

Capital Improvements Plan Advisory Committee

February 16, 2022

6:31 p.m.

City Hall Room – City Council Chambers

Minutes

A meeting of the Capital Improvements Plan Advisory Committee (CIPAC) was held on Wednesday, February 16th, 2022, at City Hall's City Council Chambers room.

Members Present:

Barbara McAninch

Greg Kramer

Karim Ali

Neil Anson

Caryl Meeks

Carrie Cunningham

Isam Abousaid

Jason Carpenter

Suzanna Dooling

Jeffrey Wheeler

Chairperson

Vice Chairperson

Library Board

Planning and Zoning Commission

Parks and Recreation Board

Members Absent:

Rajab Ali

Debbie Hughey

Traffic Advisory Committee

Others in Attendance:

Bob Scott

Diana Vaughn

Claudia Gallegos

Elise Loftis

Jonathan Wheat

Andrew Combs

Rusty Pendleton

Kevin Pike

Jody Byerly

Carmella Flemming

Joshua Cohron

Herbert Cavenaugh

Connor Smotherman

Joseph Saby

Assistant City Manager Finance

Finance Director

City Treasurer

Senior Accountant

Director of Engineering - Staff Liaison

Capital Improvements Project Manager

City Council

Public Works Manager – Streets

Public Works Director

Administrative Support Specialist

PW Manager Water

Battalion Chief – Prevention - Fire

1. The meeting of the Capital Improvements Plan Advisory Committee (CIPAC) was called to order by Chairperson Barbara McAninch at 6:31pm.

2. Barbara McAninch requested the review and approval of the January 19, 2022, meeting minutes. Greg Kramer moved for approval of the minutes as written and Susan Dooling seconded. It was unanimously approved.
3. Jonathan Wheat, Director of Engineering, provided an overview of the 2022 Potential Streets Bond projects to be considered for the 2022 Bond Packages. He started by showing a regional map to provide an idea as where some of the potential projects are. Next, he presented City's staff recommendation as potential priority targets for the different neighborhoods' reconstruction projects. Those neighborhoods have either lower score or are very far beyond maintenance to extend the life of them. In addition, these neighborhoods lined up with water, sewer, or drainage items. He also explained in detail why the staff team recommends those five neighborhoods.
4. Barbara McAninch, Chairperson, inquired about the exclusion of the Country Place neighborhood from the list recommended by engineering since it is the neighborhood with the lowest average 2017 PCI score. Jody Byerly, Public Works Director, addressed her question and informed the committee that Dallas County has recently completed an asphalt mill and overlay on some of the streets to extend their life. Additionally, some of the sidewalks had handicap accessible corners installed. More streets in the neighborhood are scheduled for the same maintenance this summer and sidewalk corners will be accessible on repaired streets. Finally, Ms. McAninch informed that Country Place Drive and numerous other areas of sidewalks still have a lot of sidewalks that are dangerously uneven.
5. Discussion and comments amongst the committee members about the Potential Street Bond projects included, Barbara McAninch asked that information about the age of the recommended neighborhoods be included. Susan Dooling expressed her concern that the City was not asking for enough bond money to be issued. Karim Ali asked for an update of the PCI scores showing new numbers when it is finalized.
6. Diana Vaughn, Director of Finance, explained that replacement of water and sewer lines are not paid out of the bond election funds they are funded by fees or the Utility fund. Water and sewer lines are often replaced simultaneously with the street and sidewalk replacement projects because one does not want to repair a street and sidewalk without taking care of the water and or sewer lines that run beneath. As far as the repair or replacement of residential streetlights during a project, it can come from bonds or other funds.
7. Susan Dooling, Parks and Recreation Board, asked about the emergency generator for some building needed during emergency weather, like the snowstorm. Jonathan Wheat explained that payment for generators will come from other funds, like emergency funds. Claudia Gallegos, City Treasurer, added that the City cannot issue bonds to buy equipment. Bonds are used for capital improvements. Only when the equipment is part of construction under improvement is it calculated within the project. When the generator is replacement equipment, the City will use the equipment or fleet replacement fund, which is funded with the general fund.
8. Claudia Gallegos explained that for the bond election, the City has a proposition of projects. The City does as many projects as we have funds for. In addition, at the time of the bond election, the City presents to citizens about the target projects, explaining that there is a


possibility of changes on the proposed list due to emergency projects. Finally, she said that the City tries to stay very close to the initial proposition of the target projects.

9. Bob Scott, Assistant City Manager Finance, explained in summary how capital planning is a dynamic process, where staff has to constantly perform adjustments. He added that the City has some flexibility on the planning process and that Finance tries to account for some inflation, which recently went up to 7%. In addition, he explained that the bonds are the financial core of the capital program, but the City has a lot of other funding sources, like the year-end surplus, and some dedicated capital in terms of tax levy, such as neighborhood partnership and the dedicated capital, which typically goes to streets. In addition, we have surplus sales tax. The City Council has maintained a set sales tax level for operations and anything that is provided over that amount is available for the Council to program. Thus, on the examples discussed, we can reprogram the projects we have on the proposed bond list to be done. The City tries to build in the maximum flexibility when we go to the voters. In accordance with bond law in the materials presented during the election, we try to strike a balance of being specific enough about the proposed projects for voters to understand what they are getting for their tax dollars, but at the same time be broad enough to accept funds from other sources.
10. The next meeting was scheduled for Wednesday, March 23, 2022, and that will be the CIPAC Tour of potential projects.
11. Barbara McAninch adjourned the meeting at 7:49 p.m.

Respectfully Submitted,



Chairperson



Staff Liaison

Prioritization Matrix

Table 2: Category Rankings

Site:	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Frequency of Flooding	5	5	10	5	0	5	10	5	5	10	10	5	5	5	10
Community Impact	6	8	6	6	0	6	6	6	6	6	8	4	6	6	8
Public Safety	10	10	10	10	0	0	10	10	0	20	20	0	0	10	10
Feasibility	10	5	5	10	5	10	5	10	5	5	10	5	10	5	10
Estimated Implementation Time Frame	8	5	5	8	8	8	5	8	8	8	5	8	8	5	5
Lifecycle Cost	5	5	5	5	0	5	5	5	5	5	5	5	5	5	5
Right-of-way/ Easement Needs	4	4	2	4	4	4	4	4	4	4	4	2	4	4	2
Type of Issue	4	6	6	2	0	2	4	2	4	6	6	4	2	2	4
TOTAL:	52	48	49	50	17	40	49	50	37	64	68	33	40	42	54

Table 3: "Type of Issue" Category Breakdown

Site:	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Erosion Issue							2								
Undersized storm drain system	2	2	2			2		2	2		2	2	2	2	2
Potential slope/bank failure															
Potential infrastructure/structural failure	2	2													2
Downstream tailwater issue		2	2						2	2					
Undersized crossing			2				2			2	2				
Lack of storm drain inlets				2							2	2			
Potential roadway issue										2					
TOTAL:	4	6	6	2	0	2	4	2	4	6	6	4	2	2	4

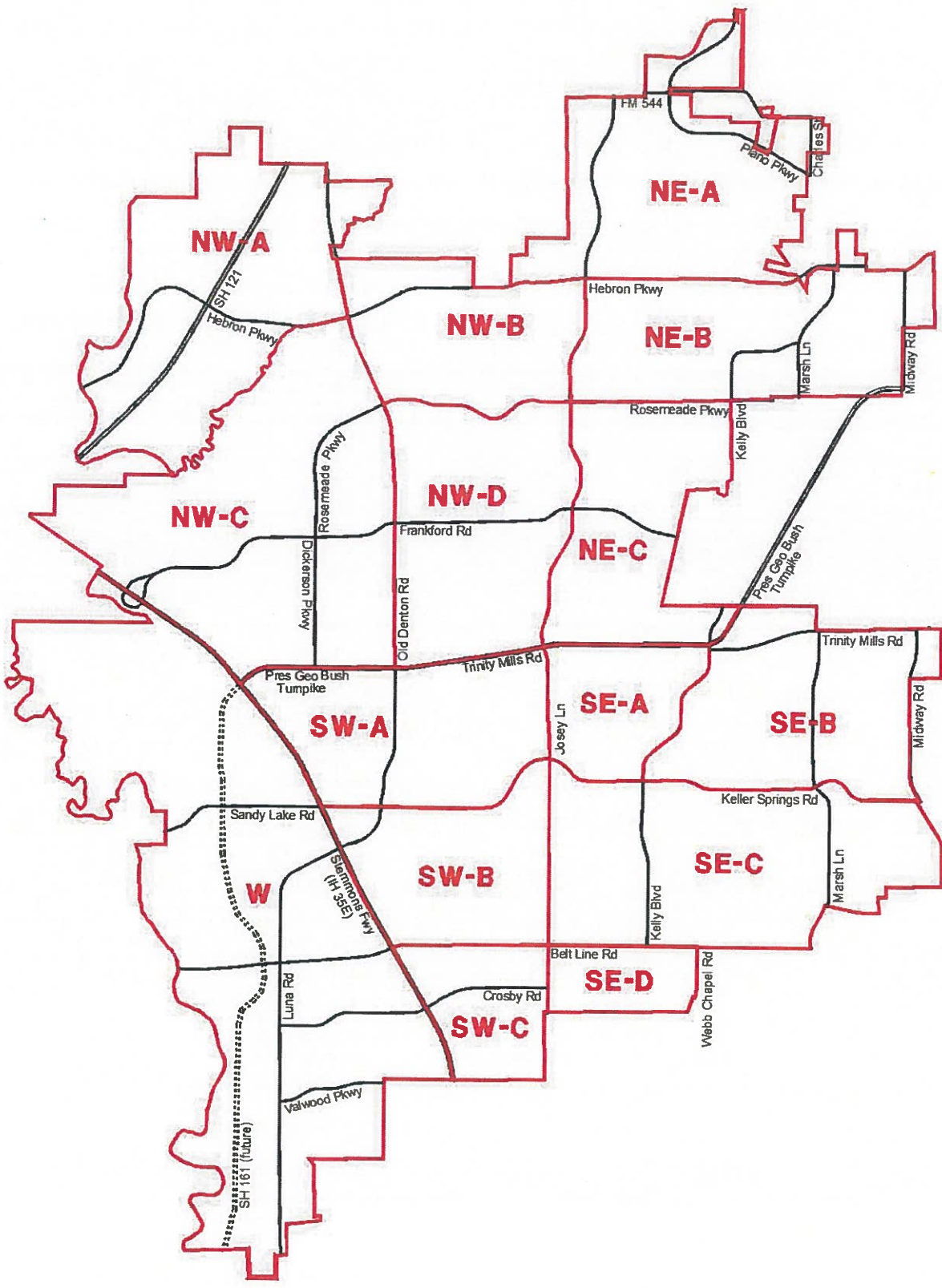
Summary

Program	Site	Cost
Localized Drainage Program	Northview and Rosemeade	\$ 429,000
	1917 Diamond Ridge	\$ 804,000
	1913 Haymeadow	\$ 461,000
	Woodcreek Subdivision (Under BNSF RR)	\$ 592,000
	Parkside Drive	\$ 880,000
Drainage Improvements	TBD	\$ 3,250,000
		Total \$ 6,416,000

Arterial & Collector Information

Street	Type	Average PVI	Proposed Total Cost	Region	Priority	Staff Priority	Trig Info Count 1	Trig Info Count 2	Year	From and To	Notes
Collector Panel Replac	Collector		\$ 5,000,000	ALL							
Arterial Panel Replac	Arterial		\$ 5,000,000	ALL							
Country Club Dr	Collector	18.10	\$ 1,028,347	SE-C	High					Kelly Blvd to Columbian Club Dr	
Milam Way	Collector	20.40	\$ 351,676	SE-C	High		1629	0	2019	Belt Line Rd E to Metrocrest Dr	
Broadway St S	Collector	38.59	\$ 2,746,373	SW-C	High		4987	3491	2019	South City Limits to Crosby Rd W	
Metrocrest Dr	Collector	39.92	\$ 1,633,483	SE-C	High					Milam Way to Country Club Dr	
Crosby Rd W	Collector	43.40	\$ 465,066	SW-C	High		8109		2019	I35 Service Rd to Broadway St S	
Webb Chapel Rd	Arterial	44.27	\$ 3,084,576	SE-D	High		13958		2019	GATEWAY AVE to BELT LINE RD E	
Peters Colony Rd E	Collector	48.03	\$ 1,734,367	NE-C	High	Yes	2086		2019	Furneaux Ln to Kelly Blvd	
Burning Tree Ln	Collector	48.40	\$ 322,995	SW-C	High	Yes	1143		2019	Broadway St S to Pleasant Run Rd	Holiday Park
Old Mill Rd	Collector	48.92	\$ 2,260,630	NE-C	High	Yes	1537	1046	2019	Trinity Mills Rd E to Kelly Blvd	Rollingwood Estates and Morningside
Crosby Rd W	Collector	50.32	\$ 2,941,970	W-B	High		6133		2019	Hutton Dr to I35 Service Rd	
Carmel dr	Collector	51.07	\$ 2,508,420	SE-B	High		791		2019	Kelly Blvd to Willowgate Ln	
Briar Hill Dr	Collector	51.87	\$ 892,613	SE-B	High		853		2008	Winding Creek Dr to Oak Trail	
Arbor Creek Dr	Collector	51.98	\$ 719,526	NE-B	High		2951		2019	Branch Hollow Dr E to Hebron Pkwy E	
Columbian Club Dr	Collector	53.30	\$ 1,312,823	SE-C	High					Belt Line Rd E to Country Club Dr	
Dove Creek Ln	Collector	53.35	\$ 1,180,924	SE-B	High		1360		2020	Kelly Blvd to Willowgate Ln	
Jackson Rd W	Collector	53.49	\$ 2,892,779	SW-A	High		2201	1655	2019	I35 Service Rd to Old Denton Rd	
Plumdale Dr	Collector	53.77	\$ 1,414,540	SE-B	High		933		2018	Belmeade Dr to Trinity Mills Rd D	
Upfield Dr	Collector	54.22	\$ 1,007,837	W-B	High		534		2019	Crosby Rd W to Main St W	
Eisenhower St	Collector	54.29	\$ 2,619,476	NW-C	High		2157	1161	2019	Halsey Way to Frankford Rd W	
Carmel Dr	Collector	54.31	\$ 946,473	SE-B	High		791		2019	Willowgate Ln to Eastern End	
Perry Rd S	Collector	54.98	\$ 1,129,398	SW-C	High		1016		2021	Pleasant Run Rd to Crosby Rd E	
Province Dr	Collector	55.11	\$ 1,017,675	NE-B	Medium		1828		2019	Alto Ave to Hebron Pkwy E	
Rosemeade Pkwy E	Arterial	55.27	\$ 9,007,352	NW-D	Medium	Yes	11477	11278	2019	OLD DENTON RD to JOSEY LN N	
Josey Ln N	Arterial	55.33	\$ 7,493,768	NW-B	Medium		27751	26674	2019	ROSEMEADE PKWY E to HEBRON PKWY E	
Belmeade Dr	Collector	55.36	\$ 1,293,313	SE-B	Medium		444		2019	Willowgate Ln to Marsh Ln	
Seminole Tr	Collector	55.49	\$ 769,885	NW-C	Medium					Waynoka Dr to Old Denton Rd	
Main St W	Collector	55.66	\$ 634,817	W-B	Medium		534		2019	Tappan Cir to I35 Service Rd	
Branch Hollow Dr E	Collector	55.76	\$ 1,114,057	NW-B	Medium		1958		2019	Old Denton Rd to NE End of Rd	
Furneaux Ln	Collector	55.90	\$ 2,597,798	NE-B	Medium		2985	2607	2019	Rosemeade Pkwy E to Branch Hollow Dr E	
Waynoka Dr	Collector	56.03	\$ 1,288,311	NW-C	Medium					Rosemeade Pkwy W to Branch Hollow Dr W	
Carmel Dr	Collector	56.35	\$ 937,802	SE-C	Medium		1274		2019	Le mans Dr to Keller Springs Rd	
Mac Arthur Dr	Collector	56.37	\$ 4,169,417	NW-C	Medium					Blanton Dr to Fourth Ave E	
Cemetery Hill Rd	Collector	56.65	\$ 1,878,606	NW-B	Medium		1873		2019	Rosemeade Pkwy E to Branch Hollow Dr E	
College Ave W	Collector	57.00	\$ 677,005	W-A	Medium		546		2019	West End of Rd to Broadway St N	Need to include connector build from W to E
Frankford Rd E	Arterial	57.25	\$ 7,495,240	NE-C	Medium		18645		2019	JOSEY LN N to EAST END	
Province Dr	Collector	57.26	\$ 672,836	NE-B	Medium		1828		2019	Stradvarius Ln to Alto Ave	
Hutton Dr	Arterial	57.36	\$ 2,520,800	W-B	Medium		6596	5820	2019	CROSBY RD W to BELT LINE RD W	
Peters Colony Rd E	Collector	57.95	\$ 2,835,417	NW-D	Medium	Yes				Standridge Dr to Josey Ln N	
Frankford Rd W	Arterial	58.14	\$ 5,139,304	NW-C	Medium	Yes	13543	12127	2019	DICKERSON PKWY to OLD DENTON RD	
International Pkwy	Arterial	58.20	\$ 3,391,672	NE-B	Medium		10640		2019	HEBRON PKWY E to MIDWAY RD	
Capital Pkwy	Arterial	58.51	\$ 2,888,432	W-A	Medium					LUNA RD N to WSRN SR	
Hebron Pkwy W	Arterial	58.93	\$ 9,232,752	NW-A	Medium		27887	21767	2019	SH 121 SR to OLD DENTON RD	
Midway Rd	Arterial	59.68	\$ 7,881,640	NE-B	Medium		34524	27531	2019	ROSEMEADE PKWY to HEBRON PKWY E	
Marsh Ln	Arterial	59.71	\$ 6,395,288	NE-B	Medium		18232	13852	2019	ROSEMEADE PKWY to HEBRON PKWY E	
Frankford Rd W	Arterial	59.95	\$ 9,300,096	NW-C	Medium	Yes	18133	14703	2019	WEST END to DICKERSON PKWY	
Josey Ln N	Arterial	60.00	\$ 7,463,960	NW-D	Low		29741	27134	2019	FRANKFORD RD E to ROSEMEADE PKWY E	
Rosemeade Pkwy E	Arterial	60.67	\$ 10,106,016	NE-B	Low		12415	12308	2019	JOSEY LN N to GALLOWAY LN	
Hutton Dr	Arterial	61.30	\$ 2,891,376	W-B	Low	Yes	4240		2019	VALWOOD PKWY to CROSBY RD W	
Luna Rd	Arterial	62.24	\$ 8,971,840	W-B	Low		21352	19747	2019	KEENAN BRIDGE RD to VALWOOD PKWY	
Luna Rd	Arterial	62.43	\$ 7,943,648	W-B	Low		20996	19303	2019	VALWOOD PKWY to BELT LINE RD W	
Keller Spring Rd	Arterial	62.65	\$ 6,214,968	SE-A	Low					JOSEY LN N to KELLY BLVD	
Josey Ln N	Arterial	62.67	\$ 7,610,608	SW-A	Low		33973	28476	2019	KELLER SPRINGS RD to TRINITY MILLS RD E	
Josey Ln N	Arterial	62.76	\$ 13,093,808	NE-A	Low		28008	27677	2019	HEBRON PKWY E to NORTH END	
Standridge Dr	Collector	58.13	\$ 1,555,944	NW-D	Medium	Yes				Frankford Rd E to Peters Colony Rd E	
Furneaux Ln	Collector	58.29	\$ 2,224,779	NE-C	Medium					Frankford Rd E to Peters Colony Rd E	
Carmel Dr	Collector	58.57	\$ 2,352,509	SE-A	Medium					Keller Springs Rd to Kelly Blvd	
Crosby Rd W	Collector	58.69	\$ 2,883,274	W-B	Medium					Selene Dr to Hutton Dr	
Le mans Dr	Collector	58.88	\$ 1,694,347	SE-C	Medium					Carmel Dr to Kelly Blvd	
Cemetery Hill Rd	Collector	58.96	\$ 2,443,888	NW-D	Medium	Yes				McCoy Rd to Frankford Rd E	
McCoy Rd	Collector	59.29	\$ 3,077,538	NW-D	Medium	Yes				Trinity Mills Rd E to Cemetery Hill Rd	
Rolling Oaks Dr	Collector	59.46	\$ 987,827	NW-B	Medium					Hebron Pkwy E to Polker Rd	
Furneaux Ln	Collector	59.46	\$ 1,431,549	NE-C	Medium					Peters Colony Rd E to Rosemeade Pkwy E	
Tarpley Rd	Collector	59.63	\$ 1,771,552	SE-B	Medium					Belmeade dr to Trinity Mills Rd E	
Willowgate Ln	Collector	59.85	\$ 1,796,731	SE-B	Medium					Timberleaf Dr to Trinity Mills Rd E	
Broadway St N	Collector	59.88	\$ 2,933,633	SW-A	Medium					Whitlock Ln to Trinity Mills Rd W	
Crooked Creek Dr	Collector	64.81	\$ 2,389,379	NW-D	Low	Yes				McCoy Rd to Woodbury	
College Ave W	Collector	0.00	\$ 3,450,000	W-A	High	Yes				Connecting College Ave	

Program/ Subdivision	Type	Average PDI	Proposed Total Cost	Region	Priority	Water Age	WW Age	Drainage Age	W/WW/SW Work	Phasing Plan	Staff Priority	Notes
Residential Panel Replacement	Neighborhood		\$ 5,000,000	ALL								
Neighborhood Improvement	Neighborhood		\$ 5,000,000	ALL								
Alley Improvement	Neighborhood		\$ 2,500,000	ALL								
Briarwyck*	Neighborhood	63.17	\$ 8,641,319	SE-B	Low	35	41	47	Yes			
Cambridge Estates	Neighborhood	55.69	\$ 4,710,854	NW-C	Medium	22	39	46	Yes			
Copperwood	Neighborhood	53.92	\$ 5,551,608	SE-B	High	30	40	46	Yes			
Country North Estates	Neighborhood	61.16	\$ 4,852,425	SW-A	Low	35	51	46	Yes			
Country Villas	Neighborhood	41.36	\$ 17,998,328	SE-C	Delay						X	Asphalt Mill and Overlay in progress, consider next bond
Country Place	Neighborhood	48.34	\$ 2,764,382	SE-C	High	34	47	39	Yes			
Countryside	Neighborhood	52.95	\$ 6,722,360	NE-C	High					Yes		
EW Brake	Neighborhood	58.31	\$ 4,067,533	SW-C	Medium	27	16	None	No			
Francis Perry*	Neighborhood	49.04	\$ 3,277,972	SW-C	High	14	14	37			3	
Holiday Park*	Neighborhood	56.91	\$ 2,812,239	SW-C	Medium	26	26	16	No	Yes		
La Cuesta Mesa	Neighborhood	66.15	\$ 7,184,591	SE-A	Low	36	40	14	Yes			
Morningside	Neighborhood	59.11	\$ 3,826,412	NE-C	Medium	34	42	23	Yes	Yes	5	Old Mill Rd
Nottingham Estates	Neighborhood	45.33	\$ 8,662,496	NW-C	High	31	45	34	Yes			
Oak Hills Estates	Neighborhood	56.51	\$ 2,556,945	NW-B	Medium	29	28	47	Yes			
Oakwood Estates	Neighborhood	64.04	\$ 2,698,849	SW-A	Low	32	47	45	Yes			
Park Terrace	Neighborhood	58.77	\$ 5,400,699	SW-B	Medium			32				
Ridgecrest Estates	Neighborhood	68.29	\$ 3,460,563	SW-A	Low	33	52	43	Yes			
Rollingwood Estates	Neighborhood	44.26	\$ 22,094,542	NE-C	High	48	45	37	Yes	Yes	1	Old Mill Rd
Summerfield	Neighborhood	53.27	\$ 2,034,517	SE-A	High	31	41	37	Yes			
Summertree	Neighborhood	52.29	\$ 7,260,795	SE-B	High	25	38	47	Yes			
Wellington Run (1-3)	Neighborhood	56.28	\$ 9,115,389	SE-B	Medium	30	28	40	Yes			
Windmill Hill	Neighborhood	56.00	\$ 6,263,130	NW-D	Medium	34	42	33	Yes		2	Multiple W/WW issues as well
Woodcreek	Neighborhood	56.61	\$ 7,626,978	SE-A	Delay		45	45	Yes	X		Asphalt Mill and Overlay in progress, consider next bond
Woodgate	Neighborhood	53.34	\$ 6,989,493	NW-C	High	22	43	31	Yes			
Woodlake 4	Neighborhood	51.89	\$ 2,365,182	NE-C	High	21	42	32	Yes			
Woodlake 5	Neighborhood	49.15	\$ 3,629,481	NW-D	High	35	48	Needs	Yes		4	Drainage system needed, currently water ponds in roadway and requires PW staff to come out and clean



Traffic & Drainage Info

Traffic Signals	Traffic	\$ 1,500,000	ALL	High	Yes	
Turn Lanes	Traffic	\$ 500,000	ALL	High	Yes	
Arterial Streetlights	Traffic	\$ 2,500,000	ALL	High	Yes	
Signal Backups	Traffic	\$ 132,000	ALL	High	Yes	
Intersection Improvements	Traffic	\$ 1,500,000	ALL	High	Yes	
Misc Drainage Projects	Drainage	\$ 3,250,000	ALL	High		
Northview & Rosemeade	Drainage	\$ 493,350	NW-D	High		
1917 Diamond Ridge	Drainage	\$ 924,600	NE-A			
1913 Haymeadow	Drainage	\$ 530,150	NE-C			
Woodcreek Subdivision	Drainage	\$ 680,800	SE-A			
Parkside Drive	Drainage	\$ 1,012,000	SW-C			