



## **City of Meadows Place**

# **Capital Improvement Program**

**Fiscal Year 2025-2026**

Short Term 2025-2030

Long Term 2030-2040

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Mayor

**Roderick Hainey**  
Director of Public Works

**Nick Haby**  
City Administrator

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**Colene Cabezas**  
Parks Director

**Cameron Miller**  
Communications Director

July 2025

## **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 Utility and Street infrastructure, Parks and building facilities within the City of Meadows Place. The multi-year process for evaluating the relative importance of all capital needs of the city of Meadows Place, shall be divided into 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, (5-15 years).

### **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 operating budget.
- Schedule for completion of projects.
- Identify funding sources for each project.
- CIP provides a foundation for coordinating and managing programs and expenditure, 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.
- Funding assistance 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 costs 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.

### **Current year projects 2024-25**

- 1) WWTP Clarifier bridge rehabilitation (Federal ARPA) Completed June 2025
- 2) WWTP Lift station pump replacement (County ARPA) Completed June 2025
- 3) Dorrance Phase II. Completed May 2025 (General Fund)

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) Street panel replacement. \$180K per year. (Road Fund Fee) PW
- 2) Sidewalk replacement. \$70K per year PW
- 3) Dorrance Phase III, Design only.
- 4) Fort Bend Mobility Bond Project. Meadows Place and Stafford.
- 5) Main drainage outfalls to ditches.
- 6) Main Pool replasters.
- 7) Park upgrades.
- 8) Pressure Vessel inspection (5-year cycle)

### General Fund- Scope of Project by Item number.

Item #1- Police Department / Facilities upgrade. April 2021, Huitt-Zollars completed a Facilities Condition Assessment and needs assessment for Police Department. This outlined the need for the expansion of the police facilities. This Item will be funded by Debt Service for \$6M Bond – 20 Years.

Item #2 – Fort Bend Mobility, Trail in the CenterPoint ROW. (2020) Within city limits. This item is funded by Meadows Place EDC.

Item #3 – Drainage, main outfall repair into Fort Bend County Drainage system. There are multiple outfalls that require replacement due to failure. The estimated cost for this item is \$575K. Meadows Place has applied for a TDEM Grant to facilitate repairs.

Item #4 -Street Panel replacement. Funded by Road Fee assessed. Street panels are assessed based on five different criteria. Percentage of riding surface that needs repair, Utility interference, Water ponding, Volume of traffic, and age. Panels are scored and repaired based on the highest score.

Item #5 – Sidewalk replacement program. This item targets sidewalk tripping hazards between 1 ½ and 2 inches.

Item #6 – Main swimming pool replasters. Scheduled for year three.

Item #7 – Lap pool replasters. Currently scheduled for year seven.

Item #8- Park equipment upgrade, done annually as funding allows.

Item #9 – Dorrance Phase III. Scope will include utility and street replacement on Dorrance between Kirkwood and Meadows Place Bayou. This will be divided into two sections, A and B.

Item #10- Dorrance Phase IV. Scope will include utility and street replacement on Dorrance between Meadow Place Bayou and Dairy Ashford. This will be divided into two section A and B.

Item # 11 – Engineering and Design Phase III. To cover funding of design and engineering of project.

Item # 12 – Engineering and Design Phase III. To cover funding of design and engineering of project.

Item # 13 – Way Finder Signage in city parks and trails. EDC Funding

Item # 14 – Sound wall maintenance. At West Airport and Dairy Ashford there are concrete sound barriers, on the perimeter of the city. There are 433 panels and approximately 120 need repairs. The scope of the repairs involves removal and replacement of the concrete base between the columns. Estimate cost \$5000 for each section.

Item# 15 – Gravel Parking Lot for EOC. The training center needs additional parking spaces for the EOC.

Item # 16 – TDEM Grant for new generator at the Police Department. (Pending)

Item # 17 – TDEM Grant for replacement generator at Water Plant #1. (Pending)

Item # 18 – TDEM Grant for new generator at Water Plant #2. (Pending)

### Utility Fund Scope of Project by Item Number.

Item # 1 – Televising & Smoke testing of sanitary lines. The collection system on average was constructed 40 years ago. The engineering company completed a slip lining project of the sewer main lines in the year 2000, which sealed the main lines. Current Infiltration and Inflow (I&I) can be traced to leaking manholes, bad service taps, illegal connections like surface area drains into the sewer system. Flow from the Sewer system is monitored and recorded daily. The permit requires that the flow does not exceed 1.5 million Gallons per day, during rain fall leaking system flows challenge this number.

Item #2 – Rehabilitation of Sanitary sewer lines. Based on the engineering report that Item # 1 generates, Sanitary sewer repair projects will be generated. Items #1 & #2 should cycle every 3-4 years as funding allows, with the goal of the entire city being completed in 20-25 years.

Item #3 - WWTP Future maintenance. The city has just completed two major projects at the WWTP. Future upgrades will include a Mechanical Bar Screen and repair to the chlorine contact chamber travelling bridge.

Item #4 – Completed

Item #5 – Lift Station rehabilitation. Upgraded pumps and controls for Variable speed pumps. Completed August 2025

Item #6 – SCADA system for the WWTP.

Item #7 – Mechanical Bar Screen for WWTP

Item #8 – Variable speed blowers for WWTP. The blowers that provide the air for the plant are constant velocity. To save on power bills these units should be replaced with variable speed motors. The scope of the project will include sensors in the plant and computerized controls.

Item #9 – SCADA System for the three water plants.

Item #10- Completed

Item #11 – Water Line replacement. Most of the water lines in the system are 40 years old. Repair costs for broken water lines varies every year, from a low of \$100K to a high of \$440K per year. The water line projects to replace large sections of the city are planned as funding allows. The entire system should be replaced within twenty years.

Item #12 – Water meter testing and replacement. In 2016 the city completed the replacement program of all the meters within the city limits. As the current system ages, any meters that have had over one million gallons pass through the meter should be replaced. After ten years this type of meter that we have will start to wear out and fail to register the flow. (Positive displacement Meter). The new meters are Ultrasonic with no moving parts, and the battery life is 20 years. There are approximately 300-400 meters that have registered over one million gallons in the system.

A sample number of meters should be removed and tested and based on this information a replacement program should be initiated.

Item #13 – Commercial meter upgrades.

Item #14 – Pressure Vessel rehabilitation Water Plants #1. TCEQ required 5-year inspections. Completed 2023

Item #15 – Pressure Vessel rehabilitation Water Plants #2. TCEQ required 5-year inspections. Completed 2023

Item #16 – Pressure Vessel rehabilitation Water Plant #3. TCEQ required 5-year inspections. Completed 2023

Item #17 – Ground Storage Tank repairs. Water Plant #1. TCEQ requires tank inspection annually. Inspection completed 2025 and based on the report all exterior repairs were completed by PSU. Major rehabilitation should be anticipated every 10 years.

Item #18 – Ground Storage Tank repairs. Water Plant #2. TCEQ requires tank inspection annually. Inspection completed 2025 and based on the report all



exterior repairs were completed by PSU. Major rehabilitation should be anticipated every 10 years.

Item #19 – Ground Storage Tank repairs. Water Plant #3. TCEQ requires tank inspection annually. Inspection completed 2025 and based on the report all exterior repairs were completed by PSU. Major rehabilitation should be anticipated every 10 years.

Item #20 – Water Well #1. The well was rehabilitated in 2023 at a cost of \$308K. Scheduled to be inspected and repaired 2033.

Item #21 – Water Well #2. The well was rehabilitated in Oct 2022 at a cost of \$315K. Since this is a submersible pump, it should be replaced every seven years and is scheduled to be reworked in the year 2030.

Item #22 – Water Well #3. The well was rehabilitated in March 2022 at a cost of \$131K. Scheduled to be reworked in the year 2032.

### **General Notes.**

- 1) Commercial meters upgrade and replacement is ongoing.
- 2) Water wells. The annual overall production of these wells should be checked and monitored for GPM decline.
- 3) All building expansions and additions will be added to the CIP.
- 4) Park playground expansions and rehabilitation will be added to the CIP.
- 5) Future rehabilitation of pool facilities will be budgeted in the CIP.
- 6) Rehabilitation of facilities like roof repairs and/or replacement will be included.
- 7) Major purchases of new air conditioning units will be included.
- 8) Vehicle and Equipment purchases are **NOT** part of the CIP.

## Utility Fund (Short term 0-5 Years)

| Item No.                         | Projects by type                      | Current<br>2024-25 | Year 1<br>2025-26 | Year 2<br>2026-27 | Year 3<br>2027-28 | Year 4<br>2028-29 | Year 5<br>2029-30 |
|----------------------------------|---------------------------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Sanitary Sewer collection</b> |                                       |                    |                   |                   |                   |                   |                   |
| 1                                | Televsing & smoke test Sanitary lines | 0                  |                   |                   | 50,000            |                   |                   |
| 2                                | Rehabilitation / repair of lines      | 0                  |                   |                   |                   | 400,000           |                   |
| <b>Sanitary sewer treatment</b>  |                                       |                    |                   |                   |                   |                   |                   |
| 5                                | Lift Station Rehab                    | 650,000            |                   |                   |                   |                   |                   |
| 6                                | Scada System Sewer                    |                    |                   |                   |                   |                   | 250,000           |
| 7                                | Mechanical Bar Screen                 |                    |                   |                   |                   |                   | 700,000           |
| 8                                | WWTP Blowers Variable speed           |                    |                   |                   |                   |                   |                   |
| <b>Water distribution system</b> |                                       |                    |                   |                   |                   |                   |                   |
| 9                                | Scada System water                    | 0                  |                   |                   |                   |                   |                   |
| 11                               | Water line replacement                | 0                  |                   |                   |                   |                   |                   |
| 12                               | Water meter testing and replacement   | 0                  |                   |                   |                   |                   |                   |
| 13                               | Commercial meter replacement          | 0                  |                   |                   |                   |                   |                   |
| <b>Water Production - Plants</b> |                                       |                    |                   |                   |                   |                   |                   |
| 14                               | Pressure vessels rehab plant #1       |                    |                   |                   |                   | 20,000            |                   |
| 15                               | Pressure vessels rehab plant #2       |                    |                   |                   |                   | 20,000            |                   |
| 16                               | Pressure vessels rehab plant #3       |                    |                   |                   |                   | 20,000            |                   |
| 17                               | Ground Storage Tank #1-280 Kgal       | 2,000              |                   |                   |                   |                   |                   |
| 18                               | Ground Storage Tank #2 - 280 Kgal     | 2,000              |                   |                   |                   |                   |                   |
| 19                               | Ground Storage Tank #3 - 420,000 Kgal | 2,000              |                   |                   |                   |                   |                   |
| 20                               | Water Well #1                         |                    |                   |                   |                   |                   |                   |
| 21                               | Water Well #2                         |                    |                   |                   | 150,000           |                   |                   |
| 22                               | Water Well #3                         |                    |                   |                   |                   |                   |                   |
| 23                               | Utilities Dorrance III                |                    |                   | 1,000,000         |                   |                   |                   |
| 24                               | Utilities Dorrance IV                 |                    |                   |                   |                   |                   |                   |

County ARPA

Revised July 2025

### 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 + |
|----------|---------------------------------------|---------|-----------|---------|---------|---------|-----------|---------|---------|---------|---------|---------|
|          |                                       | 2030-31 | 2031-32   | 2032-33 | 2033-34 | 2034-35 | 2035-36   | 2036-37 | 2037-38 | 2038-39 | 2039-40 | 2040+   |
|          | <b>Sanitary Sewer collection</b>      |         |           |         |         |         |           |         |         |         |         |         |
| 1        | Televsing & smoke test Sanitary lines | 100,000 |           |         |         | 100,000 |           |         | 100,000 |         |         | 50,000  |
| 2        | Rehabilitation / repair of lines      |         | 400,000   |         |         |         | 400,000   |         |         | 400,000 |         | 400,000 |
|          | <b>Sanitary sewer treatment</b>       |         |           |         |         |         |           |         |         |         |         |         |
| 3        | WWTP major repair CL2 chamber /bridge | 200,000 | 200,000   | 200,000 | 200,000 | 200,000 |           |         |         |         |         |         |
| 8        | WWTP Blowers Variable speed           | 700,000 | 700,000   |         |         |         |           |         |         |         |         |         |
|          | <b>Water distribution system</b>      |         |           |         |         |         |           |         |         |         |         |         |
| 11       | Water line replacement                |         | 2,000,000 |         |         |         | 2,000,000 |         |         |         | 200,000 |         |
| 12       | Water meter testing and replacement   | 200,000 |           | 200,000 |         | 200,000 |           | 200,000 |         | 200,000 |         |         |
|          | <b>Water Production - Plants</b>      |         |           |         |         |         |           |         |         |         |         |         |
| 14       | Pressure vessels rehab plant #1       |         |           |         |         | 20,000  |           |         |         |         |         |         |
| 15       | Pressure vessels rehab plant #2       |         |           |         |         | 20,000  |           |         |         |         |         |         |
| 16       | Pressure vessels rehab plant #3       |         |           |         |         | 20,000  |           |         |         |         |         |         |
| 17       | Ground Storage Tank #1-280 Kgal       | 150,000 |           |         |         |         |           |         |         |         |         | 150,000 |
| 18       | Ground Storage Tank #2 - 280 Kgal     |         | 150,000   |         |         |         |           |         |         |         |         | 150,000 |
| 19       | Ground Storage Tank #3 - 420,000 Kgal |         |           | 150,000 |         |         |           |         |         |         |         | 150,000 |
| 20       | Water Well #1                         |         |           |         | 150,000 |         |           |         |         |         |         |         |
| 21       | Water Well #2                         | 150,000 |           |         |         |         |           |         |         |         |         | 150,000 |
| 22       | Water Well #3                         |         |           | 150,000 |         |         |           |         |         |         |         |         |
| 23       | Utilities Dorrance III                |         |           |         |         |         |           |         |         |         |         |         |
| 24       | Utilities Dorrance IV                 |         | 1,000,000 |         |         |         |           |         |         |         |         |         |

Capital Improvement Plan

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

| Item No. | Projects by type                         | Current<br>2024-25 | EDC Budget<br>2025-26 | Year 1<br>2025-26 | Year2<br>2026-27 | Year 3<br>2027-28 | Year 4<br>2028-29 | Year 5<br>2029-30 |                     |
|----------|--|--------------------|-----------------------|-------------------|------------------|-------------------|-------------------|-------------------|---------------------|
|          | General Community Improvements           |                    |                       |                   |                  |                   |                   |                   |                     |
| 1        | Police Dept / facilities upgrades        | 0                  |                       |                   | 450,000          | 450,000           | 450,000           | 450,000           |                     |
| 2        | Fort Bend Mobilty. MP and Stafford (EDC) |                    |                       | 500,000           |                  |                   |                   |                   | *County Mobility    |
| 3        | Drainage -main outfall repair            | 0                  |                       |                   | *575,000         |                   | 100,000           |                   | *TDEM Grant pending |
| 4        | Street panel replacement*                | 180,000            |                       | 180,000           | 180,000          | 180,000           | 180,000           | 180,000           | * Road Fee          |
| 5        | Sidewalk Replacement*                    | 70,000             |                       | 70,000            | 70,000           | 70,000            | 70,000            | 70,000            | * General Fund      |
| 6        | Main Pool Replaster                      |                    |                       |                   |                  | 100,000           |                   |                   |                     |
| 7        | Lap Pool replaster                       |                    |                       |                   |                  |                   |                   |                   |                     |
| 8        | Park upgrades                            | 30,000             |                       | 30,000            | 30,000           | 30,000            | 30,000            | 30,000            | EDC Fund            |
| 9        | Dorrance- street replacement, III        |                    |                       |                   |                  | 2,600,000         |                   |                   |                     |
| 10       | Dorrance- street replacement, IV         |                    |                       |                   |                  |                   |                   |                   |                     |
| 11       | Engineering and Design Phase III         |                    |                       |                   | 528,000          |                   |                   |                   |                     |
| 12       | Engineering and Design Phase IV          |                    |                       |                   |                  |                   |                   |                   |                     |
| 13       | Way Finder Signage                       |                    | 20,000                |                   |                  |                   |                   |                   | * EDC funding       |
| 14       | Sound Wall Maintenance                   |                    |                       |                   |                  |                   | 200,000           |                   |                     |
| 15       | Gravel Parking Lot EOC                   |                    |                       | 80,000            |                  |                   |                   |                   |                     |
| 16       | Generator Police Department              |                    |                       | 177,935           |                  |                   |                   |                   | *TDEM Grant pending |
| 17       | Generator WP #1                          |                    |                       | 209,650           |                  |                   |                   |                   | *TDEM Grant pending |
| 18       | Generator WP #2                          |                    |                       | 180,000           |                  |                   |                   |                   | *TDEM Grant pending |

County ARPA  
 Fund last yr

Capital Improvement Plan

Budget year 2025-26

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 +        |
|---------|--|----------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|         |  | 2030-31        | 2031-32          | 2032-33        | 2033-34        | 2034-35        | 2035-36        | 2036-37        | 2037-38        | 2038-39        | 2039-40        | 2040+          |
|         | General Community Improvements             |                |                  |                |                |                |                |                |                |                |                |                |
| 1       | Police Dept / facilities upgrades          | 450,000        | 450,000          | 450,000        | 450,000        | 450,000        | 450,000        | 450,000        | 450,000        | 450,000        | 450,000        | 450,000        |
| 3       | Drainage -main outfall repair              | 100,000        |                  | 100,000        |                | 100,000        |                |                |                |                |                |                |
| 4       | 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        |
| 5       | Sidewalk Replacement                       | 70,000         | 70,000           | 70,000         | 70,000         | 70,000         | 70,000         | 70,000         | 70,000         | 70,000         | 70,000         | 70,000         |
| 6       | Main Pool Replaster                        |                |                  |                |                |                |                |                |                | 100,000        |                |                |
| 7       | Lap Pool replaster                         |                | 40,000           |                |                |                |                |                |                |                |                |                |
| 8       | Park upgrades                              | 30,000         | 30,000           | 30,000         | 30,000         | 30,000         | 30,000         | 30,000         | 30,000         | 30,000         | 30,000         | 30,000         |
| 9       | Dorrance- street replacement, III          |                |                  |                |                |                |                |                |                |                |                |                |
| 10      | Dorrance- street replacement, IV           |                | 2,600,00         |                |                |                |                |                |                |                |                |                |
| 11      | Engineering and Design Phase III           |                |                  |                |                |                |                |                |                |                |                |                |
| 12      | Engineering and Design Phase IV            |                | 528,000          |                |                |                |                |                |                |                |                |                |
| 14      | Sound Wall Maintenance                     |                | 200,000          |                |                |                |                |                |                |                |                |                |
|         | <b>Total</b>                               | <b>280,000</b> | <b>848,000</b>   | <b>280,000</b> | <b>280,000</b> | <b>280,000</b> | <b>280,000</b> | <b>280,000</b> | <b>280,000</b> | <b>380,000</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>30,000</b>  | <b>30,000</b>  | <b>30,000</b>  | <b>30,000</b>  | <b>30,000</b>  | <b>130,000</b> | <b>30,000</b>  | <b>30,000</b>  |
| Notes   | item #1 Debt service for \$6m Bond- 20 yrs |                |                  |                |                |                |                |                |                |                |                |                |

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