

Capital Improvements Plan Advisory Committee

City Hall – Council Briefing Room
1945 E. Jackson Road, Carrollton, TX 75006
September 27, 2023, 6:30 P.M.

Minutes

A Capital Improvements Plan Advisory Committee (CIPAC) meeting was held on Wednesday, September 27, 2023, at the Carrollton City Hall in the Council Briefing Room.

Members Present:

Karim Ali	Chairperson
Neil Anson	
Caryl Meeks	
Jean Litzler	
Rick McKinstry	
Carrie Cunningham	

Other Attendees:


Jonathan Wheat	Engineering
Andrew Combs	Engineering
Carmella Flemming	Engineering
Isam Abousaid	Library Board
Suzanna Dooling	Parks & Rec. Board
Herb Cavanaugh	Fire
Scott Windrow	Planning & Zoning Commission
Diana Vaughn	Finance
Melissa Everett	Finance
Claudia Gallegos	Finance
James Kim	Finance

1. The meeting of the Capital Improvements Plan Advisory Committee (CIPAC) was called to order by Chairperson Karim Ali at 6:31 PM.
2. Ali opened the motion for approval of the previous meeting's minutes. Revisions for two typos were proposed and the motion was approved as amended.
3. Budget Updates - Diana Vaughn, CFO, presented updates on the budget process. Vaughn stated that the City had gone through the budget process and that it was adopted by Council on September 12, 2023. She proceeded to walk through the key points of the budget, including the tax rate reduction from \$.56250 to \$.55375 and the increase in senior exemption from \$80,000 to \$87,000. She also emphasized that the capital projects budget was increased by over \$120 million. Chairperson Ali asked if any of \$120 million capital budget was assigned to bond projects. Vaughn answered that the \$120 million budget is comprised of funding from all sources, including the sale of bonds. She proceeded to go over the bonds that were planned to be sold in FY2024.
4. Update On Current CIP Projects - At 6:48 PM, Andrew Combs, Capital Improvement Projects Manager, began the discussion on CIP project updates. Combs presented a current list of CIP projects and noted

that there were 16 projects totaling ~\$53 million that are either in construction or going to construction, as well as around 20 projects totaling ~\$118 million that are in design. He mentioned that the team generally has \$50 million - \$60 million of projects in construction at any one time. Combs mentioned that this is reflective of the team being fully staffed and able to start, work through, and complete more projects. He then proceeded to highlight some of the major projects being worked on, including the Rosemeade Rec Center Gym and Don Cline Pump Station Improvements.

5. Bond Summary and Updates – At 6:58PM, Jonathan Wheat, Director of Engineering, began by presenting an overview of the bond summary. Wheat explained that some projects were shifted either forward or backward in funding and highlighted the Nob Hill project being brought forward. Wheat clarified that the bonds are specific to streets but not to a particular street improvement project. He explained that projects are moving along and that many of the projects on the list have already been completed. Wheat also clarified that most of the 2013 bond projects are closed out other than Nob Hill and Main/4th. Chairperson Ali asked if anything was received from Denton County for Hebron Parkway. Wheat explained that Hebron Pkwy & Frankford Rd are receiving funding from the Denton County bond election. Ali thanked Jonathan for preparing the bond presentation.
6. Schedule and Discussion of Future Meeting – The committee decided on December 6, 2023 at 6:30 PM for the next CIPAC Meeting.
7. Other Business – Scott Windrow introduced himself to the Committee and was welcomed to CIPAC by Chairperson Ali.
8. The CIPAC Meeting was adjourned by Chairperson Ali at 7:24 PM

Respectfully Submitted,



Chairperson



Staff Liaison

Bond Summary (\$000's)

Streets Projects	Bond Year	Amount	2013 Bonds	2018 Bonds	2022 Bonds
Authorized		223,635	43,175	78,010	102,450
Totals		223,635	43,175	78,010	102,450
Old Denton Road	2013	5,000	3,625		
Perry Road	2013	300	115		
Myers St	2013	270	270		
Carroll Ave	2013	145	145		
Traffic Signals/School Flashers	2013	875	875		
Woodlake #2	2013	2,510	2,510		
Alleys	2013	2,300	7,000		
Rosemeade #2	2013	2,820	3,990		
Nob Hill	2013	4,830	1,000	4,305	
Main/4th	2013	500	1,000		
Crowley Extension Design/ROW	2013	220			
Screening Walls/RR Zones	2013	500	240		
Sidewalks	2013	500	420		
Res Streets	2013	1,000	2,090		
Downtown Drainage 9x5 Culverts	2013	1,810	1,290		
Downtown Drainage 10x6 Culverts	2013	2,070	-		
Palo Alto	2013	3,960	2,790		
Carrollton Downs Ph 1	2013	2,685	-		
Carrollton Downs Ph 2	2013	2,800	-		
Woodlake #3 Streets	2013	3,400	3,400		
Jackson Arms	2013	1,870	1,700		
Santa Rosa Heights	2013	2,810	2,810		
Intersection Improvements		-	2,000		
Industrial Street Rehab		-	1,600		
Subdivision Panel Replacements	2018	2,500		1,500	
Traffic Signals	2018	1,500		1,500	
Turn Lane Improvements	2018	500		500	
Arterial Street Lights	2018	500		500	
Monetary Lane	2018	1,680		1,680	
Perry Road	2018	3,250		3,250	
Main/4th	2018	2,010		2,010	
Crowley Dr	2018	890	890		
Country Club Dr	2018	3,270		3,270	
Study Lane	2018	600		600	
Whitlock Lane	2018	1,720		1,720	
Cemetery Hill	2018	2,800		2,800	
Jackson Rd	2018	2,130		2,130	
Sandy Lake Rd	2018	4,210		4,210	
Myerwood	2018	730	255	475	
Cromwell Dr	2018	1,100		1,100	

Bond Summary (\$000's)

Streets Projects	Bond Year	Amount	2013 Bonds	2018 Bonds	2022 Bonds
Northside Dr	2018	1,590		1,590	
Ridgecrest Estates	2018	2,250		2,250	
Ridgecrest Estates Alleys	2018	880		880	
Res Streets	2018	2,130		655	
Green Valley Estates	2018	2,000		2,000	
Green Valleys Estates Alleys	2018	270		270	
Whitlock West	2018	2,200		2,545	1,130
Whitlock West Alleys	2018	260		260	
Whitlock East	2018	4,340		4,915	425
Whitlock East Alleys	2018	1,120		1,120	
Carrollton Heights	2018	5,690		5,690	
Crosby Estates	2018	7,630		7,630	
Crosby Estates Alleys	2018	1,680		1,680	
Belaire Heights	2018	1,500	1,500		
Nortcrest Estates	2018	9,230	1,050	8,180	
Northcrest Estates Alleys	2018	610	610		
Northland Estates	2018	3,640		3,640	
Northland Estates Alleys	2018	1,600		1,600	
Windmill Hill	2022	8,125		900	7,225
Webb Chapel	2022	3,075		330	2,745
Francis Perry Estates	2022	4,200			4,200
Country Villas	2022	3,525			3,525
Rollingwood Estates (1)	2022	9,525			9,525
Hutton Drive	2022	2,525			2,525
Crooked Creek Drive	2022	2,500			2,500
Cemetery Hill Road	2022	2,450			2,450
McCoy Road	2022	3,075			3,075
Traffic Signals	2022	1,500			1,500
Turn Lanes	2022	500			500
Arterial Streetlights	2022	1,500			1,500
Intersection Improvements	2022	1,500			1,500
Residential Streetlights	2022	500			500
E. Rosemeade Pkwy	2022	9,000			9,000
W. Frankford Rd	2022	14,450			14,450
EW Brake	2022	5,250			5,250
Countryside	2022	8,675			8,675
Woodlake (Sec 4)	2022	3,100		325	2,775
Briarwyck Estates	2022	11,175			11,175
E. Peters Colony	2022	2,825			2,825
Metrocrest Dr	2022	1,725			1,725
Old Mill Rd	2022	1,425			1,425
Burning Tree Ln	2022	325			325

CIPAC Meeting

FY 2024 Budget Update

9/27/2023

Where Connections Happen



FY 2024 Budget Update

Budget Adoption on 9/12/2023

- Significant Budget Items:
 - Reduced Tax Rate from \$.56250 to \$.55375.
 - Increased Senior Exemption to \$87,000
 - Maintained Homestead Exemption of 20%.
- Increased Capital Projects by \$120 million (See page 57 of the budget)
 - Primarily in General and Public Safety Capital,
 - Streets
 - Utility Fund
 - Community Development
 - Parks

FY 2024 Budget Update

Capital Improvement Plan (CIP) – Page 145

- General Obligation Bonds:
 - \$29.2 million GO bond sale planned for 2024.
 - Approximately \$29 million planned for next few year.
- Utility Bonds
 - \$8 million Revenue bond sale planned for 2024.
 - \$10 million Revenue bond sale planned for 2026.
 - Paygo Funding of Various Amounts Planned for 2024-2029.

Questions?

To see Budget Click Here:

<https://www.cityofcarrollton.com/home/showpublisheddocument/36873/63>

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CITY OF CARROLLTON - MAJOR CAPITAL IMPROVEMENT PROJECTS

	Project	Construction Cost	Start Date	Projected Finish	% Complete	Work Involved or Remaining Work
	Crosby Estates North Street Reconstruction ¹⁸	\$4,960,000	Q2 2023	Q2 2024	35%	Streets include Miliam Way & Circle, Sam Houston & Circle, Reagan, Crosby, and alleys
	Ridgecrest Estates Phase 1 ¹⁸	\$2,997,048	Q1 2023	Q1 2024	40%	Street and sanitary sewer reconstruction on Hawthorne, Crest View, North Crest, West Crest, South Crest and Alleys
	Nob Hill 1 Street Reconstruction ¹³	\$4,779,864	Q1 2023	Q2 2024	50%	Streets include Reunion, Railroad, Haney, Spyglass, Stain Glass, and Lookout Place
	Northland Estates ¹⁸	\$5,266,909	Q2 2023	Q2 2024	10%	Streets include Northland, Evergreen, Greenmeadow, Greenhill
	Screening Wall along Webb Chapel ^{PAYG}	\$616,054	Q1 2023	Q3 2023	50%	Screening wall along Webb Chapel Road between Belt Line Road and Gateway Lane/city limit. Project combined with street improvements
	Monument Sign Project ^{PAYG}	\$507,974	Q3 2022	Q2 2023	99%	Updates and/or new construction for 17 Gateway Monument Signs and 1 Wall Sign citywide
	Indian Creek Phase 1	\$675,000	Q2 2021	Q4 2021	90%	Repair of eroded areas along Indian Creek north of Hebron
	Denton Drive Drainage Improvements	\$1,216,030	Q1 2023	Q3 2023	99%	Closed system improvements from Northside Drive to Hutton Branch
	Josey EST Replacement ^{PAYG}	\$5,778,000	Q1 2021	Q3 2023	99%	Replacement of 1.5 MG tank with new 2.0 MG tank. New tank in service & old tower demolished. Final tie-ins & site demo underway
	Crosby/Broadway Culvert Improvements	\$1,000,000	Q2 2021	Q4 2022	95%	Replacement of box culverts
	Don Cline Pump Station Improvements ^{PAYG}	\$10,000,000	Q4 2022	Q4 2024	50%	Modernization & rehabilitation of city's main pump station. Interior remodel complete. Beginning pump and valve phase
	Rosemeade Rec Center Gym ^{18&22}	\$8,000,000	Q2 2023	Q3 2024	20%	Addition of new gym, multi-purpose, esports & elevated walking track. Construction started April 2023. Foundation & floorslab complete
	McInnish & R.E. Good Concession/Restroom ¹⁸	\$1,200,000	Q3 2023	Q1 2024	0%	Two new concession/restroom buildings at McInnish & RE Good, rehab of parking lot
	Project	Construction Estimate	Const. To Start	Projected Finish		Work Involved
	Misc. Street Reconstruction 2022 PH 1 ¹⁸	\$3,400,000	Q3 2023	Q3 2024	0%	Study Lane, Jackson Road (McCoy to Josey)
	Improvements along Hebron Parkway ^{PAYG}	\$465,000	Q2 2023	Q4 2023	0%	1,035 LF of traffic rail with sidewalk and Skyrocket Juniper along the south side of E Hebron between 1st Street and Marsh Ridge Road
	2022 Alley Replacements ^{PAYG}	\$2,550,000	Q3 2023	Q1 2024	0%	City wide alley replacements with a total of 13745 LF
Going to Construction						

Streets

Facilities, Utilities & Drainage

Going to Construction

Projects Completed Since January 2021

Project Name	Cost	Started	Finished		
Northcrest Estates 3 Street Reconstruction ¹⁸	\$2,885,595	4/20	8/21	100%	Complete
Crosby Estates South Street Reconstruction ¹⁸	\$5,188,682	3/22	3/23	100%	Complete
Woodlake #3 Alley Reconstruction ^{PAYG}	\$1,175,100	10/20	6/21	100%	Complete
Golden Bear Pump Station Imp ^{PAYG}	\$1,637,000	6/20	04/21	100%	Complete
Northcrest Estates 2 Street Reconstruction ¹⁸	\$3,217,538	4/22	1/23	100%	Complete
Northcrest Estates 1 Street Reconstruction ¹⁸	\$3,249,133	3/21	1/22	100%	Complete
A.W. Perry Street Reconstruction ^{PAYG}	\$1,975,807	9/21	10/22	100%	Complete
Monetary Lane ¹⁸	\$1,082,411	12/20	06/22	100%	Complete
Critical Bridge Repair on Frankford ¹⁸	\$233,475	11/22	12/22	100%	Complete
Hebron Storage Tank Fence Replacement 2021 ^{PAYG}	\$336,831	5/22	8/22	100%	Complete
City Hall Remodel ^{PAYG}	\$1,134,000	2/21	1/22	100%	Complete
in const and to start	\$53,411,879				
in design	\$118,752,600				
Active & design	\$167,204,479				
Completed since 2021	\$22,115,572				
All listed projects	\$189,320,052				
	2013 Bond Program				
	2018 Bond Program				
	2022 Bond Program				
	Pay As You Go				

Streets

Facilities
Utilities