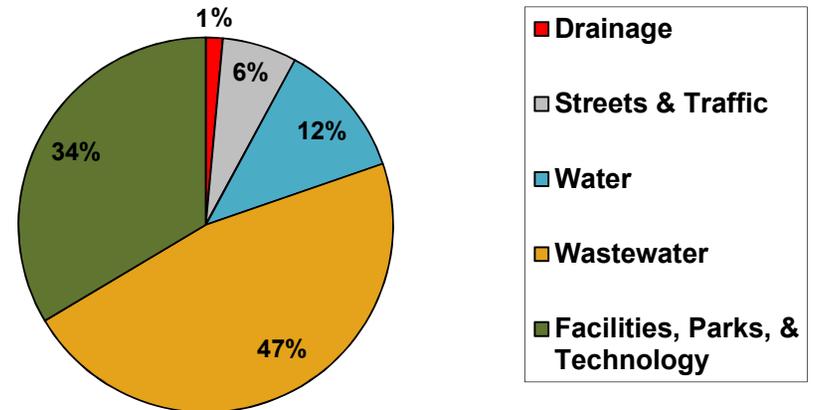
City of Fulshear, Texas  
6/1/2018 -DRAFT

**Please Note:** All figures below are estimates as of 2018 and are in 2018 dollars not adjusted for inflation.

PROJECT CATEGORY	FY19	FY20	FY21	FY22	FY23	Beyond FY23	TOTAL
Drainage	\$ 175,000	\$ 175,000	\$ 175,000	\$ 775,000	\$ 700,000	\$ -	\$ 2,000,000
Streets & Traffic	\$ 1,830,000	\$ 3,700,000	\$ 2,350,000	\$ 500,000	\$ 450,000	\$ -	\$ 8,830,000
Water	\$ 500,000	\$ 2,516,325	\$ 11,921,230	\$ 1,061,645	\$ 200,000	\$ -	\$ 16,199,200
Wastewater	\$ 5,803,400	\$ 6,706,325	\$ 24,355,108	\$ 25,640,368	\$ 1,599,100	\$ -	\$ 64,104,300
Facilities, Parks, & Technology	\$ 800,000	\$ 1,110,000	\$ 3,235,000	\$ 13,125,000	\$ 4,725,000	\$ 23,000,000	\$ 45,995,000
<b>TOTALS</b>	<b>\$ 9,108,400</b>	<b>\$ 14,207,650</b>	<b>\$ 42,036,338</b>	<b>\$ 41,102,013</b>	<b>\$ 7,674,100</b>	<b>\$ 23,000,000</b>	<b>\$ 137,128,500</b>

FUNDING SUMMARY	
General Operating	\$ 5,212,500
Regional Parks	\$ 756,250
Utility Funds	\$ 2,256,250
EDC A&B Requests	\$ 200,000
TBD Facility Bonds	\$ 43,200,000
TBD Utility Bonds	\$ 77,003,500
Undetermined	\$ 8,500,000
<b>TOTAL</b>	<b>\$ 137,128,500</b>

**Project Breakout by Type**





## TOTAL FUNDING SUMMARY 5-Year Capital Improvement Plan

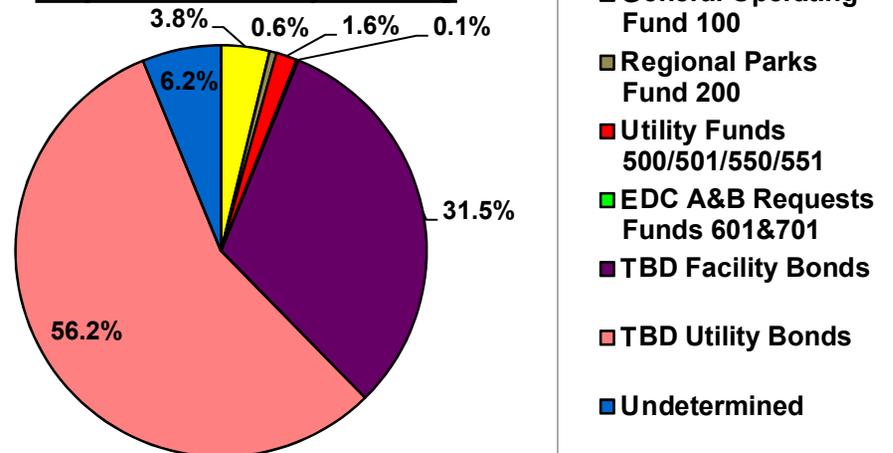
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6/1/2018 -DRAFT

**Please Note:** All figures below are estimates as of 2018 and are in 2018 dollars not adjusted for inflation.

FUNDING SOURCES	FY19	FY20	FY21	FY22	FY23	Beyond FY23	TOTAL
General Operating Fund 100	\$656,250	\$1,125,000	\$818,750	\$1,368,750	\$1,243,750	\$0	\$5,212,500
Regional Parks Fund 200	\$331,250	\$181,250	\$181,250	\$31,250	\$31,250	\$0	\$756,250
Utility Funds 500/501/550/551	\$237,500	\$718,750	\$500,000	\$400,000	\$400,000	\$0	\$2,256,250
EDC A&B Requests Funds 601&701	\$100,000	\$50,000	\$50,000	\$0	\$0	\$0	\$200,000
TBD Facility Bonds	\$0	\$0	\$2,600,000	\$13,000,000	\$4,600,000	\$23,000,000	\$43,200,000
TBD Utility Bonds	\$4,903,400	\$8,622,650	\$35,776,338	\$26,302,013	\$1,399,100	\$0	\$77,003,500
TBD Mobility Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Undetermined	\$2,880,000	\$3,510,000	\$2,110,000	\$0	\$0	\$0	\$8,500,000
<b>TOTALS</b>	<b>\$9,108,400</b>	<b>\$14,207,650</b>	<b>\$42,036,338</b>	<b>\$41,102,013</b>	<b>\$7,674,100</b>	<b>\$23,000,000</b>	<b>\$137,128,500</b>

PROJECT SUMMARY	
Drainage	\$ 2,000,000
Streets & Traffic	\$ 8,830,000
Water	\$ 16,199,200
Wastewater	\$ 64,104,300
Facilities, Parks, & Technology	\$ 45,995,000
<b>TOTAL</b>	<b>\$ 137,128,500</b>

**Project Breakout by Funding**



**Please Note:**

Undetermined funding sources may include existing fund balances, operational funds, developer participation, EDC participation, etc.



## DRAINAGE

### 5-Year Capital Improvement Plan

City of Fulshear, Texas

#### Project Summary

Project Code & Name	Funding Source	Description
D18A - Drainage Master Planning	Oper. Funds/Fund Bal. General Fund	This project represents an ongoing effort to identify a Citywide approach to drainage as well as specific requirements and needs for different drainage areas in the City. FY18 focused on the Downtown Area. The area for FY19 is TBD.
D18B - Drainage Management Program	Oper. Funds/Fund Bal. General Fund	This will be an annual heavy maintenance program that will identify specific improvements to the Drainage System.
D18C - Drainage System Maintenance Equipment	Oper. Funds/Fund Bal. General Fund	It is anticipated that as the City's drainage system and maintenance needs grow, additional equipment will be needed on an as needed basis in the near future.

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Undetermined funding sources may include existing fund balances, operational funds, developer participation, EDC participation, etc.

Project Code	FY19	FY20	FY21	FY22	FY23	Beyond FY23	TOTALS
D18A	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -		\$ 300,000
D18B	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 500,000
D18C	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000		\$ 1,200,000
<b>TOTALS</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ 775,000</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>



## STREETS & TRAFFIC 5-Year Capital Improvement Plan City of Fulshear, Texas

### Project Summary

Project Code & Name	Funding Source	Description
ST18A - Pavement Management Program	Oper. Funds/Fund Bal. General Fund	This will be an annual heavy maintenance program that will identify specific improvements for the Street and Traffic Systems. FY18 will be funded from CIP Fund Balance, future years have not yet been assigned a funding source.
ST18B - Street System Maintenance Equipment	Oper. Funds/Fund Bal. General Fund	This will be an annual heavy maintenance program that will identify specific improvements to the Drainage System.
ST18C - Regional Road Project Participation	Undetermined	This project will track the City's participation in regional road projects. The ROW acquisitions for Katy-Fulshear and Huggins Rd. improvements will be funded by this project. FY18 was funded via existing CIP funds and 601/701 funds. \$285k was allocated in FY18. \$250k of that will be used for services. The remaining \$35k will be used to offset estimated acquisition costs of approximately \$765k for Katy-Fulshear and \$1.4m for Huggins.
ST19A - Biennial Roadway Evaluation	Oper. Funds/Fund Bal. General Fund	An assessment of the City's roadway network will be conducted every 2-3 years to track trends in the condition of the streets in the City's Roadway System
ST19B - HMGP Redbird Lane Reconstruction Project	Undetermined	This project will be used to implement award of a grant via the Hazard Mitigation Grant Program administered by TDEM. This project is contingent upon award of a grant. The City's contribution will be 25% of the total project costs.
ST19C - ROW Study Implementation for the Downtown Area	Undetermined	As a result of the ROW Study, this project will identify and prioritize future ROW purchases in the Downtown Area.
ST19D - FM 1093 Widening Cost Participation	Undetermined	Cost sharing for FM 1093 Widening Project - Primarily for Utility Relocations This assumes financing by Ft. Bend County over three years. Other funding options will continue to be explored.

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Undetermined funding sources may include existing fund balances, operational funds, developer participation, EDC participation, etc.

Project Code	FY19	FY20	FY21	FY22	FY23	Beyond FY23	TOTALS
ST18A	\$ 300,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000		\$ 1,900,000
ST18B	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -		\$ 300,000
ST18C	\$ 730,000	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -	\$ 2,130,000
ST19A	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000		\$ 150,000
ST19B	\$ 300,000	\$ 1,350,000	\$ 1,350,000				\$ 3,000,000
ST19C	\$ 100,000	\$ 100,000	\$ 100,000				\$ 300,000
ST19D	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ -		\$ 1,050,000
<b>TOTALS</b>	<b>\$ 1,830,000</b>	<b>\$ 3,700,000</b>	<b>\$ 2,350,000</b>	<b>\$ 500,000</b>	<b>\$ 450,000</b>	<b>\$ -</b>	<b>\$ 8,830,000</b>



## WATER

### 5-Year Capital Improvement Plan

City of Fulshear, Texas

#### Project Summary

Project Code & Name	Funding Source	Description
W18A - Water System Management Program	Oper. Funds/Fund Bal. Utility Funds	This will be an annual heavy maintenance program that will identify specific improvements for the Water System.
W18B - Water System Maintenance Equipment	Oper. Funds/Fund Bal. Utility Funds	This will be an annual heavy maintenance program that will identify specific improvements to the Drainage System.
W18C - Water Master Plan (Years 1-5) Project 1	TBD Utility Bonds	16-inch Huggins Transmission Line
W18D - Water Master Plan (Years 1-5) Project 3	TBD Utility Bonds	16-inch Katy-Fulshear Rd Transmission Line
W18E - Water Master Plan (Years 1-5) Project 3x	TBD Utility Bonds	Cross Creek Ranch Water Plant No. 3 <i>(MUD Project-No City participation expected)</i>
W18F - Water Master Plan (Years 1-5) Project 4	TBD Utility Bonds	16-inch Katy-Fulshear/McKinnon Rd Transmission Line - Also includes CCR line connections
W18H - Water Master Plan (Years 1-5) Project 5	TBD Utility Bonds	1.0 MG South Elevated Storage Tank (20% Prof Svcs)
W18J - Water Master Plan (Years 1-5) Project 6	TBD Utility Bonds	12-inch James Ln Transmission Line
W18K - Water Master Plan (Years 1-5) Project 2	Undetermined	12/16-inch FM 359/North Fulshear Transmission Line - Phase 1

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Project Code	FY19	FY20	FY21	FY22	FY23	Beyond FY23	TOTALS
W18A	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 500,000
W18B		\$ 200,000	\$ 150,000	\$ 100,000	\$ 100,000		\$ 550,000
W18C		\$ 242,325	\$ 1,373,175				\$ 1,615,500
W18D		\$ 740,925	\$ 4,198,575				\$ 4,939,500
W18E	\$ -	\$ -	\$ -	\$ -			\$ -
W18F		\$ 609,075	\$ 3,451,425				\$ 4,060,500
W18H		\$ 624,000	\$ 2,496,000				\$ 3,120,000
W18J			\$ 152,055	\$ 861,645			\$ 1,013,700
W18K	\$ 400,000						\$ 400,000
<b>TOTALS</b>	<b>\$ 500,000</b>	<b>\$ 2,516,325</b>	<b>\$ 11,921,230</b>	<b>\$ 1,061,645</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 16,199,200</b>



## WASTEWATER 5-Year Capital Improvement Plan

City of Fulshear, Texas

### Project Summary

Project Code & Name	Funding Source	Description
WW18A - Wastewater System Management Program	Oper. Funds/Fund Bal. Utility Funds	This will be an annual heavy maintenance program that will identify specific improvements for the Wastewater System.
WW18B - Wastewater System Maintenance Equipment	Oper. Funds/Fund Bal. Utility Funds	This will be an annual heavy maintenance program that will identify specific improvements to the Drainage System.
WW18C - Wastewater Master Plan (Years 1-5) Project 1	TBD Utility Bonds	3.0 MGD Cross Creek Ranch WWTP Expansion to 4.0 MGD (20% Prof Svcs & 2 yr construction)
WW18D - Wastewater Master Plan (Years 1-5) Project 2	TBD Utility Bonds	WWTP Diversion Lift Station and Force Main (20% Prof Svcs & 2 yr construction)
WW18E - Wastewater Master Plan (Years 1-5) Project 3	Undetermined	24/27/30/36-inch FM 359 Interceptor - Phase I
WW18F - Wastewater Master Plan (Years 1-5) Project 4	TBD Utility Bonds	30-inch Texas Heritage Parkway Interceptor
WW18H - Wastewater Master Plan (Years 1-5) Project 5	TBD Utility Bonds	West Fulshear Lift Station
WW18I - Wastewater Master Plan (Years 1-5) Project 6	TBD Utility Bonds	15/18-inch West Fulshear Interceptor Phase I

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Project Code	FY19	FY20	FY21	FY22	FY23	Beyond FY23	TOTALS
WW18A	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 500,000
WW18B	\$ -	\$ 200,000	\$ 150,000	\$ 100,000	\$ 100,000		\$ 550,000
WW18C	\$ 3,744,000	\$ 3,744,000	\$ 14,976,000	\$ 14,976,000			\$ 37,440,000
WW18D	\$ 1,159,400	\$ 1,159,400	\$ 4,637,600	\$ 4,637,600			\$ 11,594,000
WW18E	\$ 800,000						\$ 800,000
WW18F		\$ 1,502,925	\$ 4,258,288	\$ 4,258,288			\$ 10,019,500
WW18H			\$ 233,220	\$ 1,321,580			\$ 1,554,800
WW18I				\$ 246,900	\$ 1,399,100		\$ 1,646,000
<b>TOTALS</b>	<b>\$ 5,803,400</b>	<b>\$ 6,706,325</b>	<b>\$ 24,355,108</b>	<b>\$ 25,640,368</b>	<b>\$ 1,599,100</b>	<b>\$ -</b>	<b>\$ 64,104,300</b>



## MUNICIPAL FACILITIES, PARKS, & TECHNOLOGY 5-Year Capital Improvement Plan

City of Fulshear, Texas

### Project Summary

Project Code & Name	Funding Source	Description
FPT18B - GIS/CRM/Asset Management System	Oper. Funds/Fund Bal. General & Utility Funds	This project is a combined effort to implement GIS and other Asset Management technology needs with a Customer Response Management System that is compatible with the City's Financial Software. <i>(Estimated cost split will be 50%-GF CIP &amp; 50%-Utility CIP)</i>
FPT18C - Facilities & Parks Management Program	Oper. Funds/Fund Bal. General & Park Funds	This will be an annual heavy maintenance program that will identify specific improvements to the City's Facilities and Parks. <i>(Estimated funds will be 75%-GF and 25%-Parks Fund)</i>
FPT18E - City Hall & PW Downtown Facility Review & Improvements	Oper. Funds/Fund Bal. General & Utility Funds	This project will support a study (funded in FY18) and review of facility options to include possible partnerships with other entities as well as the identification of potential improvements & facility upgrades. <i>(Estimated cost split will be 75%-GF Op. Funds &amp; 25%-Utility Funds)</i>
FPT18F - Police Department Relocation	TBD Facility Bonds	This project will include a reconstruction of the Police Department Facilities.
FPT18I - Irene Stern Community Center Replacement	TBD Facility Bonds	This project will include a reconstruction of the Irene Stern Community Center.
FPT18J - City Hall Relocation	TBD Facility Bonds	This project will include a reconstruction of the City Hall Facilities.
FPT18K - PW Maintenance & Operations Facility	TBD Facility Bonds	This project will include construction of maintenance facilities for Public Works Operations.
FPT18L LED - Streetlight Conversion	Undetermined	This project will implement the aesthetic and technical priorities for the streetlights within the City covered by the Centerpoint M&O tariff.
FPT19A - Parks & Pathways Master Plan Implementation	Oper. Funds/Fund Bal. Park & EDC Funds	This ongoing effort will support the design and implementation of projects as identified by and/or in line with the goals of the Parks and Pathways Master Plan. <i>(Estimated cost split will be 75%-Parks Fund &amp; 25%-EDC Request)</i>
FPT19B - Livable Centers Study Implementation	Undetermined	This ongoing effort will support the design and implementation of projects as identified by and/or in line with the goals of the HGAC Livable Centers Study.

**Please Note:** All figures below are estimates as of 2018 and are in 2018 dollars not adjusted for inflation. Undetermined funding sources may include existing fund balances, operational funds, developer participation, EDC participation, etc.

Project Code	FY19	FY20	FY21	FY22	FY23	Beyond FY23	TOTALS
FPT18B	\$ 75,000	\$ -	\$ -	\$ -	\$ -		\$ 75,000
FPT18C	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000		\$ 625,000
FPT18E	\$ -	\$ 475,000	\$ -	\$ -	\$ -		\$ 475,000
FPT18F	\$ -	\$ -	\$ 1,600,000	\$ 8,000,000	\$ -		\$ 9,600,000
FPT18I	\$ -	\$ -	\$ 1,000,000	\$ 5,000,000	\$ -		\$ 6,000,000
FPT18J	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 20,000,000	\$ 24,000,000
FPT18K	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 3,000,000	\$ 3,600,000
FPT18L	\$ -	\$ 110,000	\$ 110,000	\$ -			\$ 220,000
FPT19A	\$ 400,000	\$ 200,000	\$ 200,000	\$ -			\$ 800,000
FPT19B	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -		\$ 600,000
<b>TOTALS</b>	<b>\$ 800,000</b>	<b>\$ 1,110,000</b>	<b>\$ 3,235,000</b>	<b>\$ 13,125,000</b>	<b>\$ 4,725,000</b>	<b>\$ 23,000,000</b>	<b>\$ 45,995,000</b>