

CITY OF FULSHEAR

FY 2018-2022

CAPITAL IMPROVEMENT PLAN



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PRELIMINARY DETAIL**

JUNE 1, 2017





5 Year Capital Improvements Plan

City of Fulshear, Texas

6/1/2017 - 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 say, 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.

- **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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Information about the CIP Planning Process & Components

<p>Common Motivators for CIP Decision-Making</p> <ul style="list-style-type: none"> • Urgent Needs <ul style="list-style-type: none"> - Pending infrastructure failure or legal mandates • Capital Renewal/Asset Management <ul style="list-style-type: none"> - Rehab and/or replacement of infrastructure • Service Demands <ul style="list-style-type: none"> - Address growing population/expanded land use • Planning Priorities <ul style="list-style-type: none"> - Implementation of Planning Goals & Objectives • Policy Priorities <ul style="list-style-type: none"> - Implementation of Council Policy Directives 	<p>Government Finance Officers Association (GFOA) Best Practices for Capital Planning & Budgeting</p> <ul style="list-style-type: none"> • Multi-Year Planning • Capital Planning Policies • Master Plans Linked/Considered • Environmentally Responsible Approach • Communicate CIP Strategies • Consider Impacts to the Operating Budget • Include Technology Needs • Structured Monitoring and Reporting • Utilize Long-Term Financial Planning
<p>Basic Considerations for a Typical CIP Development & Implementation Process</p> <ul style="list-style-type: none"> • Needs usually outweigh available funding • Implementation of programs can overlap • Balance capital renewal, new capacity, & other priorities • It is a multi-year effort w/ long-term funding (e.g. debt) • The City's Operating & Capital Budgets are intertwined • Consider Impacts to the Operating Budget • Partnerships leverage resources for better outcomes • Structured Monitoring and Reporting • Engaging stakeholders is key to success 	<p>City of Fulshear CIP Project Categories</p> <ul style="list-style-type: none"> • Drainage <ul style="list-style-type: none"> - Improvements Related to the Drainage System • Streets & Traffic <ul style="list-style-type: none"> - Projects for streets, sidewalks, & traffic assets • Water <ul style="list-style-type: none"> - Improvements to the Water System • Wastewater <ul style="list-style-type: none"> - Improvements to the Wastewater System • Facilities, Parks, & Technology <ul style="list-style-type: none"> - Identified improvements for these City assets
<p>The Capital Improvement Planning Cycle</p> <ul style="list-style-type: none"> • Identify Capital Needs <ul style="list-style-type: none"> - Policy/Planning Priorities, Public Input, Other Needs • Draft Five-year CIP Plan <ul style="list-style-type: none"> - Structure and • Annual Capital Budget Adoption <ul style="list-style-type: none"> - Explore funding options, impact to Operating Budget • CIP Project and Program Implementation <ul style="list-style-type: none"> - Oversee design, bid, and construction processes • Review Lessons Learned and Any New Information <ul style="list-style-type: none"> - Consider improvements to planning & implementation 	<p>City of Fulshear CIP Funding Categories</p> <ul style="list-style-type: none"> • CIP Fund Balance <ul style="list-style-type: none"> - Remaining Funds from Delayed or Completed Projects • Operating Funds <ul style="list-style-type: none"> - Dedicated operating budget funds for CIP activities • Bond Proceeds by Program <ul style="list-style-type: none"> - Potential Funding from Approved Bond Issuance • Undesignated <ul style="list-style-type: none"> - Funding has not currently been identified • Other Possible Categories (Not Currently Utilized) <ul style="list-style-type: none"> - Grants, Developer Participation, EDC, & Other Financing



TOTAL PROJECT SUMMARY 5 Year Capital Improvements Plan

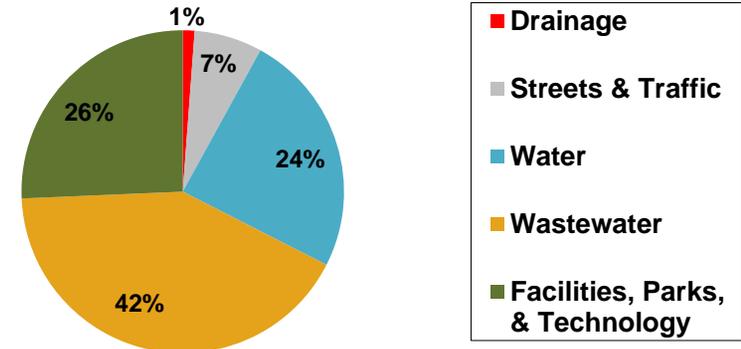
City of Fulshear, Texas
6/1/2017 - DRAFT

Please Note: All figures below are estimates as of 2017 and are in 2017 dollars not adjusted for inflation.

PROJECT CATEGORY	FY18	FY19	FY20	FY21	FY22	Beyond FY22	TOTAL
Drainage	\$ 175,000	\$ 175,000	\$ 175,000	\$ 775,000	\$ 775,000	\$ -	\$ 2,075,000
Streets & Traffic	\$ 1,335,000	\$ 915,000	\$ 865,000	\$ 915,000	\$ 765,000	\$ 7,175,000	\$ 11,970,000
Water	\$ 2,666,650	\$ 8,688,225	\$ 13,275,445	\$ 11,040,370	\$ 2,658,685	\$ 4,672,025	\$ 43,001,400
Wastewater	\$ 4,947,160	\$ 5,624,985	\$ 24,678,020	\$ 29,092,725	\$ 9,110,610	\$ -	\$ 73,453,500
Facilities, Parks, & Technology	\$ 785,000	\$ 710,000	\$ 2,725,000	\$ 13,125,000	\$ 4,725,000	\$ 23,000,000	\$ 45,070,000
TOTALS	\$ 9,908,810	\$ 16,113,210	\$ 41,718,465	\$ 54,948,095	\$ 18,034,295	\$ 34,847,025	\$ 175,569,900

FUNDING SUMMARY	
CIP 200 Fund Bal.	\$ 135,000
CIP 300 Fund Bal.	\$ 1,037,500
CIP 501 Fund Bal.	\$ 270,000
Op Funds-GF	\$ 3,587,500
Op Funds-Utility	\$ 2,100,000
TBD Facility Bonds	\$ 43,200,000
TBD Utility Bonds	\$ 114,354,900
Undesignated	\$ 10,885,000
TOTAL	\$ 175,569,900

Project Breakout by Type





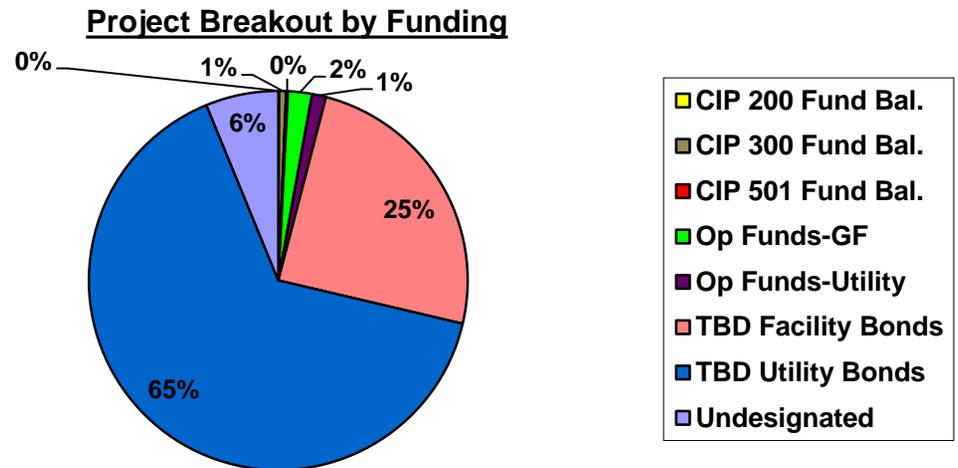
TOTAL FUNDING SUMMARY 5 Year Capital Improvements Plan

City of Fulshear, Texas
6/1/2017 - DRAFT

Please Note: All figures below are estimates as of 2017 and are in 2017 dollars not adjusted for inflation.

FUNDING SOURCES	FY18	FY19	FY20	FY21	FY22	Beyond FY22	TOTAL
CIP 200 Fund Balance	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000
CIP 300 Fund Balance	\$ 890,000	\$ 147,500	\$ -	\$ -	\$ -	\$ -	\$ 1,037,500
CIP 501 Fund Balance	\$ 132,500	\$ 137,500	\$ -	\$ -	\$ -	\$ -	\$ 270,000
Op Funds-GF	\$ 487,500	\$ 750,000	\$ 400,000	\$ 1,050,000	\$ 900,000	\$ -	\$ 3,587,500
Op Funds-Utility	\$ 200,000	\$ 600,000	\$ 500,000	\$ 400,000	\$ 400,000	\$ -	\$ 2,100,000
TBD Facility Bonds	\$ -	\$ -	\$ 2,600,000	\$ 13,000,000	\$ 4,600,000	\$ 23,000,000	\$ 43,200,000
TBD Utility Bonds	\$ 7,413,810	\$ 13,713,210	\$ 37,453,465	\$ 39,733,095	\$ 11,369,295	\$ 4,672,025	\$ 114,354,900
Undesignated	\$ 650,000	\$ 765,000	\$ 765,000	\$ 765,000	\$ 765,000	\$ 7,175,000	\$ 10,885,000
TOTALS	\$ 9,908,810	\$ 16,113,210	\$ 41,718,465	\$ 54,948,095	\$ 18,034,295	\$ 34,847,025	\$ 175,569,900

PROJECT SUMMARY	
Drainage	\$ 2,075,000
Streets & Traffic	\$ 11,970,000
Water	\$ 43,001,400
Wastewater	\$ 73,453,500
Facilities, Parks, & Technology	\$ 45,070,000
TOTAL	\$ 175,569,900





DRAINAGE

5 Year Capital Improvements Plan

City of Fulshear, Texas
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Project Summary

Project Code & Name	Funding Source	Description
D18A Drainage Master Planning	Op Funds-GF	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.
D18B Drainage Management Program	Op Funds-GF	This will be an annual heavy maintenance program that will identify specific improvements to the Drainage System.
D18C Drainage System Maintenance Equipment	Op Funds-GF	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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Project Code	FY18	FY19	FY20	FY21	FY22	Beyond FY22	TOTALS
D18A	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000		\$ 375,000
D18B	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 500,000
D18C	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000		\$ 1,200,000
TOTALS	\$ 175,000	\$ 175,000	\$ 175,000	\$ 775,000	\$ 775,000	\$ -	\$ 2,075,000



STREETS & TRAFFIC

5 Year Capital Improvements Plan

City of Fulshear, Texas
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Project Summary

Project Code & Name	Funding Source	Description
ST18A - Pavement Management Program	CIP 300 Fund Bal./ Undesignated	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	Op Funds-GF	It is anticipated that as the City's street network and maintenance needs grow, additional equipment will be needed on an as needed basis in the near future.
ST18C - Regional Road Project Participation	Undesignated	This project will track the City's participation in regional road projects. At this point, it is assumed that the contributions for Katy-Fulshear, Huggins, and THP will be funded from this project. A funding source has not yet been assigned to this project.
ST18D - ROW Study-Downtown Area	CIP 300 Fund Balance	A study will be conducted to identify existing and needed minimum ROW widths for streets in the downtown area and certain others where ROW widths are not clearly defined. Future ROW purchases will be identified and prioritized as needed.
ST17A - Lower Bois d'Arc Emergency Access	CIP 300 Fund Balance	This is a reallocation of funds for a project designed to facilitate emergency access to and from the Lower Bois d'Arc area during flooding conditions.
ST19A - Biennial Roadway Evaluation	Op Funds-GF	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

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Project Code	FY18	FY19	FY20	FY21	FY22	Beyond FY22	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	\$ 650,000	\$ 365,000	\$ 365,000	\$ 365,000	\$ 365,000	\$ 7,175,000	\$ 9,285,000
ST18D	\$ 25,000	\$ -	\$ -	\$ -	\$ -		\$ 25,000
ST17A	\$ 360,000	\$ -	\$ -	\$ -	\$ -		\$ 360,000
ST19A	\$ -	\$ 50,000		\$ 50,000	\$ -		\$ 100,000
TOTALS	\$ 1,335,000	\$ 915,000	\$ 865,000	\$ 915,000	\$ 765,000	\$ 7,175,000	\$ 11,970,000



WATER

5 Year Capital Improvements Plan

City of Fulshear, Texas
6/1/2017 - DRAFT

Project Summary

Project Code & Name	Funding Source	Description
W18A - Water System Management Program	Op Funds-Utility	This will be an annual heavy maintenance program that will identify specific improvements for the Water System.
W18B - Water System Maintenance Equipment	Op Funds-Utility	It is anticipated that as the City's water system and maintenance needs grow, additional equipment will be needed on an as needed basis in the near future.
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 2	TBD Utility Bonds	16-inch Katy-Fulshear Rd Transmission Line
W18E - Water Master Plan (Years 1-5) Project 3	TBD Utility Bonds	Cross Creek Ranch Water Plant No. 3 (20% Design) (2 yr construction)
W18F - Water Master Plan (Years 1-5) Project 4	TBD Utility Bonds	16-inch Katy-Fulshear/McKinnon Rd Transmission Line
W18G - Water Master Plan (Years 1-5) Project 5	TBD Utility Bonds	12-inch Parkway South Transmission Line - Phase 1
W18H - Water Master Plan (Years 1-5) Project 6	TBD Utility Bonds	1.0 MG South Elevated Storage Tank (20% Design)
W18I - Water Master Plan (Years 1-5) Project 7	TBD Utility Bonds	16-inch FM 1093 West Transmission Line
W18J - Water Master Plan (Years 1-5) Project 8	TBD Utility Bonds	12-inch James Ln Transmission Line
W18K - Water Master Plan (Years 1-5) Project 9	TBD Utility Bonds	16-inch FM 359/North Fulshear Transmission Line - Phase 1
W18L - Water Master Plan (Years 1-5) Project 10	TBD Utility Bonds	16-inch North Fulshear Transmission Line Phase 2
W18M - Water Master Plan (Years 1-5) Project 11	TBD Utility Bonds	16-inch Fulshear Farms Transmission Line

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Project Code	FY18	FY19	FY20	FY21	FY22	Beyond FY22	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	\$ 1,583,400	\$ 1,583,400	\$ 6,333,600	\$ 6,333,600			\$ 15,834,000
W18F		\$ 276,285	\$ 1,565,615				\$ 1,841,900
W18G		\$ 332,790	\$ 1,885,810				\$ 2,218,600
W18H		\$ 624,000	\$ 2,496,000				\$ 3,120,000
W18I			\$ 592,365	\$ 3,356,735			\$ 3,949,100
W18J			\$ 152,055	\$ 861,645			\$ 1,013,700
W18K				\$ 288,390	\$ 1,634,210		\$ 1,922,600
W18L					\$ 475,980	\$ 2,697,220	\$ 3,173,200
W18M					\$ 348,495	\$ 1,974,805	\$ 2,323,300
TOTALS	\$ 2,666,650	\$ 8,688,225	\$ 13,275,445	\$ 11,040,370	\$ 2,658,685	\$ 4,672,025	\$ 43,001,400



WASTEWATER 5 Year Capital Improvements Plan

City of Fulshear, Texas
6/1/2017 - DRAFT

Project Summary

Project Code & Name	Funding Source	Description
WW18A - Wastewater System Management Program	Op Funds-Utility	This will be an annual heavy maintenance program that will identify specific improvements for the Wastewater System.
WW18B - Wastewater System Maintenance Equipment	Op Funds-Utility	It is anticipated that as the City's wastewater system and maintenance needs grow, additional equipment will be needed on an as needed basis in the near future.
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% Design) (2 yr construction)
WW18D - Wastewater Master Plan (Years 1-5) Project 2	TBD Utility Bonds	WWTP Diversion Lift Station and Force Main (20% Design) (2 yr construction)
WW18E - Wastewater Master Plan (Years 1-5) Project 3	TBD Utility Bonds	48-inch FM 1093 Interceptor
WW18F - Wastewater Master Plan (Years 1-5) Project 4	TBD Utility Bonds	36-inch North Fulshear Interceptor Phase 1
WW18G - Wastewater Master Plan (Years 1-5) Project 5	TBD Utility Bonds	30-inch/36-inch North Fulshear Interceptor Phase 2 (2 yr construction)
WW18H - Wastewater Master Plan (Years 1-5) Project 6	TBD Utility Bonds	West Fulshear Lift Station and 8-inch Force Main (West of 359)
WW18I - Wastewater Master Plan (Years 1-5) Project 7	TBD Utility Bonds	12-inch Continental Interceptor

Please Note: All figures below are estimates as of 2017 and are in 2017 dollars not adjusted for inflation.

Project Code	FY18	FY19	FY20	FY21	FY22	Beyond FY22	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	\$ 1,103,160	\$ 1,103,160	\$ 4,412,640	\$ 4,412,640			\$ 11,031,600
WW18E		\$ 477,825	\$ 2,707,675				\$ 3,185,500
WW18F			\$ 665,085	\$ 3,768,815			\$ 4,433,900
WW18G			\$ 1,666,620	\$ 4,722,090	\$ 4,722,090		\$ 11,110,800
WW18H				\$ 931,700	\$ 3,726,800		\$ 4,658,500
WW18I				\$ 81,480	\$ 461,720		\$ 543,200
TOTALS	\$ 4,947,160	\$ 5,624,985	\$ 24,678,020	\$ 29,092,725	\$ 9,110,610	\$ -	\$ 73,453,500



MUNICIPAL FACILITIES, PARKS, & TECHNOLOGY 5 Year Capital Improvements Plan

City of Fulshear, Texas
6/1/2017 - DRAFT

Project Summary

Project Code & Name	Funding Source	Description
FPT18A - Incode 10 Upgrade	CIP 300 Fund Bal./ CIP 501 Fund Bal.	Project allows for an upgrade to the Incode 10 Finance/Court Software system from the current version which is considered obsolete and will no longer be supported. Initial cost split will be 50%-GF CIP & 50%-Utility CIP.
FPT18B - GIS/CRM/Asset Management System	CIP 300 Fund Bal./ CIP 501 Fund Bal.	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. Initial cost split will be 50%-GF CIP & 50%-Utility CIP.
FPT18C - Facilities & Parks Management Program	Op Funds-GF	This will be an annual heavy maintenance program that will identify specific improvements for the City's facilities and park areas.
FPT18D - Police Dept Communications Review & Improvements	Op Funds-GF	A review of potential enhancements to the Police Department's communication activities as well as possible participation with other entities will be explored and implemented.
FPT18E - City Hall & PW Downtown Facility Review & Improvements	Op Funds-GF/ CIP 501 Fund Bal.	This project will support a study and review of facility options in the downtown area to include possible partnerships with other entities as well as the identification of potential improvements & facility upgrades. Initial cost split will be 75%-GF Op. Funds & 25%-Utility CIP.
FPT18F - Police Department Relocation	TBD Facility Bonds	This project will include a reconstruction of the Police Department Facilities.
FPT18G - Parks & Pathways Development	CIP 200 Fund Balance	Funding will support near-term capital improvements to construct new facilities for the City's parks and pathways system.
FPT18H - Parks & Pathways Master Plan	CIP 200 Fund Balance	This effort will support the development of a master plan for the City's parks and pathways system.
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	CIP 300 Fund Balance	This is a reallocated project that will implement the aesthetic and technical priorities for the streetlights within the City covered by the Centerpoint M&O tariff.

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Project Code	FY18	FY19	FY20	FY21	FY22	Beyond FY22	TOTALS
FPT18A	\$ 65,000	\$ -	\$ -	\$ -	\$ -		\$ 65,000
FPT18B	\$ 125,000	\$ 75,000	\$ -	\$ -	\$ -		\$ 200,000
FPT18C	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000		\$ 625,000
FPT18D	\$ 75,000	\$ -	\$ -	\$ -	\$ -		\$ 75,000
FPT18E	\$ 150,000	\$ 400,000	\$ -	\$ -	\$ -		\$ 550,000
FPT18F	\$ -	\$ -	\$ 1,600,000	\$ 8,000,000	\$ -		\$ 9,600,000
FPT18G	\$ 100,000	\$ -	\$ -	\$ -	\$ -		\$ 100,000
FPT18H	\$ 35,000	\$ -	\$ -	\$ -	\$ -		\$ 35,000
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
TOTALS	\$ 785,000	\$ 710,000	\$ 2,725,000	\$ 13,125,000	\$ 4,725,000	\$ 23,000,000	\$ 45,070,000