



## City of Meadows Place

# Capital Improvement Program

### **Fiscal Year 2023-2024**

Short Term 2023-2028

Long Term 2028-2038

**Charles D. Jessup IV**  
Mayor

**Roderick Hainey**  
Director of Public Works

**Nick Haby**  
City Administrator

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Finance Director

**Courtney Rutherford**  
City Secretary

**Gary Stewart**  
Police Chief

**Colene Cabezas**  
Parks Director

July 2023

## **Capital Improvements Program**

The City of Meadows Place Capital Improvement Program (CIP) has been developed to further our commitment to the citizens of Meadows Place by working to meet today's needs, as well as those of the future ensuring a sustainable infrastructure. From work on underground water and sewer lines to more visible projects such as street paving, sidewalks and new community facilities, the CIP addresses the needs of the city through responsible City Government with a comprehensive and fiscally responsible approach.

This CIP will include a review of all infrastructure, Parks and building facilities within City of Meadows Place. The multi-year (15 year) process for evaluating the relative importance of all capital needs of the city of Meadows Place shall be basically two parts. One, the short term potentially funded and desired projects (0-5 years) and two, the longer-term planning and identification of future needs.

### **Purpose and benefits.**

- To conduct the orderly, progressive rehabilitation of the aging infrastructure and municipal facilities.
- Itemize projects that require money not regularly allocated in the operating budget.
- Schedule for completion of projects.
- Helps in deciding how projects will be financed.
- The CIP provides a foundation for coordinating and managing programs and expenditures, assisting the city council in maintaining an excellent level of service to the citizens of Meadows Place, now and in the future.

## Types of projects.

**Utility fund** – for projects that involve Water Distribution System, Sanitary Sewer Collection System, Water Production facilities and Wastewater Treatment Plant facilities.

**General Fund**- City Hall, Police department, Parks department, streets, drainage, sidewalks, and buildings.

## Funding options.

- General Revenue – cash.
- Certificates of Obligation.
- General Obligation Bonds.
- Water / Sewer Revenue Bonds.
- Utility revenue – cash.
- Grants.
- **ARPA funding**. There are two ARPA sources available to Meadows Place. One direct Federal funding source and the second is the ARPA Funding passed through from Fort Bend County.
- Texas Water Development Board – SWIFT loans (Low interest) Water lines.
- Other sources. EDC.

CIP projects can be singular and only be for one department but also multi-departmental with funding from more than one source. For example, a Parks project to replace playground equipment would be funded by the General Fund, Grants, and other sources. In comparison the Dorrance Street rehabilitation which includes streets, drainage, sidewalks, and waterlines can be funded from General Fund, Utility fund and other sources.

Embedded cost that will be in all projects can include the following items.

- Preliminary engineering report.
- ROW acquisition if necessary
- Land purchase.
- Design / Survey

- Engineering and construction.
- Lab testing and inspection.
- Project management and Administration.

### **CIP Development Process**

The development of a capital improvement program is a continual process and, consequently, should be viewed as a working document. Therefore, while the document covers a 15 -year planning perspective, it is revised every year to accommodate new projects, reflect changes in ongoing projects, and extend the program an additional year.

**The first year of the plan is incorporated into the annual budget to appropriate funds. Improvements identified in subsequent years are approved only on a planning basis and do not receive expenditure appropriation. Cost estimates for years two through five are also for planning purposes only, to be used in conjunction with the City’s long-range financial plan for operations.**

### **CIP - Short Term Projects (0-5 years)**

- 1) Dorrance Street rehabilitation. Phase I – HDR. Completed 2023.
- 2) WWTP rehabilitation of traveling bridge clarifier. USW / HDR
- 3) Storage Tank at WWTP / add second floor for storage. PW
- 4) WWTP generator- Diesel – WPI
- 5) EOC generator – natural gas – WPI
- 6) Well number 3 generator- diesel -WPI.
- 7) WWTP lift station, second pump and variable speed controls.
- 8) Dorrance Phase II, Design only. Construction pending.
- 9) Recycle Water tank. 50 KGALs
- 10) Commercial Meter replacement
- 11) Pressure vessel inspection and repair. Schedule 2023
- 12) Fort Bend Mobility Bond Project. Meadows Place and Stafford.
- 13) Main drainage outfalls to ditches, Public Works / General Fund.
- 14) Replacement of street panels. \$180K per year. (Road Fund Fee)

- 15) Sidewalk replacement. \$70K per year
- 16) Main swimming pool replaster.
- 17) Park upgrades, Tennis Court repair, Field house roof replacement. Fort Bend County funded.
- 18) Erosion control on the lake.

General notes:

- 1) Major street rehabilitation will include water, sewer, and drainage utility repair and or upgrades.
- 2) Water line projects may be constructed prior to the major projects that include street and drainage. Set up for every three years after Dorrance Street Construction.
- 3) Rehabilitation of Sanitary lines will include repairs to service taps and sealing of manholes plus upgrade of manhole covers.
- 4) WWTP repairs and improvements current year, Clarifier Bridge rehabilitation. Additional upgrades will be scheduled when funding is available.
- 5) Pressure vessels are scheduled for inspection 2023. Once they are taken out of service they may not be placed back into service until any deficiencies that are found during the inspection are repaired.
- 6) Ground Storage tanks (GST's) should be inspected every 8-10 years for major repairs and painting etc.
- 7) Water meters. The city completed the meter change out of all meters within the city in 2016. In 2026- 2027 we should pull a test sample of meters to determine the accuracy. Thereafter upgrades and replacement should be considered.
- 8) Commercial meters have not been calibrated for ten years, and replacement has been started.
- 9) Water wells. The annual overall production of these wells should be checked and monitored for decline.

- 10) Well number 1 is scheduled for review April 2023.
- 11) All building expansions and or additions will be added to the CIP.
- 12) Park playground expansions and rehabilitation will be added to the CIP.
- 13) Future rehabilitation of pool facilities will be budgeted in the CIP.
- 14) Rehabilitation of facilities like roof repairs and/or replacement will be included.
- 15) Major purchases of new air condition units will be included.
- 16) Vehicle and Equipment purchases are **NOT** part of the CIP.

**Capital Improvement Plan**

**Utility Fund (Short Term 1-5 Years)**

Item No.	Projects by type	Current	Year 1	Year2	Year 3	Year 4	Year 5	
		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
<b>Sanitary Sewer collection</b>								
1	Teleiving & smoke test Sanitary lines	0				50,000		
2	Rehabilitation / repair of lines	0					400,000	
<b>Sanitary sewer treatment</b>								
3	Clarifier bridge rehab	1,093,132	2,106,868					* Federal ARPA Funding
	Clarifier bridge rehab / utiily fund							* Savings or loan
4	Storage tank - 2nd floor	0		30,000				
5	50kgal recycle tank						200,000	
6								
7	Dorrance Phase II							
8	Lift Station rehab	205,958	109,042					* County ARPA
9	Lift pump	40,000						
10	SCADA System						250,000	
11	Mechanical Bar screen						350,000	
12	WWTP Blowers Variable speed						700,000	
<b>Water distribution system</b>								
13	SCADA system	0				100,000		
14	Dorrance Phase I - Water line	18,870						* Infrastructure Utility Fund
15	Dorrance Phase II - Water line	359,427	141,653			179,735		* Infrastructure Utility Fund
16	Water meter testing and replacement	0					20,000	
17	Commercial meter replacement / upgrade	0	30,000					
<b>Water Production - Plants</b>								
18	Pressure vessels rehab plant #1	20,000						
19	Pressure vessels rehab plant #2	20,000						
20	Pressure vessels rehab plant #3	20,000						
21	Ground Storage Tank #1-280 Kgal	0						
22	Ground Storage Tank #2 - 280 Kgal	0						
23	Ground Storage Tank #3 - 420,000 Kgal	0						
24	Water Well #1	335,000						
25	Water Well #2	315,000						
26	Water Well #3							Utility Fund Reserves
<b>Total</b>			2,387,563	30,000	-	329,735	1,920,000	
<b>Unfunded</b>								

Revised 6/7/22

**Capital Improvement Plan**

**Utility Fund (Long Term 6-15+ Years)**

Item No.	Projects by type	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	15 yr +
		2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038+
<b>Sanitary Sewer collection</b>												
1	Televing & smoke test Sanitary lines		50,000			50,000			50,000			50,000
2	Rehabilitation / repair of lines			400,000			400,000			400,000		400,000
<b>Sanitary sewer treatment</b>												
3	WWTP major overhaul	200,000	200,000	200,000	200,000	200,000						
<b>Water distribution system</b>												
4	Water line replacement		1,000,000				1,000,000				1,000,000	
5	Water meter testing and replacement	200,000		200,000		200,000						
<b>Water Production - Plants</b>												
6	Pressure vessels rehab plant #1							20,000				
7	Pressure vessels rehab plant #2							20,000				
8	Pressure vessels rehab plant #3							20,000				
9	Ground Storage Tank #1-280 Kgal								100,000			
10	Ground Storage Tank #2 - 280 Kgal									100,000		
11	Ground Storage Tank #3 - 420,000 Kgal										150,000	
12	Water Well #1							150,000				
13	Water Well #2		150,000									
14	Water Well #3					150,000						
	<b>Total</b>	<b>400,000</b>	<b>1,400,000</b>	<b>800,000</b>	<b>200,000</b>	<b>600,000</b>	<b>1,400,000</b>	<b>210,000</b>	<b>150,000</b>	<b>500,000</b>	<b>1,150,000</b>	<b>450,000</b>
	<b>Unfunded</b>	<b>400,000</b>	<b>1,400,000</b>	<b>800,000</b>	<b>200,000</b>	<b>600,000</b>	<b>1,400,000</b>	<b>210,000</b>	<b>150,000</b>	<b>500,000</b>	<b>1,150,000</b>	<b>450,000</b>



**Capital Improvement Plan**

**General Fund (Short Term 1-5 Years)**

Item No.	Projects by type	Current 2022-23	EDC Budget 2022-23	EDC Budget 2023-24	Year 1 2023-24	Year2 2024-25	Year 3 2025-26	Year 4 2026-27	Year 5 2027-28	
	<b>General Community Improvements</b>									
1	Police Dept / City hall expansion	0						150,000	150,000	
2	Fort Bend Mobilty. MP and Stafford (EDC)		500,000							*County Mobility
3	EOC Generator- Natural Gas	101,435								* County ARPA
4	Water Well #3 Generator - diesel	96,041								
5	WWTP -Generator - diesel	241,566								
6	Drainage -main outfall repair	0				100,000	100,000	100,000		
7	Street panel replacement*	180,000			180,000	180,000	180,000	180,000	180,000	* Road Fee
8	Sidewalk Replacement*	70,000			70,000	70,000	70,000	70,000	70,000	* General Fund
9	Lift station pump	40,000								
9	Dorrance- HDR street replacement Phase I	851,976	150,000							* Infrastructure Fund
10	Dorrance - HDR fees. Design /Bid Phase I	42,196								
11	Dorrance HDR fees. Construction Phase I	176,528								
12	Dorrance -street Phase II					1,711,113				
13	Errosion control lake					105,000				
14	Light conversion to LED- Tennis court	19,038								
15	Main Pool Replaster								100,000	
16	Tennis court repair (FB County)	75,365								
17	Roof Field House (FB County)	23,650								
18	Floating Pier (FB County)	26,374								
18	Park upgrades	30,000				30,000	30,000	30,000	30,000	* General Fund
19	Way Finder Signage					20,000				* EDC funding
	<b>Total</b>	<b>1,974,169</b>			<b>250,000</b>	<b>2,196,113</b>	<b>380,000</b>	<b>530,000</b>	<b>530,000</b>	
	<b>Unfunded</b>				<b>0</b>	<b>1,946,113</b>	<b>130,000</b>	<b>280,000</b>	<b>280,000</b>	
	#9 Fy 2020-21 paid HDR \$237.5K		County ARPA							
			FB Parks fund							
	* Infrastructure Fund \$1,150K			Funded in prior year						

**Capital Improvement Plan**

**General Fund (Long Term 6-15+ Years)**

Item No	Projects by type	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	15 yr +
		2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038+
	<b>General Community Improvements</b>											
1	Street panel replacement	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
2	Sidewalk Replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
3	Lap pool replaster				40,000							
4	Park upgrades	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
5	Dorrance- street replacement, III and IV	1,320,000					1,320,000					
6	20% Contingency Phase III	264,000										
7	20% Contingency Phase IV						264,000					
	<b>Total</b>	<b>1,864,000</b>	<b>280,000</b>	<b>280,000</b>	<b>320,000</b>	<b>280,000</b>	<b>1,864,000</b>	<b>280,000</b>	<b>280,000</b>	<b>280,000</b>	<b>280,000</b>	<b>280,000</b>
	<b>Unfunded</b>	<b>0</b>	<b>1,030,000</b>	<b>30,000</b>	<b>70,000</b>	<b>30,000</b>	<b>1,614,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>