
AGENDA REPORT

Planning and Zoning:	5/2/2011	Staff Contact:	Erin Sellers
City Council:	5/24/2011	E-mail:	erins@cityofpflugerville.com
City Council:	September 2011	Phone:	512-990-6300

SUBJECT: To hold a public hearing to discuss and consider a recommendation to the City Council on the 5-year Capital Improvement Plan for FY 2012 - 2016

ANNUAL CIP PROCESS:

Per the City Charter and the Code of Ordinances, the Planning and Zoning Commission shall annually submit a 5-year Capital Improvement Plan to the City Council and City Manager, at least 120 days before the beginning of the budget year. The plan must list projects in order of preference with a recommendation for the year of construction for each project.

FUNDING SOURCES:

There are different funding mechanisms for capital improvement projects; two of which are Certificates of Obligation (CO) and General Obligation (GO) bonds. A Certificate of Obligation (CO) is a bond secured by property tax in which does not require voter approval. Unlike a CO, a General Obligation (GO) bond is required to be approved by the voters, and the debt service typically placed on top of the tax rate. Historically, the City has used Certificates of Obligation (CO's) to fund roadway, drainage, sidewalk and park projects while the debt service is absorbed through the tax rate. Utility projects are typically funded by the Utility Fund, capital recovery fees (impact fees from new development) and CO's.

SUMMARY:

The fiscal 5-year pro forma does not include additional issuances of CO's for roadways for the next 5 years with the expectation of a half cent property tax reduction with each fiscal year. The City will pursue the construction of Becker Farms Road to be completed by the end of the year. The City does not anticipate going out for bid on the construction of E. Pflugerville Parkway until the cost estimate for Colorado Sand Drive has been refined.

With City Council approval of the Tax Increment Refinance Zone (TIRZ) in November 2010, the City agreed to construct a portion of the north-south collector roadway, Colorado Sand Drive, between Kelly Lane and E. Pflugerville Parkway. Also, a portion of Kelly Lane Phase 1 between Murchison Ridge and the western-most intersection of Falcon Pointe Blvd and Kelly Lane is included within the TIRZ. These two projects are expected to alleviate the traffic congestion at Kennemer Drive near the elementary school. The timeline of these two projects moving forward is mostly contingent upon establishing the final components of the TIRZ authorization (i.e. creation of the TIRZ board, project plan, and finance plan).

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STREET PROJECTS:

Last fiscal year, City Council approved the construction of Becker Farms Road and East Pflugerville Parkway with existing funding from past CO issuances. ROW acquisition is complete and construction may commence with either roadway project. ROW acquisition for Kelly Lane Phase 1 is 75% complete. A portion of Kelly Lane Phase 1 is anticipated to be constructed with Colorado Sand Drive. While construction is anticipated to begin by Summer 2012, Colorado Sand Drive is still within the preliminary stages. The City has not begun the design or ROW acquisition for Colorado Sand Drive. A list of funded street projects is provided below and reference maps are provided on pages 5 and 6.

FUNDED STREET PROJECTS

#	Project Description	Anticipated Construction YR
1	Becker Farms Road	2011
2	Colorado Sand Drive	2012-2013
3	Kelly Lane Phase 1A (To be included within TIRZ – Murchison Ridge to Western-most intersection of Falcon Pointe Blvd and Kelly Lane)	2012-2013
4	East Pflugerville Parkway (F.M. 685 – SH 130)	2011-2012

POTENTIAL STREET PROJECTS

Priority Rating	Project Description	*Construction Cost Estimate*	Project Status
High	Heatherwilde Blvd Phase 1&2 (SH 45 to Wilke Ridge Lane)	*\$6.6 million	Design
High	Kelly Lane Phase 1B (Western-most intersection of Falcon Pointe Blvd to Moorlynch)	*\$3.5 million	Design
Moderate	Pfennig Lane (Railroad Ave. to F.M. 685)	*\$3.4 million	Preliminary Design
Moderate	Kelly Lane Re-route (To ultimately align with Cele Road)	*\$1.3 million	Design

*Figures are limited to construction costs and do not include construction testing or anticipated construction administration costs.

TRAVIS COUNTY PROJECTS:

Travis County has created a list of potential capital improvement projects to be funded by a bond referendum anticipated in November 2011. Several projects have been identified within Pflugerville's ETJ and high growth development areas. Some of these listed projects are generally located within both jurisdictions: City of Pflugerville and Travis County. The County has requested the City to participate in cost sharing efforts and pledge the City's pro rata share for the project costs established by the project's extent within the city limits. At this time, the City will be unable to allocate funding to such projects; however, still may have an opportunity in the future to participate should funding becomes available. If cost-participation is not a possibility, it is plausible these projects will be removed from the county bond referendum.

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POTENTIAL COUNTY-DRIVEN PROJECTS WITH CITY PARTNERSHIP

Priority Rating	Project Description	*Anticipated City's portion*
High	Weiss Lane Improvements (Pecan Street to Cele Rd./Kelly Ln.) 30% in COP	\$4,764,300
High	E. Pflugerville Parkway Extension (Weiss Lane to Jesse Bohls) 50% in COP	\$1,168,500
High	Cele Road Re-route (To ultimately align with Kelly Lane)	\$0 (Not in City)
Moderate	Dessau Road Widening (6-lanes from Parmer to Wells Branch Parkway)	TBD
Moderate	Rowe Lane (Safety Improvements from SH – 130 to Martin Lane.) 40% in COP	TBD
Low	Cameron Road (E of SH 130 – same as E. Pecan Street – widen/realign 4.0 miles 2 lanes to 4 lanes from Weiss to FM 973) Approx. 14% in COP	\$3,410,400

UTILITY PROJECTS:

Advancing utility related CIP projects can affect growth in the City. With low development pressure, no significant projects are anticipated in the next 5 years with the following exceptions:

1. A water line is anticipated with the construction of Colorado Sand Drive within the TIRZ.
2. Upgrades to the Central (Gilleland Creek) WWTF are anticipated contingent upon obtaining approval by TCEQ of increased discharge capacity at this facility.

As you may recall, a Preliminary Engineering Report (PER) for the design of the Wilbarger WWTF was complete in December 2010. At that time, construction of this facility was anticipated to be complete by 2016. By upgrading the Central WWTF, as reference in item 2 above, construction of the Wilbarger WWTF can now be deferred a few years, beyond the range of the 5-year utility CIP.

The final design and construction of the Wilbarger Wastewater Treatment Plant east of SH 130 and corresponding wastewater interceptor lines with construction costs totaling approximately \$58 million have been postponed to fiscal years 2017, 2018, and 2019. Due to development pressures in the ETJ, development agreement obligations and State mandates, it is unlikely that these aforementioned projects will be delayed past fiscal year 2019. Also, it is important to note that the construction of the wastewater projects may require additional funding aside from Utility Fund Balance and capital recovery fees.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommended that the City pursue the funded street projects through construction for Becker Farms Road, Colorado Sand Drive (TIRZ), Kelly Lane Phase 1A (TIRZ), and East Pflugerville Parkway. The Planning and Zoning Commission ranked the remaining City unfunded and Travis County projects separately in order of priority.

Unfunded

1. Heatherwilde Blvd Phase 1 & 2
2. Kelly lane Phase 1B (Western-most intersection of Falcon Pointe Blvd to Moorlynch)
3. Pfennig Lane (Railroad Ave. to F.M. 685)
4. Kelly Lane Re-route (To ultimately align with Cele Road)
5. Kelly Lane Phase 2 (Between Moorlynch and Kelly Lane Re-route extent)

Travis County Projects

1. Weiss Lane Improvements
2. E. Pflugerville Parkway Extension
3. Cele Road Re-route
4. Dessau Road Widening
5. Rowe Lane Safety Improvements
6. Cameron Road (E. Pecan Street to F.M. 973)

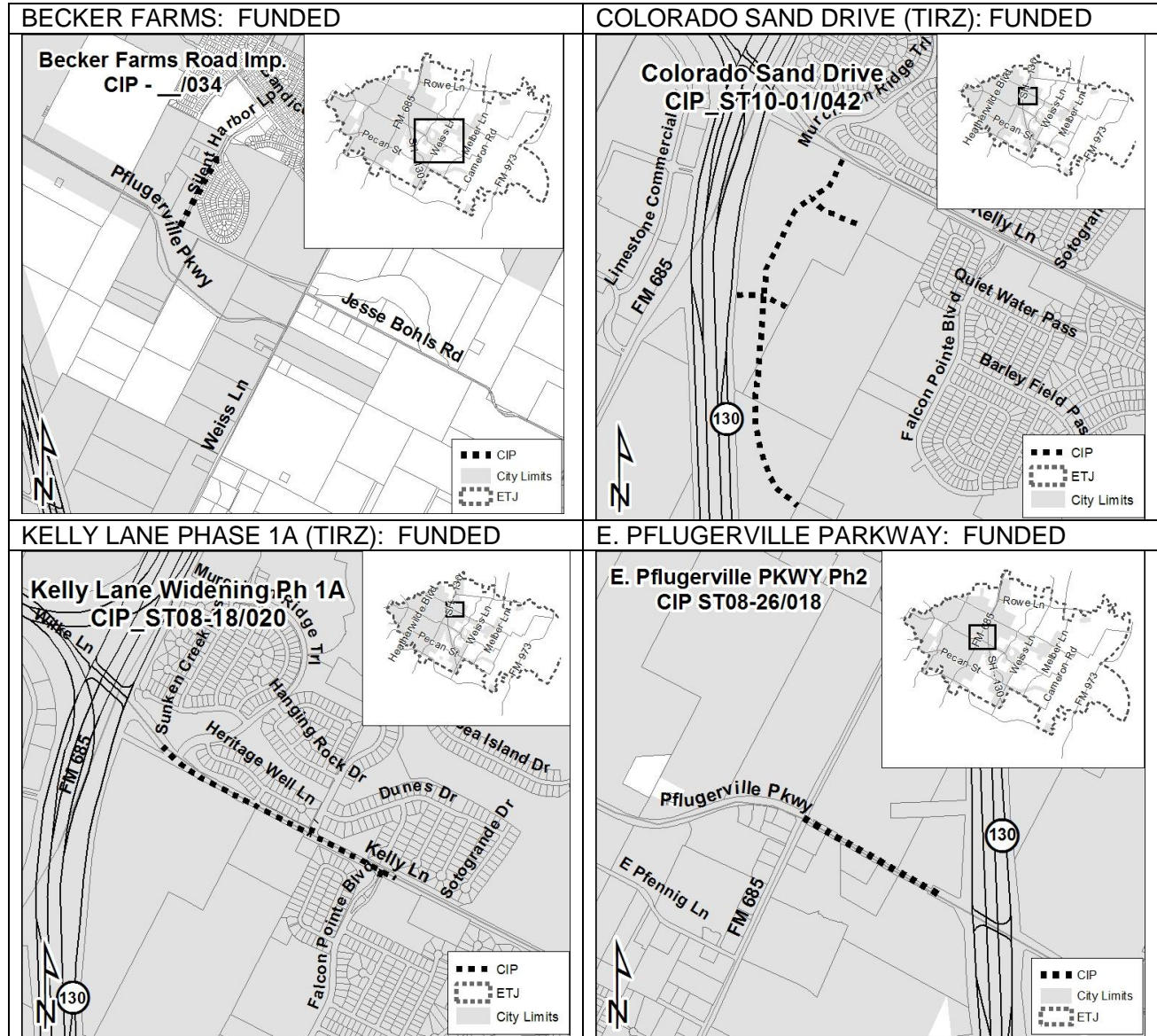
NOTIFICATION:

A public hearing notice for the Planning and Zoning Commission appeared in the Pflugerville Pflag newspaper on April 21, 2010.

ATTACHMENTS:

- Project Locator Maps
- Draft List of Travis County Projects
- Utility CIP

FUNDED STREET PROJECTS:



UNFUNDED STREET PROJECTS:

<p>HEATHERWILDE PHASE 1 & 2: UNFUNDED</p>	<p>PFENNIG LANE: UNFUNDED</p>
<p>Heatherwilde Blvd Ph 1 & 2 CIP_ST08-12/019</p>	<p>Pfenning Lane Improvements CIP ST08-24/031</p>
<p>KELLY LANE PHASE 1B: UNFUNDED</p>	<p>KELLY LANE RE-ROUTE: UNFUNDED</p>
<p>Kelly Lane Widening Ph 1B CIP ST08-18/020</p>	<p>Kelly Lane Re-route CIP ST08-18/028</p>