

**AGENDA  
CITY OF BENBROOK  
PLANNING AND ZONING COMMISSION  
THURSDAY, JANUARY 12, 2017**

**911 WINSCOTT ROAD  
WORKSESSION, 7:00 P.M.**

**CENTRAL CONFERENCE ROOM, OPEN TO PUBLIC  
A quorum of the Benbrook City Council may be in attendance at this meeting.**

- 1. Discuss Items on Agenda**
- 2. Staff Briefing on Development Activities (time permitting)**
  - General Development Activities
  - Update on Benbrook Boulevard (US 377) Project

**REGULAR MEETING, 7:30 P.M.  
CITY COUNCIL CHAMBERS  
ITEMS UNDER CONSIDERATION ARE SUBJECT TO FINAL ACTION**

**I. CALL TO ORDER**

**II. CONSIDERATION OF MINUTES**

Documents:

[REGULAR MEETING, NOVEMBER 10, 2016.PDF](#)

**III. OATH OF OFFICE**

**IV. SELECTION OF CHAIR AND VICE CHAIR**

**V. REPORTS OF CITY STAFF**

**A. COMPREHENSIVE PLAN**

CP-17-01

Consider update of Section 17, Capital Improvements Program of the Comprehensive Plan. PUBLIC HEARING

Documents:

[CP-17-01, CAPITAL IMPROVEMENTS REPORT.PDF](#)

**VI. ADJOURNMENT**

**WORK SESSION FOLLOWING REGULAR MEETING**

Commission Training

**THIS FACILITY IS WHEELCHAIR ACCESSIBLE. FOR ACCOMMODATIONS OR TO INFORM US OF INACCESSIBILITY TO THIS MEETING, PLEASE CONTACT ANDY WAYMAN, CITY MANAGER, AT 817-249-3000. FOR SIGN INTERPRETATIVE SERVICES, PLEASE CALL 48 HOURS IN ADVANCE.**

**MINUTES  
OF THE MEETING OF THE  
CITY OF BENBROOK  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, NOVEMBER 10, 2016**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, November 10, 2016, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Alfredo Valverde  
Brandon O'Donald  
John Dawson  
Jonathan Russell  
John Craver  
Tom Casey  
Matthew Wallis  
Anthony Harris

Also present:

Dave Gattis, Deputy City Manager  
Ed Gallagher, Planning Director  
Johnna Matthews, City Planner  
Sue Clark, Recording Secretary  
Brad Bowen  
Henry Peek

**I. CALL TO ORDER**

Chairman Valverde called the meeting to order at 7:30 p.m.

**II. CONSIDERATION OF MINUTES**

Regular Meeting, September 8, 2016

Motion by Mr. Dawson to approve the minutes of the September 8, 2016 meeting. Second by Mr. Craver. The Chair called the question.

Vote on the motion:

Ayes: Mr. Valverde, Mr. Dawson, Mr. Casey, Mr. Craver, Mr. Wallis and Mr. Harris

Noes: None

Abstain: Mr. O'Donald and Mr. Russell

Motion carried: 6 – 0 – 2

### III. REPORTS OF CITY STAFF

#### A. ZONING

Z-16-02 Consider rezoning of 23.0478 acres of land in the Hays Covington Survey, Abstract Number 257 from “BR-PD” One Family Reduced Planned Development District and “D-PD” Multiple-Family Planned Development District to “D” Multiple-Family District (between Walnut Creek and the Union Pacific Railroad and southwest of I-20/Loop 820 to a northwesterly projection of Mercedes Street); and rezoning of 28.2513 acres of land in the Hays Covington Survey, Abstract Number 257 from “HC-PD1” Highway Corridor Planned Development District Number 1, “HC-PD2” Highway Corridor Planned Development District Number 2, and “D-PD” Multiple-Family Planned Development District to “D” Multiple-Family District (east of Walnut Creek, northeast of Mercedes Street and southwest of I-20/Loop 820)

Chairman Valverde introduced the item and asked for a presentation from the applicant.

Brad Bowen, 450 North Kimbell, Southlake, representing Richpenn Resources, said that they have been involved with development in the City of Benbrook for approximately 15 years and they bought the subject tract of approximately 200 acres in 2006. Mr. Bowen said the property is comprised of multiple uses, with the front part or east part, is comprised of 60 to 70 acres, mostly zoned for commercial use. The remainder of the property located behind the commercial tracts to the west, along the railroad tracks, is zoned multiple-family and single-family.

Mr. Bowen said that approximately half of the total 51 acres that they are proposing to rezone, 25 acres are in the floodplain and floodway. He said it is proposed that the extension of Vista Way will snake along the east side of Walnut Creek along the floodplain and terminate at the I-20/Loop 820 service road. The portion east of the floodplain is already zoned “D” Multiple-Family, but it is zoned Multiple-Family Planned Development. They are requesting that the “D” zoning extend to the I-20/Loop 820 service road to the north and south to Mercedes Street.

Mr. Bowen said that the portion of land that can be developed on the east side of the creek is approximately 17 acres. On the west side of the creek, would be a perfect buffer to the developed area to the south which is Brookside Phases I and II, to the service road to the north, the railroad to the west and the overhead electric utility lines located to the south.

Mr. Bowen said that the apartments would not be visible from Brookside to the south because of the buffer from Walnut Creek. He said there will be another single-family development across from Brookside on the west side of Walnut Creek with approximately 80 homes, about the same size of Brookside I and II.

Mr. Bowen said that the existing commercial property to the east of the subject property is at about the same elevation of Benbrook Boulevard/US Hwy 377. He said that the property along the proposed extension of Vista Way drops about 50 feet from the commercial area on Benbrook Boulevard/US Hwy 377 so there are significant topography challenges. Whatever is built in that area will not be visible from Benbrook Boulevard/US Hwy 377 and because of that topography, they will be limited on the quantity that can be built on the property.

Mr. Bowen said that the builders they are working with do not build typical apartments that you think of when you hear the word "apartment". They only build high-end products that are typical of what you would see in Dallas or Fort Worth.

Mr. Valverde asked Mr. Bowen, based on the topography; how many units do they anticipate. Mr. Bowen said that between the anticipated two phases, there would be approximately 400 units.

Mr. Wallis asked how much of the floodplain would be reduced with the development. Mr. Bowen said he did not know but that is the point in going through the process of a Conditional Letter of Map Amendment (CLOMA) with FEMA.

Henry Peek, Grand Prairie, representing Richpenn Resources, said that in working with the engineers studying the floodplain in the area, they will gain approximately three and one-half (3 ½) acres on the west side of Walnut Creek.

Discussion followed between the Commission and applicants about the location of the proposed rezoning area, the number and type of apartments anticipated the changes to the floodplain usable area, the topography and the location of Vista Way.

The Chair asked for a report from staff.

Johnna Matthews said that the subject property is identified as Tract 1 and Tract 2 and is generally located southwest of I-20/Loop 820 and northwest of Benbrook Boulevard, and the intersection of Vista Way and Mercedes Street, both of which will be extended. Ms. Matthews said that Tract 1 includes approximately 23 acres of land and Tract 2 includes approximately 28 acres. Both tracts are currently undeveloped. Surrounding uses include undeveloped land directly to the south, which is included in the preliminary plat for Benbrook Field, various commercial uses further south fronting Benbrook Boulevard, including restaurants, a drug store, a gas station a shopping center, and a storage facility. Mercedes Street at the southwest corner of the site will potentially be extended to the northwest, and Vista Way will be extended as well and will serve as direct access to and from the site. To the north is primarily undeveloped land or there may be a gas well on site.

Ms. Matthews said that Walnut Creek bisects the property and is considered floodway and is essentially a no-build area. The site also includes 100-year floodplain areas. Of the 23 acres included within Tract 1, approximately 14.5 acres are within the boundaries of the floodplain, leaving 8.5 acres outside of the flood plain. Of the 28 acres included within Tract 2, there is approximately 10 acres within the floodplain and over 17 acres outside of the floodplain. The applicants, along with the Tax Increment Finance District (TIF), are doing an engineering study to define the areas.

Ms. Matthews said that Tract 2 is included within the boundaries of the approved preliminary plat. A recent extension of a period of 2 years of the expiration of this preliminary plat was approved by this board at the regular meeting in September. Several final plats have been approved from this plat including Panda Express, Dairy Queen and a dental office.

The property currently has four zoning designations. Tract 1 is zoned "BR-PD" One Family Reduced Planned Development District and a small portion is zoned "D-PD" Multiple-Family Planned Development. Tract 2 is zoned "D-PD" Multiple-Family Planned Development, "HC-PD1," Highway Corridor Planned Development District 1 and "HC-PD2," Highway Corridor Planned Development District 2. The existing zoning was approved in 2004 for Tract 1 and

2007 for Tract 2. The applicant proposes to change the zoning to “D” Multiple-Family for both tracts. A site plan is required to be considered by the Planning and Zoning Commission.

Ms. Matthews said that according to the Zoning Ordinance, the “D” district is intended to be located near high volume thoroughfares because of the traffic generating potential of medium to high density dwelling units allowed within the district.

Ms. Matthews said that according to the Land Use Element of the Comprehensive Plan, the site is located within 4 future land use designations. She said that Tract 1 is located in Undeveloped Floodplain and Low Density Single-Family; and Tract 2, Commercial, Undeveloped Floodplain and High Density Multiple-Family. The land use designations correspond to the zoning districts. For example, the current multiple-family zoned land is located within the High Density Future Land Use Designation, HC-PD1 and HC-PD 2 are located within the Commercial Future Land Use Designation. The portion of the property zoned BR-PD-1 is located within the Low Density Single-Family Future Land Use Designation, and Walnut Creek is the Undeveloped Floodplain Future Land Use Designation.

Ms. Matthews said that the land use element of the Comprehensive Plan will need to be amended to high density multiple-family, for the remaining land area.

Ms. Matthews said that the City is divided into five Planning Areas, A through D for analytical purposes. She said the subject property is located within Planning Area D. The Planning Area map illustrates the desired land uses within Planning Area D, and they include low density single-family, high density multiple-family, community facility, commercial and undeveloped floodplain.

The Comprehensive Plan includes a distribution of uses within each planning area. Ms. Matthews said that if the zone change is approved, and the land use element of the Comprehensive Plan is amended, this will result in a net decrease of 8.51 acres in land allocated for low density single-family; a net increase of 16 acres in land allocated for high density multiple-family and a net decrease of 7.49 acres of land allocated for commercial uses. The Comprehensive Plan anticipated the percentage each land use would be of the overall land area, and the number of acres planned per 100 persons of population. The proposed change will result in approximately 15.38-percent of the residential land within the City, still below the recommended 20-percent ceiling of multiple-family to the total residential noted in Principle 3.1.2 of the Land Use Element of the Comprehensive Plan. Principle 2.1.1 states that the city should allocate approximately 10-percent of the developable area within the city to commercial. The proposed change will result in a reduction of 7.49 acres of commercial land.

Staff recommends that the Planning and Zoning Commission recommend that the City Council approve Z-16-02, to approve the rezoning of approximately 51 acres of land in the Hays Covington Survey, Abstract Number 257, from “BR-PD” One Family Reduced Planned Development District, “D-PD” Multiple-Family Planned Development District, “HC-PD1” Highway Corridor Planned Development District Number 1, “HC-PD2” Highway Corridor Planned Development District Number 2, and “D-PD” Multiple-Family Planned Development District to “D” Multiple-Family District (east of Walnut Creek, northeast of Mercedes Street and southwest of I-20/Loop 820). Staff also recommends that the Planning and Zoning Commission recommend that the City Council amend the Land Use Element of the Comprehensive Plan to reflect the new land use boundaries.

The Chair opened the public hearing at 8:25 p.m. and asked if anyone wished to speak for or against the item. There being none, the Chair closed the public hearing at 8:26 p.m. and asked for any comments, questions or a motion from the Commission.

The Commission discussed concerns over the possibility of crime, city services, traffic, the effect on the values of single-family developments in the area, the lack of information on the boundaries of the floodplain and what that could mean for the possibility of flooding on the site, and that the proposed zoning change is not consistent with the commercial and low density land use designation of the Comprehensive Plan.

Motion by Mr. Dawson that the Planning and Zoning Commission recommend that the City Council approve the Z – 16 – 02 rezoning request and that the Council approve changes to the Land Use Plan of the Comprehensive Plan. Second by Mr. Russell. The Chair called the question.

Vote on the motion:

Ayes: Mr. O'Donald, Mr. Dawson, Mr. Russell, Mr. Craver, Mr. Casey, and Mr. Wallis

Noes: Mr. Valverde and Mr. Harris

Abstain: None

Motion carried: 6 – 2 – 0

**B. Zoning Ordinance**

None

**IV. ADJOURNMENT**

There being no further business on the agenda, the Chair adjourned the meeting at 8:37 p.m.

**APPROVED** \_\_\_\_\_, 2017

\_\_\_\_\_  
**Chair**

# City of Benbrook

## Planning and Zoning Commission

DATE: <b>January 12, 2017</b>	REFERENCE NUMBER: <b>CP-17-01</b>	SUBJECT: <b>Consider update to Section 17 – Capital Improvements of the Comprehensive Plan</b>	PAGE: <b><u>1 of 2</u></b>
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The Capital Improvements Plan (CIP) is a forecast and schedule of public improvements for the next five years and beyond. The City Charter requires that the CIP be updated every year. The CIP was last updated in January 2016.

The changes included in this year's plan include:

1. Updates to Tables:
  - Table 17.2, Financial Status of Active Projects
  - Table 17.3, Updated Bonding Capacity Analysis
  - Table 17.4, Scheduled Community Facility Projects
  - Table 17.10, Scheduled Street Projects
  - Table 17.11, Scheduled Drainage Projects
  - Table 17.12, Program Summary
2. Updates to Capital Improvement Project Information (Section 17.5)
3. Updates to most tables to reflect 2016 dollars

### Community Facilities

The new animal shelter design is scheduled to begin during the Spring of 2017, with construction to begin around the Spring of 2018.

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**DISPOSITION:**

**APPROVED**  **OTHER (DESCRIBE)**

**DATE:**

**1/12/2017**

### Streets and Thoroughfares

Benbrook Boulevard construction should be completed by the Fall of 2017. The Clear Fork Bridge design should begin in 2017 and construction in 2018.

### Drainage Facilities

The update to the CIP includes the continuation design and construction of the five drainage projects using funds from the storm water utility fee. The current projects are scheduled to be completed over the next three to five years and include the Sundown Drive storm drain project, Van Deman Drive storm drain project, Chapin Road Cross Culvert Replacement project, Plantation West Creek repair project, Plantation East Creek repair project and Timberline erosion project.

### **RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend that the City Council adopt the revised Section 17 – Capital Improvements – as part of the Comprehensive Plan.



## CIP 17. CAPITAL IMPROVEMENTS

### 17.1 Introduction

The Capital Improvements Program is an integral part of the Comprehensive Plan and is one of the most important mechanisms for implementing the Comprehensive Plan. Review of the Capital Improvements Program is also an annual requirement of the City's Charter (Section 6.02). Therefore, this element of the Comprehensive Plan also is designed to serve as a stand-alone document.

The capital facilities of the City, known as its infrastructure, are the physical improvements constructed by and for the public. Typical infrastructure improvements include community facilities such as public buildings and parks, streets and thoroughfares, and drainage improvements.

As discussed in Section 3 of the Comprehensive Plan, the population of Benbrook has grown rapidly. It is a challenge for the City to maintain service to this rapidly growing population without straining its financial resources. The adopted population projection for the City of Benbrook is presented in Table 17.1.

**Table 17.1  
Population Projection  
For The  
City of Benbrook**

<b>Year</b>	<b>Projected Population</b>
2010	21,234
2011	21,270
2015	22,419
2020	22,500
2030	25,000
2040	27,500
2050	32,833
2060	48,095
2070	48,905

Changes during 2016: Population estimates were revised in March 2016 using data from the North Central Texas Council of Governments and the Texas Water Development Board.

These projections are used in the design and evaluation of future projects. Facilities typically are designed to handle the expected service population at the end of the facility's economic life.

This Capital Improvements Program examines three planning horizons. First, it identifies the capital improvement projects that should be scheduled for funding during the current fiscal year. Secondly, it examines capital needs and proposed funding, by year, for the next five years. Finally, it examines future unfunded capital project needs beyond the next five years.

## **17.2 Status of Previously Approved Capital Improvement Programs**

Benbrook prepared its first Capital Improvements Program in 1969, in conjunction with preparation of its first Comprehensive Plan. The 1969 CIP program proposed total funding package of \$2,491,280 of street improvements and \$1,474,230 in drainage improvements. However, the bond authorization to implement this program failed to receive voter approval.

In 1978, a bond proposal was prepared for a \$1,130,000 Fire Station, \$4,520,000 in street improvements, \$2,425,000 in drainage improvements and a \$530,000 recreation/civic center building. Only the fire station and street improvements received voter approval.

In 1979, a \$3,025,000 drainage improvement proposal was submitted to the voters and was approved.

In 1981, a \$4,100,000 street and drainage package was proposed, but failed to receive voter approval.

In 1985, a package including a \$1,300,000 police station, \$2,200,000 in street improvements, and \$500,000 in drainage improvements was submitted to the voters for approval. All three issues were approved.

In January 1989, the voters turned down a proposed bond issue that included \$1,200,000 in street improvements, \$500,000 in drainage improvements and \$1,700,000 for a new library. In May 1992, the voters defeated a proposed one-half cent increase in the city sales tax to be used to construct and operate a library, but passed a similar measure in January 1999.

In September 1997, a package that included \$2,530,000 in street improvements, \$2,630,000 in drainage improvements, \$2,400,000 for a community recreation center, and \$475,000 for an aerial ladder fire truck was submitted to the voters for approval. All four issues were approved. An additional \$1,250,000 in certificates of obligation was issued to cover the increased cost of the community recreation center.

In February 2004, a package that included \$2,800,000 in street improvements, \$3,700,000 in drainage improvements, \$3,215,000 in park improvements, and \$285,000 to acquire land for a new fire station site was submitted to the voters for approval. The drainage and fire station propositions passed, but the street and park propositions failed.

In September 2007, the City authorized an additional \$1,035,000 in certificates of obligation to cover the costs of the Plantation East Creek project. The Council also adopted a Storm Water Utility fund which will be used to fund existing and future drainage debt, as well as provide approximately \$100,000 annually for small drainage projects.

In July 2009, the City Council appointed a 17-member Capital Improvements Advisory Committee to make recommendations of projects to be included in a future CIP and bond program. In March 2010, the Committee recommended a bond election for \$1,530,000 in new street bonds (for Clear Fork Bridge and Chapin Road reconstruction), \$1,727,000 in new parks improvement bonds (Dutch Branch Park and Whitestone (later called Rolling Hills) Park improvements), and \$3,066,750 in community facilities bonds (Fire Station remodeling and expansion, animal control shelter expansion, and purchase new fire truck). The City Council accepted the recommendations, but chose to defer holding a bond election until a future date. Two projects (Fire Station remodeling and expansion, Rolling Hills Park) were later funded using cash reserves.

### **17.2.1 Community Facilities**

A summary of the projects proposed under the previously-approved bond packages is presented in Attachment 17-A in the Appendix along with their current status. Of the nine community facilities planned, eight were completed and one equipment purchase was canceled. In addition, the planned Mont Del/Ridglea Country Club Estates Fire Substation was built in 1983 as Fort Worth Fire Station No. 30 (4416 Southwest Boulevard), when only land purchase was originally planned. Benbrook received fire service from that station from 1983 to 2006, when the contract with Fort Worth was discontinued. An additional community facility (the Senior Citizens Activity Center) was constructed and expanded without bonds by using federal Community Development Block Grant funds; however, this facility was sold to the Benbrook Library District in 2000.

Two community facility projects were initiated in fiscal year 2011/12 – Rolling Hills Park (originally known as Whitestone Park) and the Central Fire Station renovation and addition. Both of these projects were funded with cash reserves. Rolling Hills Park was completed in Spring 2012. The expansion and addition to the Central Fire Station was completed in May 2013.

In the 2012/13 fiscal year, two extensions of the Winscott Road Hike and Bike Trail were completed. The first, located on the north side of Winscott Road, is from Benbrook Boulevard to Sproles Road. The second is located on the south side between Beach Road and the YMCA/Community Center parking lot. Another extension of the Winscott Road Hike and Bike Trail from the YMCA/Community Center to the ballfields in Dutch Branch Park was constructed in May 2014.

## **17.2.2 Streets and Thoroughfares**

A total of 22 street projects were planned as part of the three bond programs that were passed. Of these, 16 were completed, three were canceled, and three were built using City forces. In addition to the projects planned, the City has also rehabilitated or reconstructed 13 additional streets under the bond program.

In 2011, the alleys connecting Park Center, Warden and Wade Hampton Streets were constructed using federal Community Development Block Grant (CDBG) funds. In 2013/14, the alley connecting Wade Hampton and Usher Streets was constructed using CDBG funds. In 2015, the final phase of the alley, located behind the commercial businesses between Usher Street and Benbrook Boulevard, was constructed. Because the majority of adjacent properties are commercial, it did not qualify for CDBG funds.

The reconstruction of Benbrook Boulevard (US 377) from IH-820 to Winscott/Lakeside Drive is proceeding as scheduled. This project is a Texas Department of Transportation (TxDOT) project, with the City's local share using core value funds.

In addition, the extensions of Benbrook Parkway and Winbrook Drive were constructed using funds from the Economic Development Corporation since this project is expected to attract new commercial and industrial development. The extension project was completed in July, 2015.

Timberline Drive between Edgewood Trail and Timberline Court was reconstructed. Benbrook Water Authority upgraded the existing water and sanitary sewer mains. Once the utility upgrades were completed, the City, with the assistance of Tarrant County, stabilized the subbase. The curb, gutter and drive approach replacement was contracted out and then asphalt pavement was completed by Tarrant County.

## **17.2.3 Drainage Facilities**

A total of 27 drainage projects have been completed as part of the four drainage improvement bond programs that passed.

The following improvements and repairs have been made in recent years using the storm water utility fund: Plantation West Creek improvements, Plantation East Creek improvements (Tara Channel), Briar Run drainage, and Edge Hill storm drain. The Bryant Street storm drain project was completed in September 2014. The current planned projects are scheduled to be completed over the next three to five years and will be funded through the Storm Water Utility Fund. The Sundown Drive storm drain project, Van Deman Drive storm drain project, Chapin Road Cross Culvert Replacement and Channel project, Plantation West Creek repair project, Plantation East Creek repair project and Timberline erosion project.

The following table, Table 17.2, summarizes the status of currently-funded projects.

**Table 17.2 Status of Scheduled Projects (As of December 2016)**

	<b>Project</b>	<b>Project Budget</b>	<b>Status</b>	<b>Funding Source</b>
<b>Community Facilities</b>	None			
<b>Street Improvements</b>	Widening of Benbrook Blvd	City share =\$2,836,329	Under Construction	Core Value Fund
	Benbrook Parkway Winbrook Drive extension	\$ 3,256,900	Completed July 2015	EDC Funds
	Alley extension (Usher Street to rear of businesses fronting on Benbrook Blvd/U.S, Hwy 377)	\$ 119,408	Completed June 2015	\$ 13,500 contribution; \$ 105,908 General Fund
	Timberline Drive Project (Edgewood Trail to Timberline Ct)	\$148,000	Completed November 2015	General Fund
<b>Drainage Facilities</b>	Sundown Drive Storm Drain	\$375,000	Engineering	Storm Water Utility Fund
	Van Deman Drive Storm Drain	\$500,000	Engineering	Storm Water Utility Fund
	Chapin Road Cross Culvert Replacement and Channel	\$390,000	Engineering	Storm Water Utility Fund
	Plantation West Creek Repair	\$450,000	Engineering	Storm Water Utility Fund
	Plantation East Creek Repair	\$150,000	Construction	Storm Water Utility Fund
	Timberline Erosion Protection	\$700,000	Engineering	Storm Water Utility Fund

### 7.3 Financial Analysis

There are several ways to finance capital projects. The City could adopt a "pay as you go" or capital replacement fund approach. Alternatively, the City could incur long-term debt in the form of general obligation bonds. Finally, the City can issue short-term debt instruments in the form of certificates of obligation. These are the three major

methods of obtaining funds for capital projects and the City has used all three methods to some degree.

In addition to the major forms of funding, there are several other methods of financing projects on a complete or partial basis. Joint financing with other governmental bodies is being used for Texas Department of Transportation projects and for border streets with Fort Worth. Special assessments are used to recover benefits provided to adjacent landowners by street paving when paving would enhance property values. Finally, state and federal grant programs may be used for special projects. The City has used, or is using, each of these forms of financing as well.

The City has issued \$23,962,259 in general obligation bonds since 1979, of which \$3,775,000 remains outstanding. The City incurred a 50-year debt obligation for \$197,686 in 1977 with the Corps of Engineers for park improvements at Dutch Branch Park, but the remaining balance was paid off early in 2010. In addition to the long-term debt incurred, the City sold an additional \$1 million in certificates of obligation to fund the Plantation East Creek Project, which was paid off in 1996, and sold \$1,250,000 in certificates for the community center and \$2,500,000 for the tax increment finance district, of which \$1,270,000 remains outstanding. An additional \$1,035,000 of certificates of obligation were sold in October 2007 to fund the Plantation East Creek drainage project, of which \$755,000 remains outstanding. The total annual debt service requirement for fiscal year 2014-2015 is \$969,075, which is approximately 5.8 percent of the total City budget.

In September 2007, the City implemented a new storm water utility fee to fund storm water projects. This fee assesses property owners on the basis of the amount of impervious area on their property, which equates to the amount of storm water that enters the City's system. The fee was set at \$0.00204/square foot, or \$6.50 for each single family house. The fee generates approximately \$968,000 annually, of which \$618,515 is used to pay existing debt related to drainage projects while the remainder is used to build new drainage projects.

Future funding capability for streets and community facilities is presented in Table 17.3. The projection of Total Budget was obtained from the City's Budget Director. Debt service includes debt required for past bond issues, as well as future bond issues assuming a 20-year bond with 3.5 percent interest rate. This projection assumes that the City will continue to use general obligation bonds for capital financing instead of establishing a capital replacement fund.

This projection uses an upper limit of 10 percent for the maximum debt service ratio. Principle 7.5.5 of the Comprehensive Plan's Goals, Objectives and Strategies has adopted a maximum of 20 percent, but over the past few years, the City Council has utilized an increasingly larger portion of the 20 percent increment for general fund uses and to reduce the ad valorem rate. The reduction to 10 percent also corresponds to the use of the storm water utility fee to fund debt associated with drainage projects. Using this analysis, the City could sell an additional \$10 million in bonds over the next five years and \$11 million over the following five years.

In lieu of continued use of general obligation bonds, the City Council could consider

using a capital replacement, or pay-as-you-go, program to build a reserve fund for capital projects. Such a funding program can be established using a capital recovery factor based on amortization of existing facilities, or it simply could be an allocation of that portion of the 10 percent share of the budget that is not used for debt service. Under this approach, total contributions to the fund would approach \$4,461,427 after five years, and add over \$973,545 annually in year 5.

<p><u>Changes during 2016:</u> Bonding capacity numbers in Table 17.3 have been updated with 2016 numbers.</p>
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**Table 17.3  
Bonding Capacity**

<b>Fiscal Year</b>	<b>Bonds Sold (\$)</b>	<b>Debt Service (\$)</b>	<b>Total Budget (\$)</b>	<b>Debt Service as Percent of Total (%)</b>
1979-80	2,500,000	289,000	3,904,412	7.4
1980-81	-	452,532	2,435,489	18.6
1981-82	-	508,203	3,265,658	15.6
1982-83	-	505,085	4,834,715	10.4
1983-84	2,000,000	556,140	3,489,304	15.9
1984-85	2,175,000	876,767	4,057,856	21.6
1985-86	2,500,000	218,630	4,653,930	4.7
1986-87	-	1,311,639	4,871,584	26.9
1987-88	-	1,312,230	5,530,688	23.7
1988-89	3,000,000	1,340,960	5,134,955	26.1
1989-90	-	1,317,880	6,198,123	21.3
1990-91	-	1,705,313	6,946,033	24.6
1991-92	-	1,735,520	6,876,301	25.2
1992-93	-	1,727,086	6,948,393	24.9
1993-94	-	1,714,461	6,887,541	24.9
1994-95	-	1,705,034	7,054,018	24.2
1995-96	-	1,712,767	7,281,791	23.5
1996-97	-	1,368,771	7,373,012	18.6
1997-98	2,875,000	1,265,348	7,615,143	16.6
1998-99	1,250,000	1,369,604	7,995,900	17.1
1999-00	2,000,000	1,514,528	8,448,923	17.9
2000-01	-	1,408,400	9,437,736	14.9
2001-02	2,890,000	1,598,770	9,505,491	16.8
2002-03	-	1,698,789	10,782,474	15.8
2003-04	3,700,000	1,368,363	11,205,957	12.2
2004-05	-	1,580,063	11,982,968	13.2
2005-06	-	1,569,415	12,669,605	12.4
2006-07	-	1,239,474	13,267,524	9.3
2007-08	1,035,000	1,316,942	14,148,944	9.3
2008-09	-	1,035,718	13,805,368	7.5
2009-10	-	1,167,388	14,964,768	7.8
2010-11	-	1,021,669	16,012,032	6.4
2011-12	-	889,846	17,189,552	7.4
2012-13	-	1,417,933	18,864,383	7.5
2013-14	-	1,007,550	17,778,521	5.7
2014-15	-	969,075	17,346,707	6.1
2015-16	8,000,000	933,147	17,507,485	5.8
2016-17	-	951,015	17,990,926	9.6
2017-18	1,000,000	953,276	18,472,098	9.3
2018-19	-	969,939	18,982,079	9.6
2019-20	1,000,000	975,977	19,495,222	9.4
2020-21	--	1,032,967	20,078,765	9.9
2021-22	-	1,045,608	20,636,979	9.6
2022-23	10,000,000	258,961	20,409,370	5.8
2023-24	-	263,486	20,991,234	9.9
2024-25	1,000,000	262,847	22,305,293	9.3



## 17.4 Inventory of Existing Facilities and Evaluation of Future Needs

### 17.4.1 Community Facilities

The Fire Sub-station was moved out to future years since the previous site was sold the land has to be purchased and building financed. The proposed schedule for these projects is presented in Table 17.4.

**Table 17.4  
Scheduled Community Facility Projects**

<b>Fiscal Year</b>	<b>Community Facility</b>	<b>Projected Cost (2016 \$)</b>
<b>2015-2016 (in progress)</b>	None Designated	NA
<b>2016-2020</b>	Animal Shelter	\$2,000,000
	Fire Sub-Station (beyond 2020)	\$1,328,000

Changes during 2016: The new animal shelter has been added to Table 17.4.

Table 17.5 on the following page includes an inventory of the City's existing buildings and park property. All of the current buildings have acceptable structural conditions. The City and the Benbrook Water Authority demolished the old City Hall/Fire Hall in September 2001, and sold the property as surplus to the Benbrook Economic Development Corporation in July 2002. The old post office that was part of this complex was demolished by city forces in 1990. The old metal Fire Hall was demolished in 2003. The Benbrook Community Center/YMCA was completed in March 2000, and completed an expansion in 2010. The Senior Citizens Activity Center was sold to the Benbrook Library District in January 2001. Park improvements were made to Timber Creek Park and Twilight Park in 2010 by adding pedestrian bridges and other improvements. Rolling Hills Park was completed in 2012. The Whitestone Fire Station Site was sold in 2014 and a new site needs to be located. Table 17.6 presents an inventory of City property, including City park land.

**Table 17.5 Inventory of City Buildings**

<b>Name</b>	<b>Location</b>	<b>Floor Area (sq ft)</b>	<b>Current Use</b>	<b>Year Built/ Remodeled</b>	<b>Type Construction</b>	<b>Expected Life</b>
City Hall	911 Winscott Rd.	10,480	Municipal Offices	1976/1987	Steel Frame/Brick	2011
Central Fire Hall	528 Mercedes St.	13,140/19,940	Fire Dept. Operations	1980/2013	Concrete Tilt Wall	2015/2048
Police & Courts Building	1080 Mercedes St.	14,998	Police Dept. & Municipal Court	1987	Concrete Tilt Wall & Brick Veneer	2022
Maintenance Garage	467 Winscott Road	3,200	Maintenance & Operations	1971/1981	Steel	2006
Animal Shelter	467 Winscott Road	690	Animal Shelter	1980	Concrete Block	2015
Animal Shelter – Cat	467 Winscott Road	324	Animal Shelter	2007	Steel	2042
Community Center	228 San Angelo St.	2,458	Recreation Classes, Community Meetings	1964	Concrete Block	1999
Senior Citizens Center	1010 Mercedes St.	5,820	Senior Citizens Program	1990	Conventional	2025
Community Center/YMCA	1899 Winscott Rd.	36,100	Indoor Recreation Center, Pool, Gym	2000/2010	Concrete Block	2050
Park Maintenance Building	1861 Winscott Road	1,000	Park Maintenance Operations	1983	Steel	2018
Park Maintenance Building	Dutch Branch Park	840	Park Maintenance Operations	1975	Wood Frame	2005
Park Maintenance Building	Dutch Branch Park	140	Park Maintenance Operations	1978	Wood Frame	2008
Restroom No. 1	Dutch Branch Park	900	Park Services	1999	Concrete Block	2049
Restroom No. 2	Dutch Branch Park	450	Park Services	2001	Concrete Block	2051
Restroom No. 3	Dutch Branch Park	450	Park Services	2004	Concrete Block	2054
Concession Stand	Dutch Branch Park	1,200	Park Services	2000	Concrete Block	2052
Restroom and Pavilion	Rolling Hills Park	1,200 total; 600 (restrooms)	Park Services	2012	Concrete Block	2037
Radio Transmission Building	309 Sexton Lane	96	Police & BWA radio transmitter	1975	Steel	2005

**Table 17.6 Inventory of City Property**

<b>Common Reference</b>	<b>Address/Location</b>	<b>Legal Description</b>	<b>Land Area (acres)</b>	<b>Zoning</b>	<b>Use</b>
Municipal Complex	911 Winscott & Mercedes	Lot 1, Block 1, Benbrook Municipal Complex,	3.80	CF	City Hall, Police, Senior Citizens Center
Central Fire Hall	528 Mercedes	Lot 1-R, Block 44-A, Benbrook Lakeside Addition	2.12	CF	Central Fire Station
Service Center	467 Winscott Road	Lot 21, Block 2, Benbrook Industrial Park	3.83	H	Maintenance Shop, equipment and material storage, animal shelter
Community Center	228 San Angelo	Lot 16-A, Block 3, Benbrook Estates	0.24	CF	Community Building
Benbrook Cemetery	801 Mercedes	Tract 1-G, 1-H & 1-J, J.S. Wilburn Survey A-1680	5.00	CF	Cemetery
Timber Creek Park	900 Park	Timber Creek Park	17.40	CF	Two Tennis Courts
Twilight Park	4100 Twilight Drive South	Lot 31, Block 10, Valley West Addition	1.55	CF	Picnic Table
Mont Del Park	14 Mont Del Drive	Block 9, Mont Del Estates	1.62	CF	Duck Pond
Dutch Branch Park	1800 Winscott Road	Corps of Engineers property (leased to the City)	278.00	CF	Athletic Fields, concession areas, Community Center/YMCA
Timber Creek Entry	Winscott-Timbercreek Road intersection	Lot 1-B, Block 1, Timber Creek Addition	1.60	C-PD	Open Space
Rolling Hills Park	6970 Rolling Hills Drive	Lot 1, Blk 1, Rolling Hills Park Addition	4.546	BR-PD	Playground Sand volleyball court ½ basketball court Jogging path
Team Ranch Park	Benbrook Blvd (I-820 frontage road)	Portions of H. Covington A-257 & C.H. Borden A-243	33.1	BR	Open Space
Whitestone Park	11550 Benbrook Boulevard	Portion of T&NO RR A-1565	6.040	BR-PD	Open Space
Brookside Park	300 Sterling	Lot 1, block 7 Brookside at Benbrook Field	6.06	BR	Open Space

A number of other unfunded community facility projects are projected to be needed with the next 20 years. The 2009 CIP Committee recommended several new community facilities that have not yet been funded, including a new animal control building, a new pumper fire truck, a new quint fire truck, and improvements to Dutch Branch Park. These, as well as others, are included in Table 17.7. It is expected that some of these projects may be scheduled when funds become available if the City chooses to sell additional bonds during the next five years.

**Table 17.7  
Unfunded Community Facility Projects**

<b>Community Facility</b>	<b>Projected Cost (2016 \$)</b>
New Animal Control Facility	\$2,000,000
New Pumper Fire Truck in 2021	\$700,000
New Quint Fire Truck in 2023	\$1,100,000
Dutch Branch Park improvements (Phase 1)	\$420,000
Mont Del/North Benbrook Fire Substation	\$2,205,000
Whitestone Ranch Fire Station Construction and	\$1,328,000
Maintenance and Service Center Improvements	\$1,470,000
Acquire Additional Parkland in North Benbrook	\$1,096,121
Dutch Branch Park improvements (Phase 2)	\$3,590,320
Mont Del Park Improvements	\$73,054
Timber Creek Park Improvements	\$292,320
Acquire linear park along Walnut Creek	\$2,046,083
Bike and Jogging Trail	\$1,525,808
Team Ranch Park Improvements	\$1,096,122
Benbrook Marina Relocation	\$7,596,225
Benbrook Community Center/YMCA Expansion (Phase 3)	\$1,500,000

Changes during 2016: The new animal shelter has been added to Table 17.7.
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## 17.4.2 Streets and Thoroughfares

A complete inventory of streets within the City is included as Attachment 17-B in the Appendix. Benbrook has over 112 miles of paved streets within the City (excluding streets maintained by the Texas Department of Transportation) with an estimated replacement value of \$223 million (2015 \$). The inventory includes an assessment of pavement condition and an estimate of the life of each street. The evaluation of pavement condition is based on a 100-point pavement condition index developed by the U.S. Army Corps of Engineers as part of their MicroPaver pavement management system initially implemented by the City in 2006. The City performed a comprehensive evaluation in late 2012 through early 2013 to update the indices. Work continues to update the tables in the Appendix with the updated indices. A qualitative scale based on the pavement condition index is shown in Table 17.8.

**Table 17.8  
Pavement Condition Index Scale**

<b>Pavement Condition Index Range</b>	<b>Qualitative Rating</b>
0-10	Failed
11-25	Serious
26-40	Very Poor
41-55	Poor
56-70	Fair
71-85	Satisfactory
86-100	Good

The design life is based on the assumed average life for each type of street type and pavement as presented in Table 17.9. These values are averages and individual streets may deteriorate sooner or later than these figures; however, the figures indicate the expected life and help identify streets that may be in need of replacement within a given period of time.

**Table 17.9  
Average Design Life for Streets**

<b>Type of Street</b>	<b>Type of Pavement</b>	<b>Average Design Life</b>
<b>Thoroughfares and Collectors</b>	Concrete	35 years
	Asphalt	18 years
	Penetration	10 years
<b>Local</b>	Concrete	45 years
	Asphalt	24 years
	Penetration	10 years

A system of priority was established for the replacement of streets. Only streets with pavement conditions rated "failed", "serious" or "very poor" were designated as "high priority" streets for replacement. These streets are listed in Table 17.10 and represent 1.3 percent of all street miles in Benbrook. To completely replace all of the "failed, serious, or very poor" streets in the City would cost approximately \$1,503,960, which is beyond the City's current funding availability.

**Table 17.10  
High Priority Streets in 2016**

Street Name	Block	Segment	Type of Pavement	Year Constructed	Pavement Condition Index	Pavement Condition	2016 Replacement Cost
Berend Court	8500		Asphalt	1960	10	failed	\$29,580
Kathy Lane	7500	Benbrook Pkwy to corner Park Center to John Reagan	Concrete	2000	12	serious	\$141,000
Keller	800		Asphalt	1959	19	serious	\$69,660
Plantation	3800B	Berend Ct to La Jolla	Asphalt	1960	19	serious	\$57,420
Coral Circle	4100		Asphalt	1967	23	serious	\$64,680
Vickery Loop	5100		Asphalt	1965	28	very poor	\$193,500
Vickery Loop West	5100		Asphalt	1965	29	very poor	\$119,700
Chapin Road	8300	Bendale to Plantation	Asphalt	1991	34	very poor	\$128,700
Cresthill	3900	Ferndale to Beechwood	Asphalt	1959	35	very poor	\$52,200
Delmas	3800	Chapin to Van Deman	Asphalt	1968	36	very poor	\$139,200
Timberline Court	900		Asphalt	1978	36	very poor	\$59,940
Vernon Castle	500	Usher to Wade Hampton	Asphalt	1980	36	very poor	\$81,000
Rush	8100	concrete to Boston	Asphalt	1963	37	very poor	\$89,100
Sirocka	9000	Van Deman to cul-de-sac	Concrete	2004	37	very poor	\$20,880
Ridglea Country Club	4100	City limits to Serrano	Asphalt	1967	39	very poor	\$187,200
Vernon Castle	900A	John Reagan to Duane	Asphalt	1980	40	very poor	\$70,200
							\$1,503,960

Changes during 2016: Table 17.10 costs have been updated to 2016 costs.

In addition, the 2009 CIP Committee recommended two street projects are part of their recommendations. The first was a new bridge over the Clear Fork to connect the I-20 frontage road with Bellaire Drive to improve connectivity and emergency response, but this project was delayed until now. The design of the Clear Fork Bridge will begin in FY2017 and construction to begin in FY2018. The second was reconstruction of the portion of Chapin Road between Van Deman/Renzel and the Loop 820 frontage road. The reconstruction of Chapin Road is not funded at this time.

Three street projects were completed during the current planning cycle. The extension of Benbrook Parkway and Winbrook Drive was completed and funded by the Economic Development Corporation. The second project extended the existing alley connecting Park Center and Usher Streets to the parking lots adjacent to U.S. Highway 377/Benbrook Boulevard. This project did not qualify for CDBG funds because of the commercial property along the alley. The project was funded by contributions from the adjoining property owners as well as monies from the General Fund. The third project was the reconstruction of Timberline Drive between Edgewood Trail and Timberline Court.

The first scheduled street project is the reconstruction of Benbrook Boulevard (Hwy 377) from from IH-820 to Winscott/Lakeside Drive. This is a Texas Department of Transportation (TXDOT) project with the City's local share using core value funds. The project is currently under construction and should be completed in the Summer/Fall 2017. The second project is the Clear Fork Bridge project with funding from the General Fund. The design will begin early 2017 and construction should begin in 2018. The schedule for funded street improvements is presented in Table 17.11.

**Table 17.11  
Scheduled Street Projects**

<b>Fiscal Year</b>	<b>Street Project</b>	<b>Projected Cost</b>
<b>2015-2016</b>	Widening of Benbrook Boulevard (in progress)	Total = \$ 23,713,974 City Share = \$ 2,836,329
<b>2016-2020</b>	Clear Fork Bridge	\$1,000,000

Changes during 2016: The Clear Fork Bridge Project has been added to Table 17.11.



### 17.4.3 Drainage Facilities

The need to identify and establish priorities for additional drainage projects is accomplished through the development of comprehensive watershed drainage plans. The City has adopted drainage plans for the City in Chapter 9.4 of the Comprehensive Plan.

A system of priority was developed for drainage projects, based on their cost, the number of houses that would be protected, and the order in which they should be built. For example, projects located downstream are rated higher than those upstream and projects on the main channel are rated higher than tributary projects; however, this priority system should also be evaluated against other criteria, such as community need and equity.

In October 2007, the City implemented a new Storm Water Utility Fee, which assesses properties based on the amount of runoff (using impervious area). The intent of this fee is to fund existing indebtedness for drainage projects and to fund new smaller drainage projects with the intent of using this funding source rather than issuing new general obligation debt. The utility generates approximately \$250,000 annually for small new projects. The City Council most recently established priorities for these projects in November 2014, and these have been included in this CIP.

Six projects are planned during the current planning cycle, as shown in Table 17.12. A complete list of unfunded drainage projects, in order of priority, is included in Attachment 17-C in the Appendix and totals over \$33.9 million in 2016 dollars. The projects shown in Attachment 17-C were taken from the Drainage Element (Chapter 9), with costs adjusted to 2016 dollars using current unit costs.

**Table 17.12  
Scheduled Drainage Projects**

<b>Fiscal Year</b>	<b>Drainage Project</b>	<b>Projected Cost</b>
<b>2016-17</b>	Sundown Drive Drainage	\$373,000
<b>2017-18</b>	Plantation West Creek Erosion	\$672,000
	Chapin Road Cross Culvert Replacement and Channel	\$391,000
<b>2018-19</b>	Van Deman Drive Drainage (not including Chapin Road reconstruction)	\$500,000
<b>2019-20</b>	Timberline Erosion	\$700,000
<b>2020-21</b>	None Designated	None Designated

## 17.5 Five-Year Capital Improvements Program

### 17.5.1 Program Summary

Based on an analysis of needs and available funding, Table 17.13 is a summary of the City of Benbrook's five-year capital improvements program:

**Table 17.13  
Program Summary**

<b>Fiscal Year</b>	<b>Community Facilities</b>	<b>Streets</b>	<b>Drainage</b>
<b>1 – (2016-2017)</b>	None Designated	None Designated	Sundown Drive
<b>2 – (2017-2018)</b>	Animal Shelter	None Designated	Plantation West Creek Erosion
			Chapin Road Cross Culvert and Channel
<b>3 – (2018-2019)</b>	None Designated	Clear Fork Bridge	Van Deman Drive
<b>4 – (2019-2020)</b>	None Designated	None Designated	Timberline Erosion
<b>5 – (2020-2021)</b>	None Designated	None Designated	None Designated

No additional bonds are currently proposed in the five-year time period from 2016-2021.

Changes during 2016: Table 17.13 has been updated with the Animal Shelter and Clear Fork Bridge projects.

### 17.5.2 Detailed Project Summaries

The following pages provide a detailed summary of each project in the 5-year planning cycle.

**Year 1 Projects**

**Fiscal Year 2016-2017**

**PROJECT NAME:** Benbrook Boulevard Project

**PROPOSED YEAR:** 2015

The project to widen Benbrook Boulevard (Hwy 377) from Loop 820 to Winscott/Lakeside Drive continues and will include signalized intersections, landscaped median, left-turn lanes and three travel lanes in each direction.

**NEED FOR PROJECT:**

Project will increase capacity, reduce congestion, improve safety and enhance the corridor.

**PROJECTED COST (2011 dollars):**

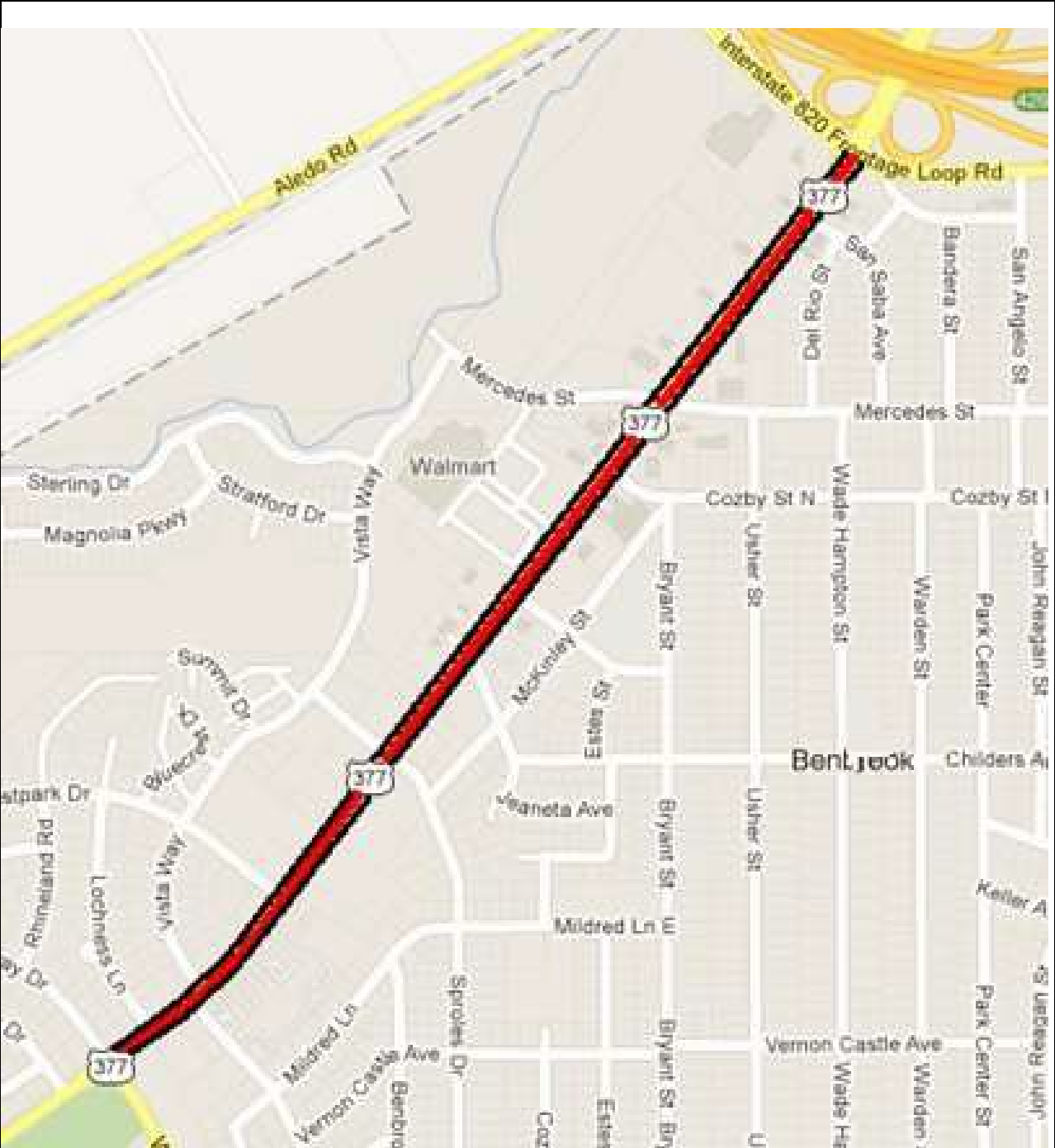
Land acquisition	\$ 750,000
Engineering/Surveying:	\$1,313,400
Utility Relocations	\$2,680,000
Construction:	\$ 18,970,574
Miscellaneous:	<u>\$ 0</u>
<b>TOTAL PROJECT COST:</b>	<b>\$23,713,974</b>

**PROPOSED FINANCING:**

General Obligation Bonds	\$ 0
City of Benbrook (Core Values Fund)	\$ 2,836,329
Tarrant County (2006 Bond Program)	\$ 1,552,645
Texas Department of Transportation (Prop 12)	\$18,500,000
TxDOT Engineering	\$ 825,000
Developer participation	\$ 0
Paving Assessments	<u>\$ 0</u>
<b>TOTAL FUNDING:</b>	<b>\$23,713,974</b>

**PROPOSED SCHEDULE:**

Task	Planned mo/yr	Actual mo/yr
Engineering/Surveying	Revised plans 4/2014	4/2014
Land Acquisition	2/2012-4/2014	11/2013
Utility Relocations	3/2013-5/2014	1/2014 Oncor 12/2016
Construction	7/2014-10/2016	10/2014-2/2017
Completion Date	10/2016	6/2017



PROJECT NAME: Benbrook Boulevard (US 377) widening

MAP GRID NO: 87P

DATE: 2014/15

APPROX. SCALE: 1" = ¼ mile

**PROJECT NAME:** Sundown Drive Drainage Project

**PROPOSED YEAR:** 2017

The project consists of constructing storm drain inlets along Sundown Drive, Sunnyvale Drive and Twilight Drive to connect the storm water and pipe it underground system to the channel located west of Twilight Drive.

**NEED FOR PROJECT:**

During heavy rains, water tops the curb and threatens 13 houses on Sundown Drive.

**PROJECTED COST (2017 dollars):**

Land acquisition	\$ 0
Engineering/Surveying:	\$ 84,681
CLOMR:	\$ 0
Construction:	\$ 416,000
Miscellaneous:	<u>\$ 0</u>
<b>TOTAL PROJECT COST:</b>	<b>\$500,681</b>

**PROPOSED FINANCING:**

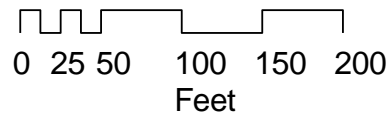
General Obligation Bonds	\$ 0
Certificates of Obligation	\$ 0
General Fund Contribution	\$ 0
Storm Water Utility	\$500,681
Other governments (including grants)	\$ 0
Developer participation	\$ 0
Paving Assessments	<u>\$ 0</u>
<b>TOTAL FUNDING:</b>	<b>\$500,681</b>

**PROPOSED SCHEDULE:**

Task	Planned (mo/yr)	Actual (mo/yr)
Engineering/Surveying	12/15-6/17	--
Land Acquisition	NA	--
Utility relocations	NA	--
Construction	6/17-12/17	--
Completion Date	12/17	--



**Sundown Drive**



**Year 2 Projects**

**Fiscal Year 2017-2018**



**PROJECT NAME:** Plantation West Creek Erosion Project      **PROPOSED YEAR:** 2018

**PROJECT DESCRIPTION:**

There are two locations along Plantation West Creek in need of repairs. The first location is located at bridge at Chapin Road to correct scouring occurring at the bridge supports. The second location is at the crossing of the creek over Dawn Drive. The bank is eroding to the point where it could undermine a wingwall of the cross culvert at Dawn Drive and is scouring a very large tree that, if it fell, would damage overhead power lines and possibly a nearby home. Both projects will include armoring the banks to reduce the erosion.

**NEED FOR PROJECT:**

During heavy rains, fast-moving water causes erosion affecting six homes in the area.

**PROJECTED COST (2017 dollars):**

Land acquisition	\$ 0
Engineering/Surveying:	\$ 126,000
CLOMR:	\$ 0
Construction:	\$ 454,000
Miscellaneous:	<u>\$ 0</u>
<b>TOTAL PROJECT COST:</b>	<b>\$580,000</b>

**PROPOSED FINANCING:**

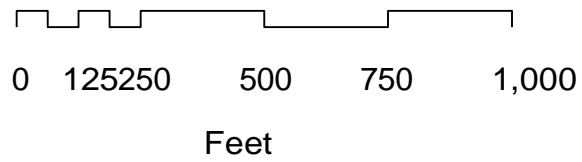
General Obligation Bonds	\$ 0
Certificates of Obligation	\$ 0
General Fund Contribution	\$ 0
Storm Water Utility	\$580,000
Other governments (including grants)	\$ 0
Developer participation	\$ 0
Paving Assessments	<u>\$ 0</u>
<b>TOTAL FUNDING:</b>	<b>\$580,000</b>

**PROPOSED SCHEDULE:**

Task	Planned (mo/yr)	Actual (mo/yr)
Engineering/Surveying	12/15-6/17	--
Land Acquisition	NA	--
Utility relocations	NA	--
Construction	6/18-12/18	--
Completion Date	12/18	--



### Plantation West Creek Repairs



**PROJECT NAME:** Chapin Road Culvert Project

**PROPOSED YEAR:** 2018

**PROJECT DESCRIPTION:**

During recent inspections, deterioration of the corrugated metal pipe was found in the flowlines and roofs of the pipes. The structural integrity of the pipes will continue to decrease as the corrosion increases, eventually leading to road surface damage and ultimately failure. This project will include replacing the existing double 48-inch corrugated metal arch pipe cross culvert with a reinforced concrete box cross culvert system and correct the downstream erosion issues.

**NEED FOR PROJECT:**

Deterioration could cause the culvert to collapse shutting down the road, affecting 3,400 vehicles per day.

**PROJECTED COST (2018 dollars):**

Land acquisition	\$ 0
Engineering/Surveying:	\$ 77,000
CLOMR:	\$ 0
Construction:	\$ 250,000
Miscellaneous:	<u>\$ 0</u>
<b>TOTAL PROJECT COST:</b>	<b>\$327,000</b>

**PROPOSED FINANCING:**

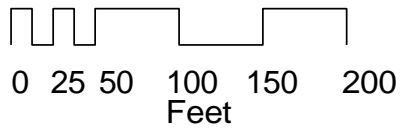
General Obligation Bonds	\$ 0
Certificates of Obligation	\$ 0
General Fund Contribution	\$ 0
Storm Water Utility	\$327,000
Other governments (including grants)	\$ 0
Developer participation	\$ 0
Paving Assessments	<u>\$ 0</u>
<b>TOTAL FUNDING:</b>	<b>\$327,000</b>

**PROPOSED SCHEDULE:**

Task	Planned (mo/yr)	Actual (mo/yr)
Engineering/Surveying	12/15-6/17	--
Land Acquisition	NA	--
Utility relocations	NA	--
Construction	6/18-12/18	--
Completion Date	12/18	--



**Chapin Road Cross Culvert**



**PROJECT NAME:** Animal Shelter Project

**PROPOSED YEAR:** 2018

**PROJECT DESCRIPTION:**

The new animal shelter will be constructed on the land in front of the Public Works facility. It will include 14 dog kennels with outside runs, 2 isolation dog kennels and 2 quarantine dog kennels, 6 small dog cages and 12 cat cages. The new facility will have an adoption area for people to see perspective animals, state of the art heating, ventilation and air conditioning system to meet state requirements for animal shelters. There will also be exercise areas for the animals, work space for the staff and volunteers and sufficient storage areas.

**NEED FOR PROJECT:**

The current shelter is an old building which causes staff to spend a large amount of time making repairs to the building. It does meet the minimum standards but within a few years will not. The new building will provide a healthier environment for staff, volunteers and animals.

**PROJECTED COST (2018 dollars):**

Land acquisition	\$ 0
Engineering/Surveying:	\$ 200,000
Construction:	\$ 1,600,000
Miscellaneous:	<u>\$ 200,000</u>
<b>TOTAL PROJECT COST:</b>	<b>\$2,000,000</b>

**PROPOSED FINANCING:**

General Obligation Bonds	\$ 0
Certificates of Obligation	\$ 0
General Fund Contribution	\$ 2,000,000
Storm Water Utility	\$0
Other governments (including grants)	\$ 0
Developer participation	\$ 0
Paving Assessments	<u>\$ 0</u>
<b>TOTAL FUNDING:</b>	<b>\$2,000,000</b>

**PROPOSED SCHEDULE:**

Task	Planned (mo/yr)	Actual (mo/yr)
Engineering/Surveying	3/2017	--
Land Acquisition	NA	--
Utility relocations	unknown	--
Construction	3/2018	--
Completion Date	3/2019	--



**Proposed Animal Shelter**

**467 Winscott Road**

**YEAR 3 PROJECTS**

**Fiscal Year 2018-2019**

**PROJECT NAME:** Van Deman Drive Drainage Project

**PROPOSED YEAR:** 2019

**PROJECT DESCRIPTION:**

The home on the southwest corner of Chapin Road and Van Deman Drive floods repeatedly, even during light rains. There are no curb inlets at the intersection. The project includes the construction of curb inlets at the intersection and a storm drain line to carry the water to a tributary south and west of Van Deman Drive as shown in the Master Drainage Plan.

**NEED FOR PROJECT:**

During heavy rains, water tops the curb and threatens four houses on Van Deman Drive. This project will also correct drainage issues in the subdivision.

**PROJECTED COST (2017 dollars):**

Land acquisition	\$ 0
Engineering/Surveying:	\$ 51,000
CLOMR:	\$ 0
Construction:	\$ 130,000
Miscellaneous:	<u>\$ 0</u>
<b>TOTAL PROJECT COST:</b>	<b>\$181,000</b>

**PROPOSED FINANCING:**

General Obligation Bonds	\$ 0
Certificates of Obligation	\$ 0
General Fund Contribution	\$ 0
Storm Water Utility	\$181,000
Other governments (including grants)	\$ 0
Developer participation	\$ 0
Paving Assessments	<u>\$ 0</u>
<b>TOTAL FUNDING:</b>	<b>\$181,000</b>

**PROPOSED SCHEDULE:**

Task	Planned (mo/yr)	Actual (mo/yr)
Engineering/Surveying	12/16-6/17	--
Land Acquisition	NA	-
Utility relocations	NA	--
Construction	6/19-12/20	--
Completion Date	12/20	--





**PROJECT NAME:** Clear Fork Bridge Project

**PROPOSED YEAR:** 2019

**PROJECT DESCRIPTION:**

An emergency access and pedestrian/bike bridge will be constructed to connect the I-20 Service Road with Bellaire Drive. Gates will keep vehicular traffic off the bridge but allow emergency access vehicles to cross the bridge. The bridge will also allow pedestrians and bike riders the opportunity to cross the Clear Fork Trinity to access the hike/bike trails located in that area of the City. Two locations will be evaluated to determine the best location of the bridge.

**NEED FOR PROJECT:**

The Fire and Police Departments have a difficult time responding to calls in the Mont Del area when trains block Winscott Road or when traffic is heavy at Bryant Irving and I-20 intersection. This emergency access bridge would allow both the Fire and Police Departments to respond to calls in the Mont Del without delays due to trains or traffic.

**PROJECTED COST (2017 dollars):**

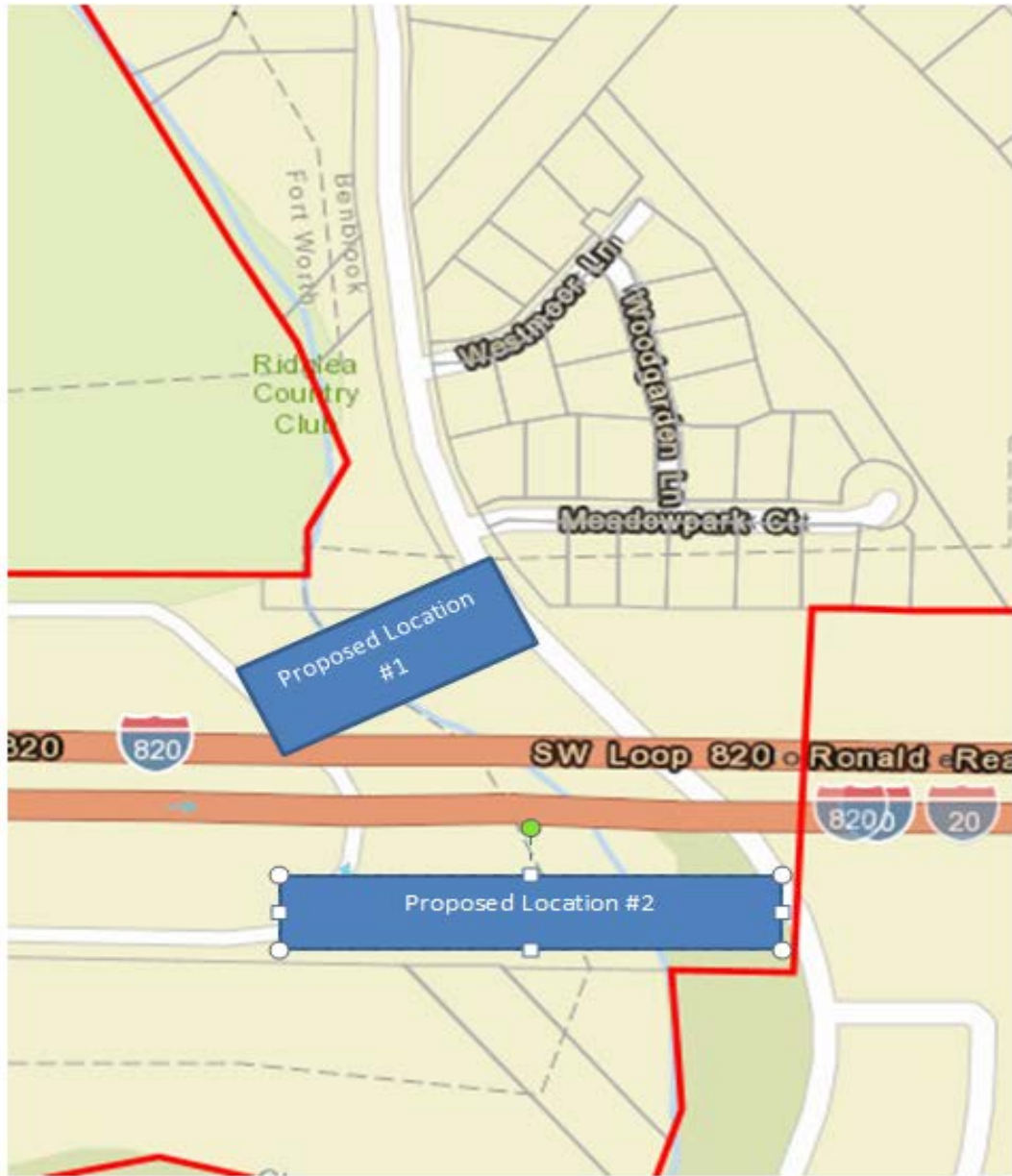
Land acquisition	\$ 0
Engineering/Surveying:	\$ 100,000
CLOMR:	\$ 0
Construction:	\$ 900,000
Miscellaneous:	<u>\$ 0</u>
<b>TOTAL PROJECT COST:</b>	<b>\$1,000,000</b>

**PROPOSED FINANCING:**

General Obligation Bonds	\$ 0
Certificates of Obligation	\$ 0
General Fund Contribution	\$ 1,000,000
Storm Water Utility	\$0
Other governments (including grants)	\$ 0
Developer participation	\$ 0
Paving Assessments	<u>\$ 0</u>
<b>TOTAL FUNDING:</b>	<b>\$1,000,000</b>

**PROPOSED SCHEDULE:**

Task	Planned (mo/yr)	Actual (mo/yr)
Engineering/Surveying	3/19	--
Land Acquisition	NA	-
Utility relocations	NA	--
Construction	3/20	--
Completion Date	3/21	--



## Clear Fork Bridge Project

**YEAR 4 PROJECTS**  
**Fiscal Year 2019-2020**

**PROJECT NAME:** Timberline Erosion Project

**PROPOSED YEAR:** 2020

**PROJECT DESCRIPTION:**

Timber Creek runs behind several homes in the 1800 block of Timberline Road. The creek has eroded the backyards of several homes. One property has significant erosion to the point that much of the backyard has eroded, a shed is endangered and over time the home will become endangered. The project will armor approximately 500 feet of stream bank.

**NEED FOR PROJECT:**

During heavy rains, fast-moving water causes erosion affecting six homes in the area.

**PROJECTED COST (2017 dollars):**

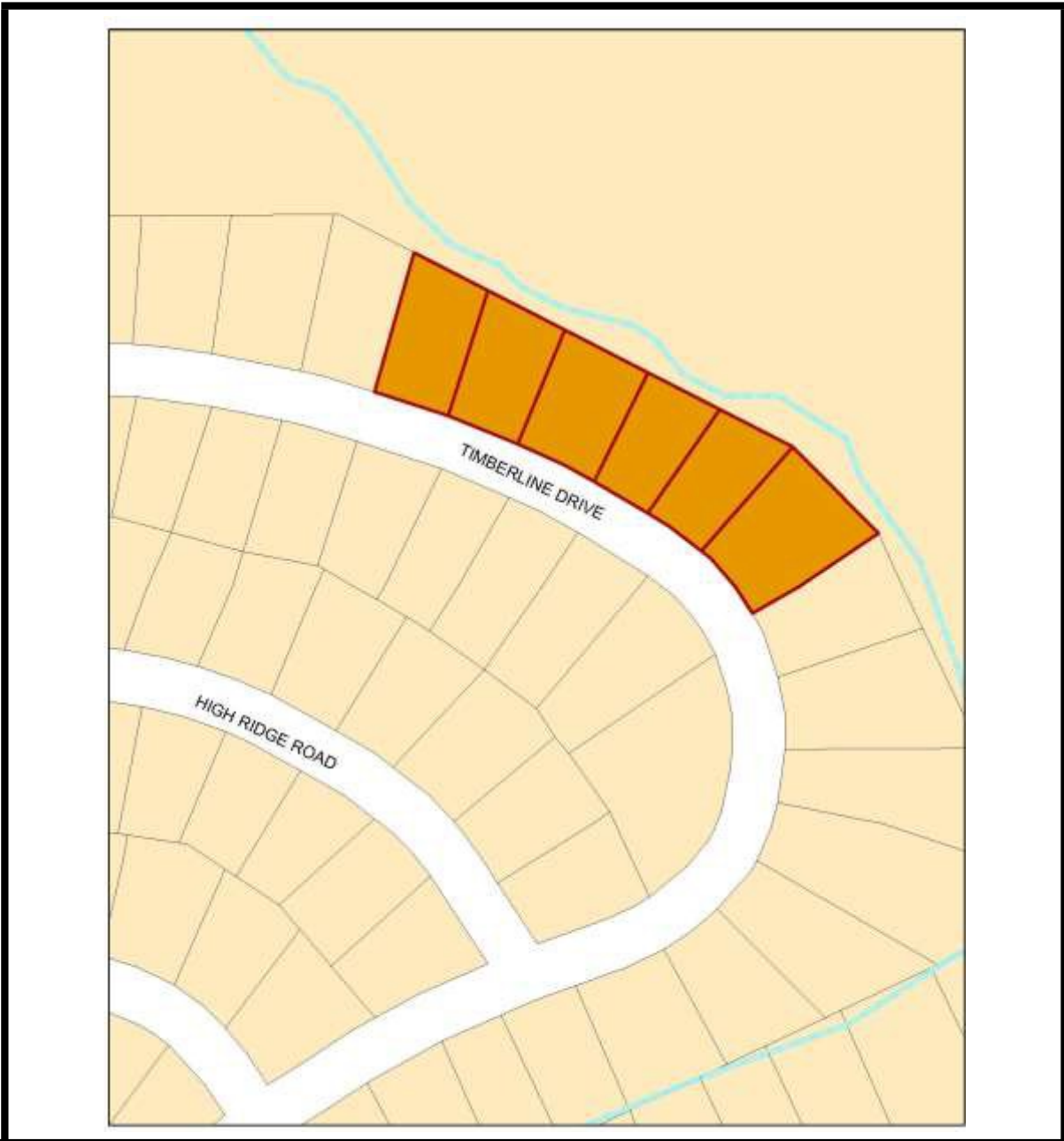
Land acquisition	\$ 20,000
Engineering/Surveying:	\$ 109,000
CLOMR:	\$ 0
Construction:	\$ 654,000
Miscellaneous:	<u>\$ 0</u>
<b>TOTAL PROJECT COST:</b>	<b>\$783,000</b>

**PROPOSED FINANCING:**

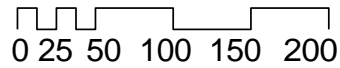
General Obligation Bonds	\$ 0
Certificates of Obligation	\$ 0
General Fund Contribution	\$ 0
Storm Water Utility	\$783,000
Other governments (including grants)	\$ 0
Developer participation	\$ 0
Paving Assessments	<u>\$ 0</u>
<b>TOTAL FUNDING:</b>	<b>\$783,000</b>

**PROPOSED SCHEDULE:**

Task	Planned (mo/yr)	Actual (mo/yr)
Engineering/Surveying	12/19-6/20	--
Land Acquisition	NA	--
Utility relocations	NA	--
Construction	6/20-12/20	--
Completion Date	12/20	--



**Timberline Drive Erosion Control**



**YEARS 5 PROJECTS**

**Fiscal Year 2020-2021**

**NONE**

**APPENDIX ATTACHMENT 17-A**  
**STATUS OF CAPITAL IMPROVEMENT PROGRAM PROJECTS**



TABLE 17-A. STATUS OF CAPITAL IMPROVEMENT PROGRAM PROJECTS  
(as of September 30, 2016)

I. COMMUNITY FACILITIES

Fire Protection Improvements - \$1,130,000 approved in 1978

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>	
1. Central Fire Station	\$540,000	Completed 2/81	\$482,924		\$0
2. Relocate Maintenance Garage	\$72,000	Completed 7/79	\$47,645		\$0
3. Build North Benbrook Substation	\$300,000	Completed 6/81	\$300,000		\$0
4. Land for Westpark & Mont Del/RCCE Substations	\$66,000	built Mont Del/RCCE substation 3/83	\$300,000		\$0
5. Purchase Fire equipment	\$150,000	not purchased	\$0		\$0
	<u>\$1,128,000</u>		<u>\$1,130,569</u>		<u>\$0</u>

Community Facilities (Police Building) - \$1,300,000 approved in 1985

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>	
1. Police Building	\$1,100,000	Completed 6/87	\$1,131,143		\$0
2. City Hall Renovation	\$200,000	Completed 1/88	\$176,885		\$0
	<u>\$1,300,000</u>		<u>\$1,308,028</u>		<u>\$0</u>

Community Facilities (Community Center/YMCA) - \$2,400,000 approved in 1997 (plus \$1,250,000 in Certificates of Obligation)

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>	
1. Community Recreation Center	\$3,519,601	Completed 4/01	\$3,911,283		\$0

Fire Ladder Truck Improvements - \$475,000 approved in 1997

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>	
1. Aerial Ladder Fire Truck	\$620,000	Purchased	\$620,000		\$0

COMMUNITY FACILITIES CONTINUED

Fire Station Site Acquisition - \$285,000 approved in 2004

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>	<u>\$0</u>
1. Acquire Fire Station Site in Whitestone	\$285,000	acquired 6/04	\$110,000		\$0
<b>Other Projects</b>					
1. Senior Citizens Center	\$167,787	Completed 8/90	\$194,257		\$0
2. Senior Center parking expansion	\$10,483	Completed 6/91	\$1,480		\$0
3. Outdoor Assembly Area	\$56,257	Completed 8/92	\$65,263		\$0
4. Senior Center Expansion	\$63,394	Completed 5/93	\$70,932		\$0
5. Senior Citizens Activity Center	\$163,946	Completed 3/97	\$163,946		\$0
6. Senior Citizens Activity center (Phase 2)	\$72,366	Completed 3/98	\$72,366		\$0
7. Senior Citizens Activity Center (Phase 3)	\$119,500	Completed 4/99	\$119,500		\$0
8. Dutch Branch Restroom No.1	\$109,122	Completed 7/00	\$109,122		\$0
9. Dutch Branch Restroom No. 2	\$67,036	Completed 9/01	\$60,146		\$0
10. Dutch Branch Concession Stand	\$155,000	Completed 2002	\$156,794		\$0
11. Dutch Branch restroom No. 3	\$79,900	Completed 2004	\$79,900		\$0
12. BCC/YMCA Parking Lot Expansion	\$85,000	Completed 2004	\$86,125		\$0
13. BCC/YMCA Phase 2 Expansion	\$885,000	Completed 2010	\$896,718		\$0
14. Pedestrian Bridges at Twilight Park and at Timbercreek Park	\$160,000	Completed 2010	\$163,816		\$0
15. Rolling Hills Park	\$832,574	Completed 2012	\$832,574		\$0
16. Central Fire Station expansion		Completed 2013	\$2,233,300		\$0
17. Winscott Rd Hike & Bike Trail (north)	\$120,000	Completed 2013	\$100,000		\$0
18. Winscott Rd Hike & Bike Trail (south)	\$10,000	Completed Fall 2013	\$10,000		\$0
19. Animal Shelter	\$2,000,000			\$2,000,000	
	\$5,157,365		\$5,416,239	\$2,000,000	

COMMUNITY FACILITY SUMMARY

<b>Total Revenues</b>	
Bond Sales	\$5,305,000
Certificates of Obligation	\$1,250,000
Grant Funds	\$1,722,519
Special Capital Asset Fund (fire)	\$144,577
General Fund contributions	\$3,292,783

Use of Money & Property	\$786,222
Other revenue	<u>\$172,373</u>
	\$12,673,474
Total Expenditures	
Projects	\$12,496,119
Debt Service	<u>\$177,355</u>
	\$12,673,474
Current Community Facility balance	(\$0)
Estimate to Complete	\$2,000,000
Additional bonds authorized	\$0
Additional Funding Sources planned	\$2,000,000
Net Available	(\$0)

## II. STREET IMPROVEMENTS

Street Improvements - \$4,520,000 approved in 1978

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>	
1. Winscott Road/West Vickery	\$3,000,000	Complete 4/89	\$1,072,363		\$0
2. Chapin Road	\$630,720	Project postponed to 1985 bond program	\$7,992		\$0
3. Llano Road	\$258,000	Completed 4/81	\$251,297		\$0
4. Vernon Castle	\$288,000	Completed 4/81	\$240,134		\$0
5. Bryant Street	\$184,000	Completed 4/81	\$251,339		\$0
6. Timberline Drive	\$28,800	Completed 4/81	\$58,420		\$0
7. Williams Road and 377	\$126,000	Completed 10/83	\$1,330,106		\$0
	<u>\$4,515,520</u>		<u>\$3,211,651</u>		<u>\$0</u>

Street Improvements - \$2,600,000 approved in 1985

<u>Proposed Projects</u>				
1. Unfunded portion of CIP	\$306,642	not applicable	\$0	\$0

2. Warden	\$360,000	Completed 3/92	\$568,561	\$0
3. Wade Hampton	\$315,000	Completed 3/92	\$561,052	\$0
4. Usher	\$500,000	Completed 10/90	\$525,941	\$0
5. Childers	\$40,500	Completed 10/90	\$39,150	\$0
6. Sproles	\$268,500	Project cancelled	\$20,310	\$0
7. Longford	\$61,000	Project postponed indefinitely	\$1,261	\$0
8. Boston	\$145,000	Completed 4/86	\$110,865	\$0
9. Lifford	\$61,000	Project postponed indefinitely	\$1,262	\$0
10. Bangor	\$97,500	Completed by city forces	\$0	\$0
11. Chapin	\$400,000	Project cancelled	\$3,258	\$0
	<u>\$2,555,142</u>		<u>\$1,831,660</u>	<u>\$0</u>

STREET IMPROVEMENTS CONTINUED

Street Improvements - \$2,530,000 approved in 1997

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>
1. Westerly Rd.	\$82,500	Completed 4/02	\$116,375	\$0
2. Cozby South	\$490,746	Completed 4/02	\$519,485	\$0
3. Cozby West	\$110,000	Completed 4/02	\$180,992	\$0
4. Longford	\$82,500	Completed by Street Dept	\$0	\$0
5. Mendoza Ct.	\$82,500	Completed by Street Dept	\$0	\$0
6. Cozby North	\$767,379	Completed 10/03	\$920,811	\$0
7. Westpark Drive	\$781,159	Completed 10/03	\$781,159	\$0
	<u>\$2,396,784</u>		<u>\$2,518,822</u>	<u>\$0</u>

Additional Projects Funded Through Bond Program

1. Bryant-Irvin	\$0	Completed 12/82	\$5,800	\$0
2. Cozby East	\$0	Completed 4/86	\$74,760	\$0
3. Darnell	\$0	Completed 4/86	\$115,331	\$0
4. Lakeway Court	\$0	Completed 4/86	\$17,005	\$0
5. Mercedes	\$0	Completed 12/81	\$29,862	\$0
6. Park Center	\$0	Completed 4/86	\$549,926	\$0
7. Del Rio Street (unfunded from grant)	\$0	Completed 11/84	\$28,897	\$0
8. Seal Coat Program	\$0	Various	\$56,674	\$0

9. Chapin interim reconstruction	\$0	Completed 4/91	\$85,513	\$0
10. Vickery from I-20 to Mary's Creek	\$0	Completed 3/93	\$225,216	\$0
11. Lakeside from 377 to Winscott	\$0	Completed 7/93	\$598,427	\$0
12. Winscott from Lakeside to Rio Grande	\$0	Completed 7/93	\$615,475	\$0
13. Cozby West	\$0	Completed 9/05	\$123,443	\$0
14. Benbrook Blvd. Signal Coordination	\$0	Completed	\$7,005	\$0
15. Mary's Creek Dr. (Plantation West)	\$0	Completed 2008	\$161,645	\$0
16. Winscott/Old Benbrook Rd. signal	\$0	Completed 2008	\$123,272	\$0
			<hr/>	
			\$2,818,251	\$0

Additional Projects

1. Winbrook/Benbrook Pkwy	\$3,256,900	Completed 2015	\$0	\$0
2. Alley (Usher St to Hwy 377)	\$105,908	Completed 2015	\$0	\$0
3. Clear Fork Bridge	\$1,000,000		\$0	\$1,000,000

STREET SUMMARY

Total Revenues

Bond Sales to Date	\$9,650,000
Use of Money & Property	\$1,803,468
Other Revenues	\$3,491,868
Reimbursement from BWSA	\$686,352
General Funds	<u>\$138,287</u>
	\$15,769,975

Total Expenditures

Projects to Date	\$14,743,192
Debt Service	<u>\$2,041,391</u>
	\$16,784,583

Current Street Fund Balance (\$1,014,608)

Estimate to Complete	\$1,000,000
Additional bonds authorized	\$0
Paving Assessments (fund plus outstanding)	\$182,336
Additional Funding Sources Planned	\$3,270,400

Net Available \$1,438,128

**III. DRAINAGE FACILITIES**

Drainage Improvements - \$3,025,000 approved in 1979

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>
1. Timber Creek Channel	\$1,459,995	Completed 10/83	\$1,536,926	\$0
2. Willow Bend	\$480,000	Completed 7/83	\$523,995	\$0
3. Cozby West	\$964,004	Completed 6/86	\$1,015,968	\$0
4. Mary's Creek/Dawn Drive	\$100,000	Project cancelled	\$0	\$0
	<u>\$3,003,999</u>		<u>\$3,076,889</u>	<u>\$0</u>

Drainage Improvements - \$600,000 approved in 1985

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>
1. Twilight Drive/Mary's Creek	\$115,200	Completed 10/87	\$113,915	\$0
2. Dawn Drive Channel	\$136,800	Project cancelled	\$0	\$0
3. Queens Court Channel	\$75,000	Completed 10/87	\$74,026	\$0
4. Mary's Creek Culvert	\$112,200	Project cancelled	\$7,063	\$0
5. Dawn Drive Culvert	\$112,200	Completed 9/90	\$132,820	\$0
	<u>\$551,400</u>		<u>\$327,824</u>	<u>\$0</u>

Drainage Improvements - \$2,630,000 approved in 1997

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>
1. Winding way	\$125,000	Completed 2002	\$183,056	\$0
2. Mont Del/CityView Pond	\$450,000	Completed	\$644,735	\$0
3. Timber Creek, Winscott to park	\$445,968	Completed 2004	\$1,595,009	\$0
4. Plantation East Creek bridge	\$111,320	Completed	\$123,653	\$0
5. Plantation Drive at Llano Avenue	\$93,560	Completed	\$94,295	\$0
6. Timber Creek, Sta 0+00 to 36+00	\$571,981	Completed 2006	\$1,023,311	\$0
7. Dry Branch	\$387,942	Completed	\$281,120	\$0
	<u>\$2,185,771</u>		<u>\$3,945,179</u>	<u>\$0</u>

DRAINAGE IMPROVEMENTS CONTINUED

Drainage Improvements - \$3,700,000 approved in 2004

<u>Proposed Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>
1. Plantation West Creek	\$1,637,771	Completed 2008	\$2,375,134	\$0
2. Tara Channel (Plantation East Creek)	\$1,009,089	Completed 2010	\$1,308,348	\$0
3. Timbercreek/Edgewood storm drain	\$387,000	Completed 2005	\$437,696	\$0
4. Timber Creek culverts	\$223,451	Completed 2006	\$225,451	\$0
5. Willow Bend culverts	\$357,643	Combined with Plantation West	\$38,241	\$0
	<u>\$3,614,954</u>		<u>\$4,384,870</u>	<u>\$0</u>

Additional Projects

1. Winscott Drainage	\$0	Completed 10/83	\$150,717	\$0
2. Mildred/Bryant	\$0	Completed 2/88	\$11,361	\$0
3. Mont Del	\$0	Completed 3/87	\$6,496	\$0
4. Idledell	\$0	Completed 8/87	\$1,660	\$0
5. FEMA study	\$0	Completed 12/84	\$16,373	\$0
6. Springbranch	\$0	Completed 6/88	\$5,989	\$0
7. Winding Way	\$0	Completed 5/89	\$135,836	\$0
8. Plantation East Creek	\$0	Completed 10/91	\$1,842,994	\$0
9. Del Rio Drainage	\$0	Completed 6/91	\$22,994	\$0
	<u>\$0</u>		<u>\$2,194,420</u>	<u>\$0</u>

Drainage Improvements - Storm Water Utility Fund begun in 2007

<u>Projects</u>	<u>Proposed Cost</u>	<u>Project Status</u>	<u>Actual Cost</u>	<u>Estimate to Complete</u>
1. Briar Run	\$50,000	Completed 5/2011	\$59,000	\$0
3. Edge Hill	\$240,000	Completed 6/2013	\$296,138	\$0
3. Bryant	\$122,840	Completed 2014	\$122,840	\$0
4. Sundown	\$500,681	Design	\$84,681	\$416,000
5. Van Deman	\$180,254	Design	\$50,254	\$130,000
6. Chapin Cross Culvert and Channel	\$408,000	Design	\$77,087	\$330,913
7. Timberline	\$763,400	Design	\$109,400	\$654,000

8. Plantation West	\$580,000	Design	\$126,002	\$453,998
9. Springbranch	\$140,967	Construction	\$140,967	\$0
	<u>\$2,986,142</u>		<u>\$1,066,369</u>	<u>\$1,984,911</u>

DRAINAGE SUMMARY

Total Revenues

Bond Sales	\$9,955,000	
Certificates of obligation	\$3,000,000	
Grant funds	\$22,994	
Use of Money & Property	\$1,619,300	
Contribution from Mont Del HOA	\$50,000	
Other revenues	\$654,780	
General fund transfers to date	\$1,035,036	
Storm Water Utility revenues	<u>\$8,592,314</u>	Through 2019
	\$24,929,424	

Total Expenditures

Projects	\$14,995,551	
Debt Service	\$6,078,457	Through 2019
Other Administrative Costs	<u>\$29,611</u>	
	\$21,074,008	

Current Drainage Fund Balance

Current Drainage Fund Balance	\$2,420,770	as of 10/1/16
Estimate to Complete	\$1,984,911	
Additional Bonds Authorized	\$0	
Additional Funding Sources Planned	\$0	
Additional General Fund transfers	\$0	
Net Available	\$435,859	Through 2019