

CAPITAL IMPROVEMENTS PROGRAM

OVERVIEW

The Capital Improvements Program (CIP) is a long-range capital budget typically covering a three to ten year time frame and including major capital purchases and/or construction projects that are funded through bonds, operating revenues, grants or other funding mechanisms.

The City of Lufkin established a Continuing Capital Improvements Program in 1999. This tentative ten-year program was approved by Council, the 2001 Street Bond Project approved by voters in May 2001, and replacement capital, which are funded by the City's Renewal and Replacement Funds. Equipment purchases and/or projects included in the CIP are required to have a life of more than 15 years and a minimum cost of \$50,000. Bonds and Certificates of Obligation (CO's) typically fund items meeting this definition.

The City maintains two renewal and replacement funds: the Water/Wastewater Renewal & Replacement Fund and the Solid Waste/Recycling Renewal & Replacement Fund. These Funds were established in Fiscal 1996 to provide long-term funding to replace exhausted equipment and to provide funds for replacement and/or expansion of plant facilities. Cash transfers from the Water/Wastewater Fund in an amount equal to the second preceding year's depreciation charges less the amount required to fund the Equipment Acquisition and Replacement Fund, fund this Fund. The City Council modified the policy for the Solid Waste/Recycling Renewal & Replacement Fund in Fiscal 2007 with the implementation of the Equipment Acquisition and Replacement Fund which is used to replace equipment for Solid Waste/Recycling and Water/Wastewater as needed.

The CIP is financed periodically through bond sales to provide adequate cash to pay expenditures planned for that year.

The CIP contains the following categories:

➤ **Tax Supported Projects** – funded by the debt portion of the ad valorem taxes collected annually. Tax supported projects fall into the following sub-categories:

- **General Government** – includes projects related to Administration, Finance and/or projects common to multiple governmental fund departments.
- **Public Safety** – includes Police, Fire, Municipal Court, Animal Control and Inspection Services projects.
- **Culture and Recreation** – includes Parks, Zoo, Library, and Civic Center projects.
- **Public Works** – includes streets and drainage, curb and gutter, sidewalk construction.
- **Revenue Supported Projects** – funded by revenues of the enterprise funds, i.e. Water/Wastewater and Solid Waste/Recycling

➤ **Revenue supported projects** fall into the following sub-categories:

- **Water** – includes water and water production projects such as transmission and distribution water lines, water line relocation, and water wells.
- **Wastewater** – includes wastewater treatment plant construction projects, installation of transmission and collection sewer lines, sewer line relocations.
- **Solid Waste** – includes capital projects relating specifically to solid waste collection activities.
- **Recycling** – includes capital projects relating specifically to recycling activities such as building construction and equipment purchases.

The City of Lufkin is in the tenth year of its Continuing CIP. Council adopted this plan in Fiscal 2000, which consists of general government, public safety, public works, and leisure services capital projects. The plan is financed with Council approved debt, i.e. CO's. Three bond issues have been sold; one in Fiscal 2000 for \$4,400,000, a second in Fiscal 2002 for \$9,450,000, a third in September 2003 for \$1,700,000, and a fourth in December 2004 for \$8,200,000. The final bond sale was completed in June 2007. This issue consisted of \$1,740,000 in General Obligation and \$5,870,000 in CO's.

In early 2001, Council appointed a citizens' Street Bond Study Committee to develop and recommend a street bond program for citizen consideration in a May bond election. After holding several public meetings to discuss proposed street projects and to receive suggestions from attendees regarding additional streets, the committee made its recommendation to Council. The Committee recommended four streets at a total construction cost of \$7,686,322, which would require a 6.4-cent tax increase spread over a three-year period. Citizens approved the Street Bond Program in May 2001. The City has completed the financing of these projects with the General Obligation issue completed in June 2007. Angelina Street was completed in May 2004, while construction began on Lotus Lane and Abney Streets in April 2004. Construction on Whitehouse, the last approved street, began in early 2005. It is anticipated that all projects will be completed in Fiscal 2009.

TAX SUPPORTED PROJECTS

The subsequent table reflects the City's tax supported Continuing CIP. Several projects are complete and highlighted in blue.

Tax Supported Capital Improvements					
Project	2006 & Prior	Actual 2007	Fiscal 2008	Fiscal 2009 +	Total
General Government					
Public Works Facility	\$ 1,812	\$ -	\$ -	\$ -	\$ 1,812
Wireless WAN Network	947,819	-	-	-	947,819
Main Street -Streets	2,295,075	86,223	-	-	2,381,298
Main Street-Sidewalks-T21	2,563,928	158,228	-	-	2,722,156
Pines Theatre Renovations	-	-	11,455	501,545	513,000
Subtotal	5,808,634	244,451	11,455	501,545	6,566,085

Tax Supported Capital Improvements					
Project	2006 & Prior	Actual 2007	Fiscal 2008	Fiscal 2009 +	Total
Public Safety					
Police:					
CDPD 800 MHz System	621,927	-	-	-	621,927
Subtotal	621,927	-	-	-	621,927
Fire:					
Pumper	-	313,337	-	-	313,337
Land Purchase-Station. #4	65,450	-	-	-	65,450
Station #4 Design & Const.	90,000	32,903	980,991	-	1,120,025
Ambulance Replacement	86,950	-	-	-	86,950
Ambulance Replacement	113,272	-	-	-	113,272
Ambulance Replacement	118,500	-	-	-	118,500
Subtotal	490,303	346,240	980,991	-	1,817,534
Parks & Leisure Services					
Parks:					
Morris Frank Softball field	79,895	-	-	-	79,895
Kit McConnico Park	3,565,287	-	-	-	3,565,287
Subtotal	3,645,182	-	-	-	3,645,182
Civic Center:					
Bleachers	350,179	-	-	-	350,179
Mechanical Walls	310,719	-	-	-	310,719
HVAC Sys Replacement	158,765	-	-	-	158,765
Carpet Replacement	96,610	-	-	-	96,610
Subtotal	916,273	-	-	-	916,273
Public Works					
Drainage:					
Hurricane Cr Detention #1	1,085,106	-	-	-	1,085,106
Hurricane Cr Detention #4	939,745	-	-	-	939,745
Hurricane Creek Detention #8	1,006,791	-	-	-	1,006,791
Subtotal	3,031,642	-	-	-	3,031,642
Streets:					
Culverhouse	1,182,652	-	-	-	1,182,652
Darlington 2001/2002	37,260	-	-	-	37,260
Daniel McCall 2001	296,097	-	-	-	296,097
Allendale 2002	55,719	-	-	-	55,719
Kiln 2001	77,836	-	-	-	77,836
Church St Drainage	-	-	-	-	-
Bob & Mize St. Drainage	-	90,200	-	-	90,200
Humason Street	-	6,510	126,399	-	132,909
Ellis Street	-	12,868	99,031	-	111,899
Copeland	1,798,978	-	-	-	1,798,978
Whitehouse-Dr. Phase I	433,330	-	-	-	433,330
Whitehouse Dr. Extension	1,052,977	64,348	3,207,677	212,035	4,537,037
US59 ROW Acquisition	1,921,710	707,066	421,119	149,690	3,199,585
Lotus Lane	1,617,294	891,344	147,591	457,810	3,114,039
Subtotal	6,838,559	880,992	3,854,226	361,725	11,935,502
Street Equipment:					
Two Asphalt Rollers	85,081	-	-	-	85,081
Asphalt Laydown Mach	194,951	-	-	-	194,951

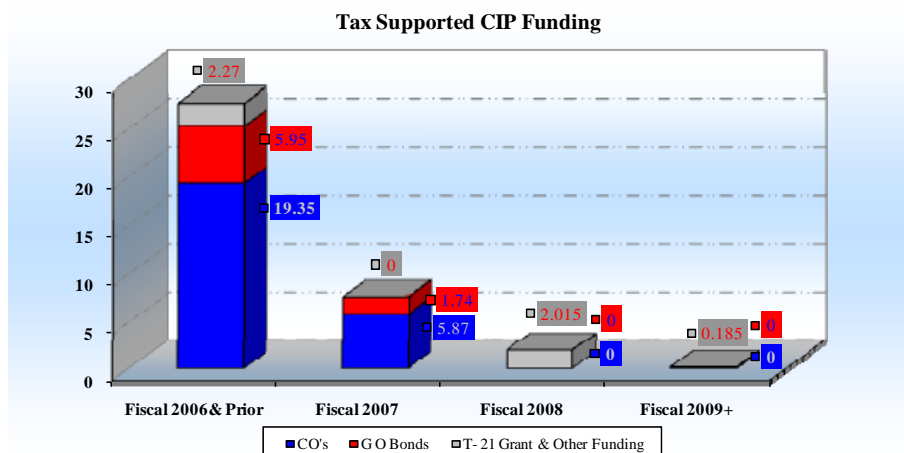
Track Excavator	-	156,308	-	-	156,308
Street Gradall	-	223,537	-	-	223,537
Heavy Equipment trailer	50,539	-	-	-	50,539
Subtotal	330,571	379,845	-	-	710,416
Total Project Costs	\$21,683,091	\$ 1,851,528	\$ 4,846,672	\$ 863,270	\$ 29,244,561
Bond Sale Schedule	\$19,350,000	\$ 5,870,000	-	-	\$ 25,220,000

The difference between the total project costs of \$29,244,561 and the bond proceeds of \$25,220,000 is made up of a grant for the downtown project for \$2,144,288, a contribution of TEA-21, \$800,000 from TxDOT on the Whitehouse Extension project, and \$1,080,273 of locally generated revenues.

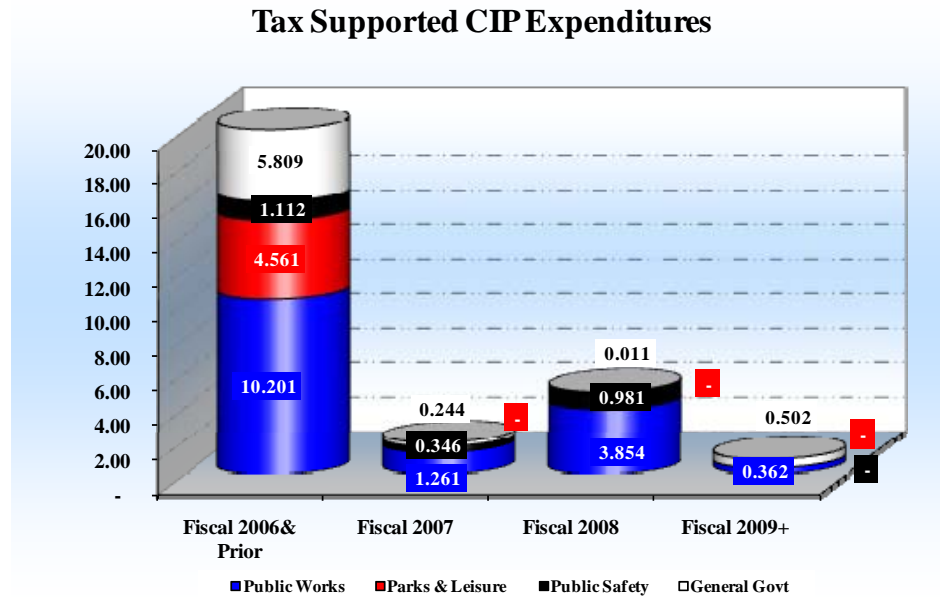
The 2001 Street Bond Program is well underway. One issue of \$2.2 million General Obligation Bonds was sold in April 2002 and the second issue of \$3.75 million was sold in September 2003. The four-year program required a tax increase of 6.4 cents, which is phased in over three years. The final phase of 2.0 cents is included in the FY 2004 Budget. The following table shows the four streets to be constructed, costs, the timing and the schedule of GO bond sales.

2001 Street Bond Program CIP					
Project	Annual Estimated Expenditures				Total
	Actual 2005 & Prior	Actual 2006	Fiscal 2007	Fiscal 2008+	
Angelina Street P&D	\$ 2,229,278	\$ -	\$ -	\$ -	\$ 2,229,278
Abney Street P&D	1,530,572	-	-	-	1,530,572
Lotus Lane P&D	1,617,294	891,344	147,591	457,810	3,114,039
Whitehouse Street P&D	1,226,161	127,114	-	-	1,353,275
Total Project Cost	\$ 6,603,305	\$ 1,018,458	\$ 147,591	\$ 457,810	\$ 8,227,164
Bond Sale Schedule	\$ 5,950,000	\$ 1,740,000	\$ -	\$ -	\$ 7,690,000

The Texas Department of Transportation is in the process of designing and finalizing Phase I improvements to US 59 South, from Daniel McCall to Tulane. This project entails widening the existing four-lane roadway and adding service roads that will require purchase of numerous rights-of-way, for which the City has a 10% cost responsibility. This cost is estimated to be \$2.222 million. Completion time is estimated to be within 4 years. Final estimates are not yet available, but will impact the City's CIP. The City has contributed \$1,921,710 to date. The following graph displays the funding schedule for the CIP.



The following graph reflects the Tax Supported CIP expenditures, by year, by category. These expenditures include the TEA 21 downtown renovation grant the City received in FY 2002.



REVENUE SUPPORTED PROJECTS

Water Wastewater Revenue Support Projects Annual Estimated Expenditures					
Project	Actual 2006& Prior	Actual 2007	Fiscal 2008	Fiscal 2009+	Total
Asbestos Waterline Replacement	\$ 13,695,116	\$ 2,451,135	\$ 428,025	\$ 18,629	\$ 16,592,905
Water Plant Radio Equipment	14,772	-	-	-	14,772
Ellen Street Ground Storage	-	-	535,480	19,520	555,000
Water Plant Communication	52,744	-	-	-	52,744
Water Plant Control System	64,349	-	-	-	64,349
Water Well # 15.	964,928	-	-	-	964,928
Downtown Utility Line Replacement	846,057	-	-	-	846,057
Abney Drainage & Paving	296,526	-	-	-	296,526
Lotus Lane Paving & Drainage	-	375,000	-	-	375,000
Whitehouse Paving & Drainage	72,470	-	-	-	72,470
Mantooth Water Line Replacement	154,420	-	-	-	154,420
Kit McConnico Utility	102,300	-	-	-	102,300
Kit McConnico Force Main	977,584	-	-	-	977,584
Head works Equip & Installation	192,076	76,548	195,102	273,324	737,050
White Avenue Lift Station	147,854	-	-	-	147,854
Chlorine Contact Basin	3,972	-	-	756,028	760,000
Settlement Sewer Addition	530,064	-	-	-	530,064
Total Utility Fund CIP	\$ 18,115,232	\$ 2,902,683	\$ 1,158,607	\$ 1,067,501	\$ 23,244,023
Less: TWDB Draws	\$ 9,230,000	\$ 3,725,000	\$ 1,075,000	\$ 1,970,000	\$ 16,000,000
Bond Sale Schedule	\$ 4,100,000	\$ 1,210,000	\$ -	\$ -	\$ 5,310,000

Water and wastewater rates have been increased in order to pay the debt service on previously issued bonds as well as maintain a 45 day working cash balance as required by Council Financial Policies. The primary capital improvement project in the Water/Wastewater Fund is replacement of the asbestos cement water lines throughout the city. This project, estimated to cost approximately \$16.6 million, is anticipated to be completed in Fiscal 2008-09. Funding of up to \$16,000,000 is provided by a low interest loan from the Texas Water Development Board (TWDB). The City made its first draw against the loan in December 2001 and has made ten totaling \$14,030,000. The loan is a reimbursement loan in which the City spends its money before receiving reimbursement from the TWDB. The City issued Revenue Bonds of \$1.5 million dated September 2003 to cover the non-reimbursable costs of the project.

Each year as part of the budget process, utility fund departments prepare replacement equipment requests to be funded from the Renewal & Replacement Funds. The City Manager, along with applicable staff, reviews these requests, rank as to importance, and present results to Council for approval. A list of items approved is reflected in the following tables for the Water/Wastewater Renewal and Replacement Fund and the Solid Waste/Recycling Depreciation Funds respectively. Completed items are shown in blue.

Water/Wastewater Renewal & Replacement Fund		
Department	Item	Amount
Utility Collections		
	RF Meters & Sets	<u>\$1,770,592</u>
	Sub-total	<u>\$1,770,592</u>
WWTP/Water Prod.		
	Prior Years Completed Projects	\$3,944,978
	Sam Rayburn/Step 1 Utility Line Replacement	1,147,800
	Hwy 59 South Utility Line Replacement	3,070,040
	Hwy 59 North	35,000
	WWTP/Building Roof Repairs	81,562
	Sub-total	<u>\$8,279,380</u>
Other		
	R-8 Base Kit for GPS Unit	\$ 28,226
	Kit McConnico Lot Rep.	60,018
	Dump Truck Utility Cuts	35,733
	Dump Truck Water	55,567
	Air Compressor	17,071
	Sub-total	<u>\$ 196,615</u>
Total Water/Wastewater Renewal & Replacement Fund		<u>\$ 10,246,587</u>

Solid Waste/Recycling Renewal & Replacement Fund

Department	Item	Amount
General Government		
	Remodel Police Facility	\$ 440,007
	Sub-total	<u>\$ 440,007</u>
Public Works		
	Prior Year completed projects	\$ 18,007
	Storage Facility	1,769,467
	Service Center Complex	2,730,243
	Fuel Station	360,000
	Sub-total	<u>\$4,877,717</u>
Total Solid Waste/Recycling Renewal & Replacement Fund		<u>\$ 5,317,724</u>
Total Renewal & Replacement Funds		<u>\$ 15,564,311</u>

CAPITAL IMPROVEMENTS PROGRAM SUMMARY FISCAL 2001-2008

General Government Projects

- \$948,000 – Wireless Wide Area Network and Ethernet phone system include installation of wireless connections from the City Hall complex to 16 nodes, or outlying City offices. The telephony portion of the project is installed “on top of” the wireless portion of the project. The project was completed in May 2002 and saves the City approximately \$120,000 annually with a payback of about 6 years.
- \$5,103,500 – Main Street Downtown Project includes both City and TEA 21 State Grant funds. The grant was approved in Fiscal 2001 and includes construction of period lighting, sidewalk renovation and park benches. The City’s portion will be used for street reconstruction throughout the downtown district.
- \$513,000 – Pines Theatre Renovation includes renovations to the old downtown area Pines Theatre. A new marquee, roofing and interior remodel complete plans for a downtown attraction that may feature plays, dinner theatre and much more.

Public Safety Projects

- \$621,900 – Police Mobile Data System includes hardware and software installation for the Police mobile data system that allows officers in the field to file reports electronically through the Cellular Digital Packet Data (CDPD). This project was completed in August 2002.
- \$318,700 – Replacement ambulances were purchased over a three- year period.
- \$199,960 – Pumper Unit was purchased in late 2004. This replaced a 20-year old existing unit.
- \$313,300 – Pumper Unit an additional unit was purchased in Fiscal 2007.
- \$1,185,475 – Fire Station #4 A newly constructed fire station to replace the existing Fire Station #4 was completed during Fiscal 2008.

Culture & Recreation Projects

- \$80,000 – Morris Frank Softball Field included the construction of fencing around the field. The project was completed in April 2002.
- \$3,569,000 – Kit McConnico Park Improvements includes engineering, design, and construction of the Kit McConnico Park improvements as part of the Parks Master Plan. This project was completed in FY 2005.
- \$158,700 – HVAC System Replacement was completed in December of 2002 and replaced the HVAC system at the Civic Center.

- \$350,000 – Bleacher Replacement included replacement of the rollout bleachers in the Civic Center and was completed in September 2002.
- \$311,000 – Mechanical Wall Replacement allows for dividing the Civic Center area into smaller meeting rooms. These were replaced in March 2002.
- \$96,600 – Carpet Replacement allowed 30-year old carpet to be replaced and complete the color scheme change for the facility. This was replaced in January 2004.

Public Works

- \$3,031,000 – Hurricane Creek Detention Ponds began in Fiscal 2001 and complete in Summer 2003. It entailed construction of detention ponds in the Hurricane Creek drainage basin to control and prevent flooding in the area.
- \$6,972,743 – Various Street Improvement Projects:
 - \$1,183,000 – Culverhouse Paving & Drainage (P&D) was completed in FY 2003.
 - \$235,300 – Church St Drainage P&D scheduled to begin construction in FY 2006.
 - \$37,200 – Darlington P&D was completed in FY 2002.
 - \$296,100 – Daniel McCall P&D was completed in FY 2002.
 - \$1,799,000 – Copeland P&D was completed January 2004.
 - \$55,700 – Allendale P&D was completed in FY 2002
 - \$77,800 – Kiln P&D was completed in FY 2001.
 - \$90,200 – Bob & Mize Street P&D was completed in FY 2007
 - \$338,900 – Humason Street P&D was added to CIP in FY 2006; work began in FY 2007 and is expected to be complete in FY 2008.
 - \$120,000 – Ellis Street P&D work is underway and completion is anticipated in Fiscal 2008.
 - \$433,330 – Whitehouse Drive P&D was completed in FY 2004.
 - \$4,537,037 – Whitehouse Drive Extension was added to CIP in FY 2003. Engineering design in progress. Construction scheduled for completion in FY 2009.
 - \$3,199,585 – US59 ROW Acquisition is underway and is expected to be complete in FY 2009 with the anticipation of construction.
 - \$710,400 – Street Equipment Project is completed. Five pieces of equipment were purchased and are used for street construction.
- \$2,229,300 – Angelina Street (P&D) is the first of the 2001 Street Bond Program, was completed in FY 2004.
- \$1,530,600 – Abney Street P&D Construction was completed in Fiscal 2006.
- \$3,114,039 – Lotus Lane P&D engineering and design phases are complete. This project will extend over a four-year period, and estimated completion is scheduled for FY 2009
- \$1,353,275 – Whitehouse Street P&D construction began in Fiscal 2006 with completion in early FY 2007.

Water Projects

- \$17,147,905 – Asbestos Cement Line Replacement is a five-year project that includes approximately 57 miles of asbestos cement water lines and is approximately 85% complete. Construction began in Fiscal 2001 and will continue with estimated completion in early Fiscal 2009. Also included is the Ellen Street Ground Storage Tank rehabilitation project, estimated at \$555,000 of the \$17 million total.
- \$67,500 – Water Plant Control System was completed in early Fiscal 2007.
- \$67,500 – Water Plant Upgrades to the Radio Equipment and Communications System were completed in Fiscal 2003.
- \$965,000 – Water Well #15 consists of drilling and construction. The project was completed in FY 2005.
- \$846,000 – Main Street Downtown Project replacement of water and sewer lines in the central business district and is being done simultaneously with the street, sidewalk, and period lighting project. The project was completed in Fiscal 2005.
- \$154,420 – Mantooth Water Line Replacement has been engineered and the construction phase has not yet been set.
- \$297,000 – Abney Utility Relocation portion of the Abney Street reconstruction was completed in Fiscal 2005.
- \$72,500 – Whitehouse Utility Relocation was completed in Fiscal 2006.
- \$375,000 – Lotus Lane Utility Relocation is projected was completed in Fiscal 2008.

Wastewater Projects

- \$978,000 – Kit McConnico Force Main consists of constructing sewer force main from the Kit McConnico complex to the appropriate lift station. Construction was complete in Fiscal 2005.
- \$102,300 – Kit McConnico Utility Relocation was completed in Fiscal 2005
- \$737,050 – Equalization Basin & Head Works includes construction of an additional storm water lagoon at the treatment facility and adjustments and over sizing to piping and pumping facilities to accommodate the additional lagoon. Project began construction during FY 2003 and completes in 2009.
- \$147,900 – White Avenue Lift Station consists of construction of the White Avenue Lift Station. Construction was complete in 2004.

- \$530,000 – Settlement Sewer Addition consists of extending sewer service to the Settlement Subdivision, which was annexed into the city in 2000. This project was completed in FY 2004.
- \$760,000 – Chlorine Contact Basin includes construction of a unit identical to the existing unit which will increase treatment capacity and allow for repairs to the old unit. This project was implemented in FY 2005 and is continuing.

Water/Wastewater Renewal & Replacement Projects

- \$1,770,592 – Radio Frequency (RF) Meter Reading Project benefits the Utility Collections department and encompasses purchase and installation of hardware (RF meters, computers) and software for remote meter reading via vehicle. The third phase of this project was completed in Fiscal 2008.
- \$45,200 – Kiln St. Water Line Replacement to replace existing water line will be constructed in FY 2007 and was completed in FY 2008.
- \$210,000 – Sybil Street Utility Replacement began in Fiscal 2007 with completion in FY 2008.
- \$425,000 – Chestnut/Denman Water Line Replacement the process of replacing existing lines began in FY 2007 and was completed during Fiscal 2008.
- \$23,045 – Infrared Camera was purchased in FY 2006 to replace existing equipment.
- \$230,000 – Belt Press was replaced to upgrade and maintain the life of the wastewater treatment facility.
- \$35,000 – Weir Baffles will be replaced in order to create a fully functional operation at the wastewater treatment facility this project began in FY 2006 and marked completion in FY 2008.
- \$60,000 – Replace Kit McConnico Parking Lot to replace damaged portion of new parking lot – damaged by utility construction. This was completed in FY 2006.
- \$45,000 – 1½ Ton Truck was purchased to replace existing equipment in FY 2006.
- \$165,000 – Motor Grader to replace existing motor grader was purchased in FY 2006. \$1,147,800 – Sam Rayburn/Step 1 access to water at Lake Sam Rayburn is underway with completion of phase 1 during Fiscal 2009.
- \$3,070,040 – Highway 59 South Utility Line Replacement is underway and is expected to be complete in Fiscal 2009 during construction.

- \$35,000 – Highway 59 North Utility Line Relocation is expected to be complete in Fiscal 2009 with the anticipation of construction in that area.

Solid Waste & Recycling Renewal & Replacement Projects

- \$2,730,243 – Public Works Facility will house the Street, Water Distribution and Sewer Collection departments, as well as, serve as Emergency Management Operations center. A warehousing area will also be included in the facility. This project began the engineering and design phase in FY 2006; construction was completed in Fiscal 2008.
- \$1,769,467 – Storage Facility for recycling was constructed in FY 2008 to add storage for recyclables as well as remodeling and expansion of the Solid Waste Facility.
- \$360,000 – Fuel Station complex is scheduled to be constructed in Fiscal 2009 to provide a fueling station for City vehicles, deleting the need for the City to contract for fuel purchases other than bulk fuel.