

# CAPITAL IMPROVEMENT PLAN

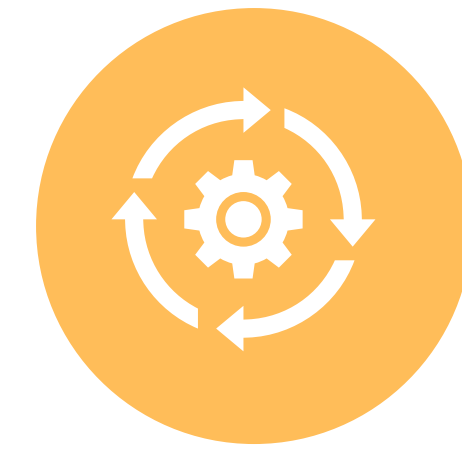
## NOLANVILLE'S ROADMAP



**Identify**



**Plan**



**Budget/Execute**



**Maintain**



# CAPITAL IMPROVEMENT PLAN

## WHAT IS A CAPITAL IMPROVEMENT PROJECT?

- Construction, major maintenance, and improvement projects.
- Infrastructure upgrades and replacement
- Capital Improvement Plan: A 5 to 10-Year Plan
  - It is updated annually – Not “One and Done.”
  - Council approves it
  - Future Capital Improvement Projects



The Capital Improvements Plan (CIP) addresses Nolanville’s long-term needs in street repairs, drainage improvements, parks, and other public utilities and facilities. These projects are typically scheduled over several years to address the City’s ability to pay for the improvements. Capital Improvement Projects are relatively expensive and non-recurring; periodically, these improvements are financed with Bonds or Certificates of Obligation.

## Capital Infrastructure

Major infrastructure improvements are accomplished using different sources of funding. The Street Maintenance Fund, funded by a 1/4% sales tax, the vote to approve this tax for an additional four years was successful in 2021. Grants from the Killeen Temple Metropolitan Planning Organization (KTMPPO) and the Texas Department of Transportation (TxDOT) are another funding source. A call for projects occurs every 2-3 years. Community Development Block Grants and other Federal/State grants are sometimes available for these projects. Ideally, future budgets will provide a provision to save for matching fund requirements, engineering, and other professional services involving project call submissions. This will ensure the City is postured to receive grant awards by preparing projects to be “shovel ready” and to request adequate funding through the detailed opinion of probable cost (OPC).





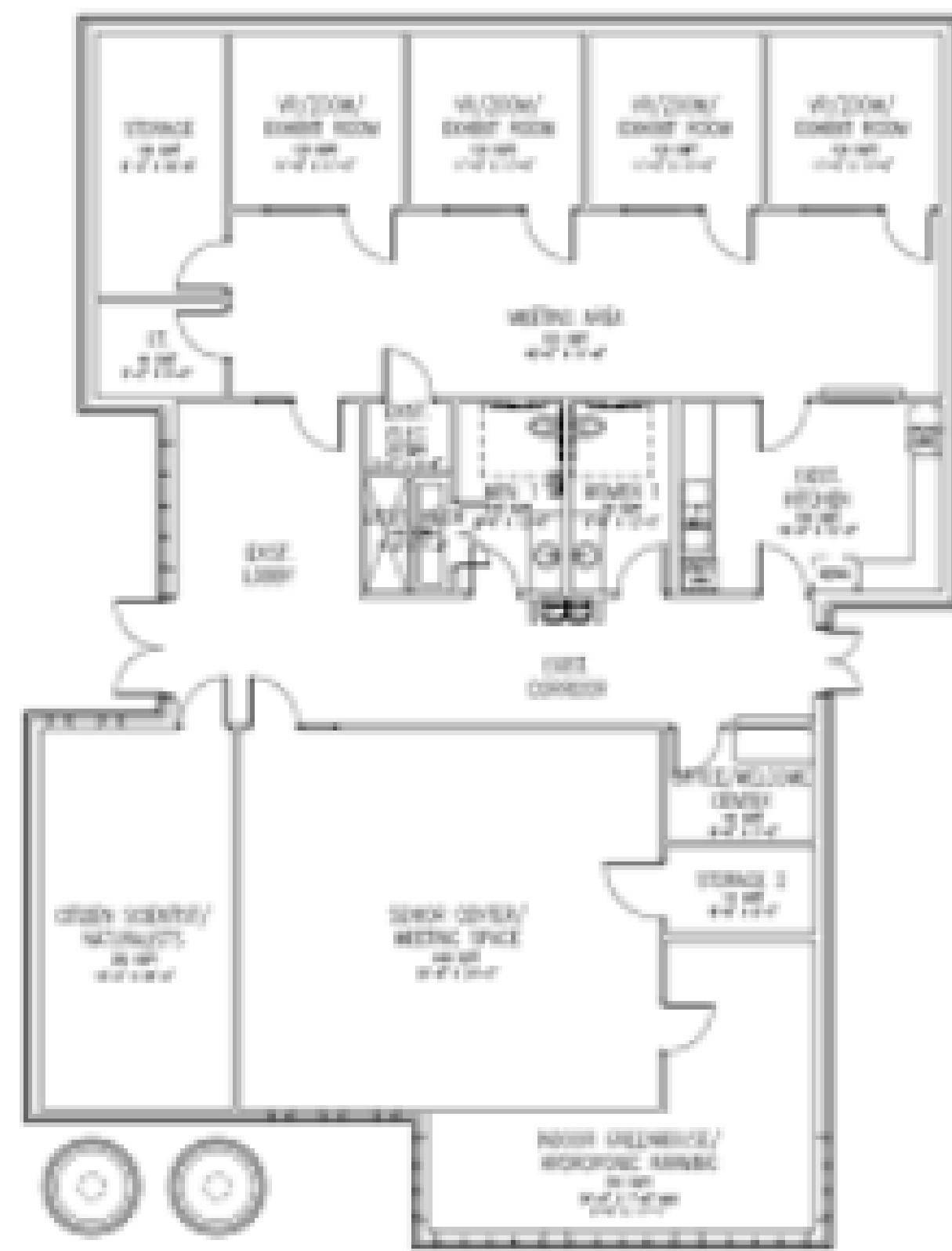
# CAPITAL IMPROVEMENT PLAN - COUNCIL PRIORITIES/PROJECT LIST

## FY 22-23 Project List

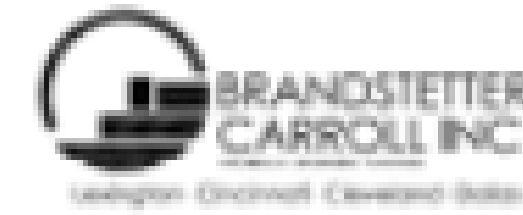
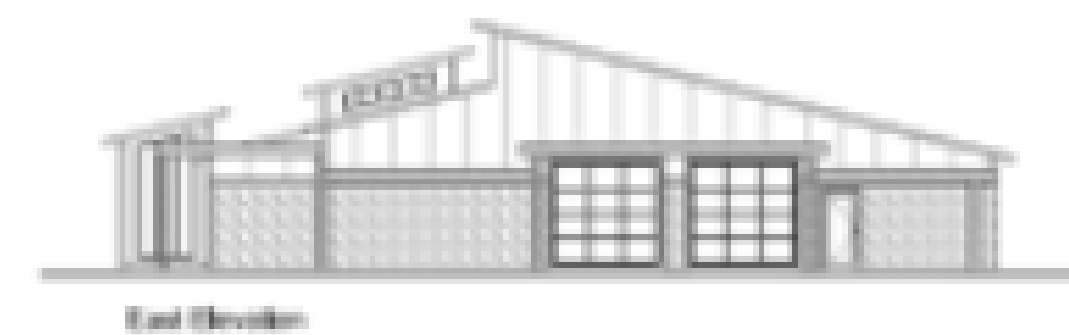
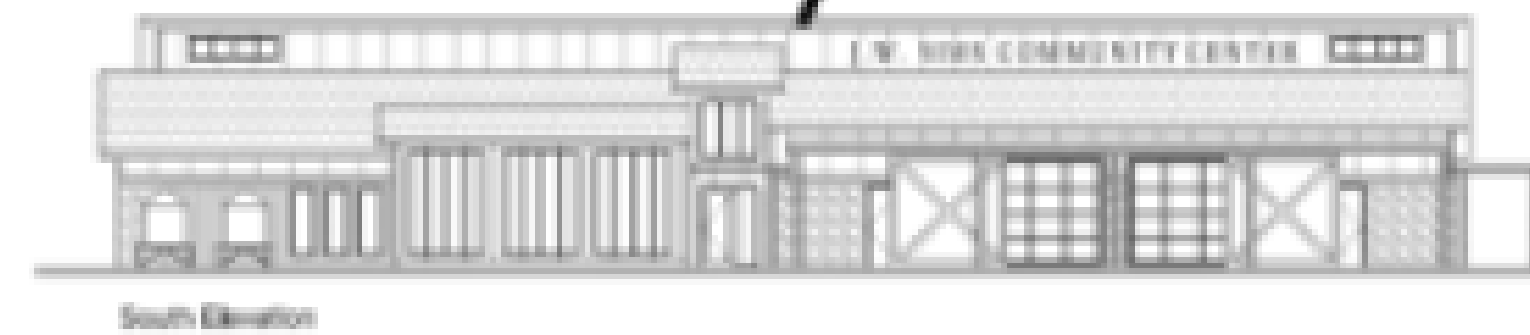
ITEM	Department	Strategy/Provision	Cost
Avenue G/ 5 <sup>th</sup> / 439 Spur	Public Works November 2020, 80% Funding = \$ 564,270 20% City Match = \$142,000 <u>plus</u> overruns	Sales Tax Street Maintenance Fee & Public Works Operational Total Original Project Cost (OPC) awarded: \$705,337, request additional funding from KTMPO July 2022	Sales Tax Street <u>Maint.</u> for next FY 22 & FY 23, Approved increased funding based on the current OPC: <b>\$995,569</b> 80% Funding = \$795,455 20% Local Match = \$199,133
Old Nolanville Road Bridge and Shared Use Path	Public Works	Texas Bank Institute for low interest / short term project loan OR request extension	Total OPC: \$1,924,841 Match: \$384,968 Engineer:\$328,460
City Hall Improvements Secured Parking Animal Control Holding	PW – Building Improvement Capital Outlay – Unrestricted Reserve	Bid parking lot as add alternate with Avenue G/5 <sup>th</sup> /439 Spur in August 2022, allocate a portion of the reserve	\$400,000 was last quote
City Sign & Wayfinding	Capital Outlay – Unrestricted Reserve Transfer	Partnership with EDC Construction documents are complete, City installation using own workforce	\$140,000
Community Center Improvement	Community Center (Facilities)	ARPA funding to renovate existing structure. Bond 2024 for expansion	\$1 million ARPA
Monarch and Fox Park	Parks and Recreation	Complete Monarch Large Park Grant and fund enough to complete Fox Park Skate Park	\$200,000 TPW grant TBD



# CAPITAL IMPROVEMENT PLAN



## J.W. Sims Community Center



Nolanville Community Center Expansion  
Preliminary Concept - BCI Project 21104

Submitted

**Report Information**

Report Name  
TX4215-P&E Report-Q1 2022

Report Type  
Project and Expenditure Report

Report Period  
Annual March 2022

Reporting Period Start Date  
3/3/2021

Reporting Period End Date  
3/31/2022

Submission Deadline  
4/30/2022 11:59 PM

Allocated Amount  
\$1,456,733.59

American Rescue 2021	Professional Service	Construction	TOTAL	Comments
Community Center Renovation	80,000	1,000,000	\$1,080,000	
Community Center Expansion				
Skate Park	12,000	110,000	\$122,000	
City WIFI			\$0	Pending Information
Digital Fiber		76,800	\$76,800	\$1600 monthly accrued for 4 years
		0	\$0	
COVID Dec 31, 2021 - June 30, 2021	38,000		\$0	COVID Activities between Dec 31, 2021 and Jun 30, 2021
<b>Project Total</b>			<b>\$1,278,800</b>	Unobligated <b>\$177,934</b>
<b>ARPA Total</b>			<b>\$1,456,734</b>	

Total Expenditures as of 4.19.2022: \$144,647.00

Bond 2020 Fund Project	Engineering	Construction	TOTAL	Comments
Avenue H N 40-04 Phase I (Grant)	*223,325	250,000	\$250,000	Contract let in August 2021
Avenue H Phase II (Mesquite to Jackrabbit)	47,200	603,638	\$650,838	(Emergency Bridge Repairs Included)
Woodland (Ash, Birch, Cedar)	102,250	750,070	\$852,320	Six (6) roads- East and West Sides, added Dogwood and fill other streets
Bridge Old Nolanville Road				Included in Ave H Phase II
Channel Improvements	18,000		\$18,000	319 TCEQ grant submitted for construction
<b>Project Total</b>			<b>\$1,771,158</b>	Remainder funded with PW M&O and Street Sales Tax
<b>Bond Total</b>			<b>\$1,500,000</b>	

\* Denotes different fund



# CAPITAL IMPROVEMENT PLAN

## Bond 2020 Accomplishments

A combination of these resources were used to fund the engineering and construction for the “Nolanville Park Connectivity Project” completed in August 2022. The work extended from Avenue H at 10th Street, down Mesquite, and ended at Monarch Park. Total construction costs were \$1,558,802, TxDOT funded 80% of the amount, and the City matched 20% using the Street Maintenance Fund. Engineering was partially funded by the 2020 Certificate of Obligation (COO).

The 2020 COO allowed the City to maximize the construction mobilization to improve mobility on the Northeast side of Nolanville. A separate contract was let by the City to complete the rest of Avenue H reconstruction from Mesquite to Jackrabbit, which also included scope to provide emergency repairs to Old Nolanville Road. Surveys on the East and West Tributary were performed to assist in engineering plans to improve the ditch and detention pond on 10th Street and evaluate remedies for the low water crossing at Mac’s Mobile Home Park near Avenue I.






# CAPITAL IMPROVEMENT PLAN

## AFFORDABLE HOUSING

### The Woodlands (formerly The Plaza) & Neighborhood Empowerment Zone (NEZ)

Reconstruction of Ash, Birch, Cedar, and East Dogwood was completed in June 2022, using mixed funding from Bond 2020 funds, Public Works operating budget, and Street Sales Tax. The remaining streets in the Woodlands, Fir, Live Oak, Pine, and Willow, received chip seal treatments. The total investment for this construction was \$750,070. Sales tax allocated for street maintenance will be used to incrementally reconstruct the remaining streets or collectively with a future Bond.





Neighborhood Empowerment Zone Program (NEZ)

*Promoting housing, economic development and quality services in the City of Nolanville*

The City of Nolanville is exploring new programs to encourage neighborhood level improvements and more affordable housing!

**Neighborhood Empowerment Reinvestment Zone:**  
Chapter 378 of the Texas Local Government Code allows a municipality to create a Neighborhood Empowerment Zone (NEZ) when a "...municipality determines that the creation of the zone would promote:

- an increase in economic development in the zone;
- an increase in the quality of social services, education, or public safety provided to residents of the zone; or
- the rehabilitation of affordable housing in the zone."

**What area is covered?**  
Multiple areas may be designated a NEZ. The area known as the Woodlands (formally known as the Plaza) is the first area designated as a NEZ: Neighborhood Empowerment Reinvestment Zone No. 1.

**What incentives are available?**

- Municipal Property Tax Abatement: up to 100% abatement for 5 years on increase in appraised value resulting from improvements
- Fee Waivers: building permits, plat applications, demolition permit, board of adjustment application, zoning application, and other development fees
- Release of City Liens: weed liens, demolition liens, and board-up/open structure liens.

**What projects are ineligible?**

- Sexually Oriented Businesses
- Non-residential mobile structures
- Stand-alone bars
- Package stores or liquor stores
- Projects to be constructed on property purchased or to be purchased under a contract for deed

**What if I don't want to apply?**  
If you do not wish to apply for NEZ incentives owners/developers may fill out and sign an Opt-Out form.

**Review Process for Applications.**  
All requests for tax abatement and NEZ incentives must go before the City Council for a vote. House Bill 3143 took effect on September 1, 2019, which requires at least 30 days advance notice be given of the tax abatement. Applicants requesting tax abatement may not submit for a building permit until the abatement has been approved by the City Council and the applicant has signed a contract. In order for a property owner/developer to be eligible to apply for any NEZ incentives for a Project:

- Must submit a complete application
- Must not be delinquent in paying property taxes for any property owned by the owner
- Must not be responsible for City liens on the project property
- Must not have any City liens filed against any property owned by the applicant or property owner/developer
- Must not have been subject to a Building and Standards Commission's Order of Demolition

**What is the application fee?**

- The **non-refundable** application fee for residential tax abatements is \$100.00 for each residential unit.
- The **non-refundable** application fee for tax abatements for multi-family, commercial, industrial, and mixed-use development projects is one-half of one percent (0.5%) of the proposed Project's Capital Investment, with a \$200 minimum not to exceed \$2,000

**What happens if my application is denied?**

- NEZ applications will be denied 30 days after submission if all required or additionally requested documentation is not received by the City.
- The applicant will have 90 days after the date of denial to resubmit the NEZ application without paying a new application fee.

The Nolanville City Council retains sole authority to approve or deny any NEZ incentives and/or tax abatement agreement and is under no obligation to approve any application or tax abatement agreement.





# CAPITAL IMPROVEMENT PLAN- TRANSPORTATION

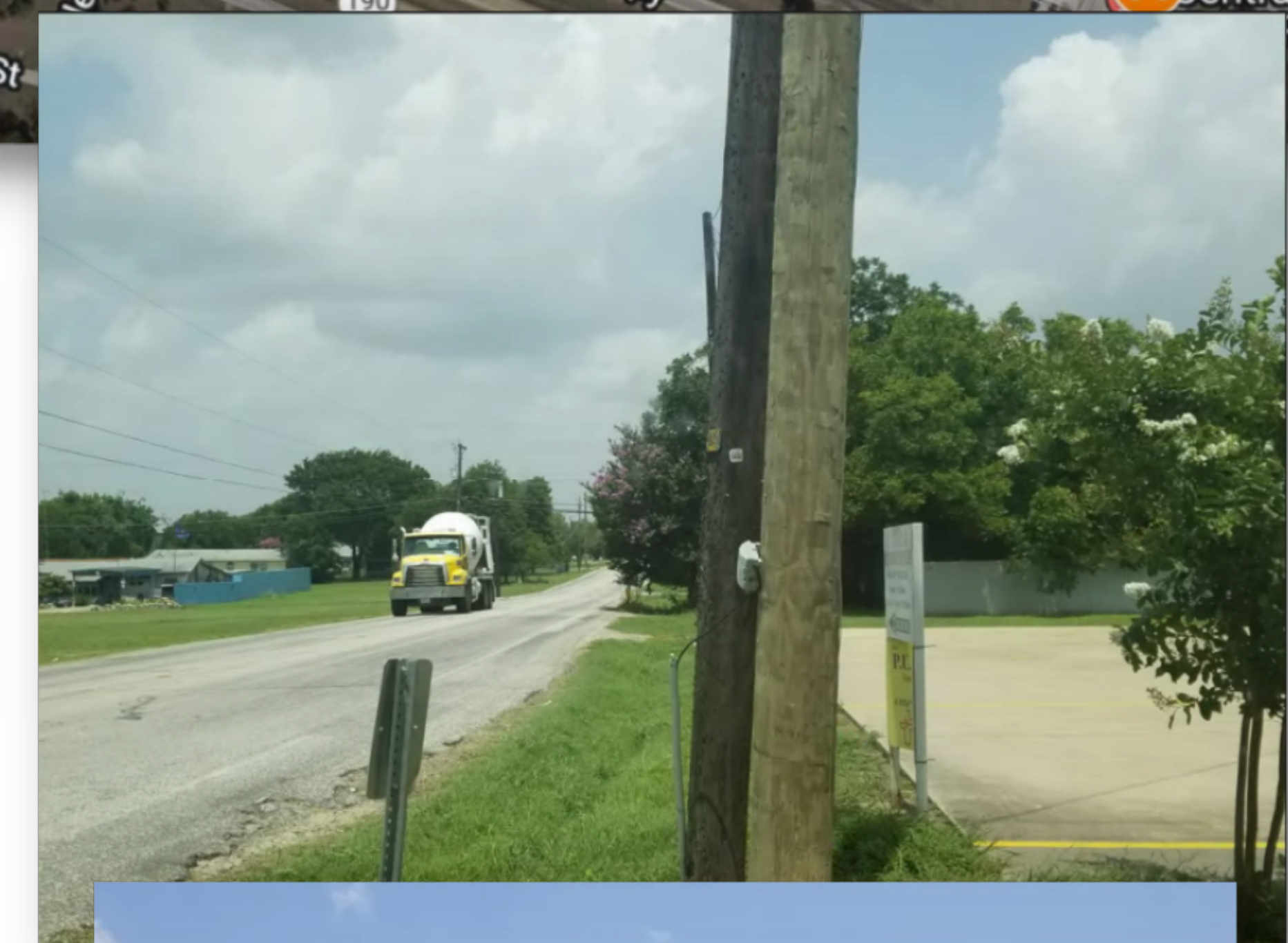
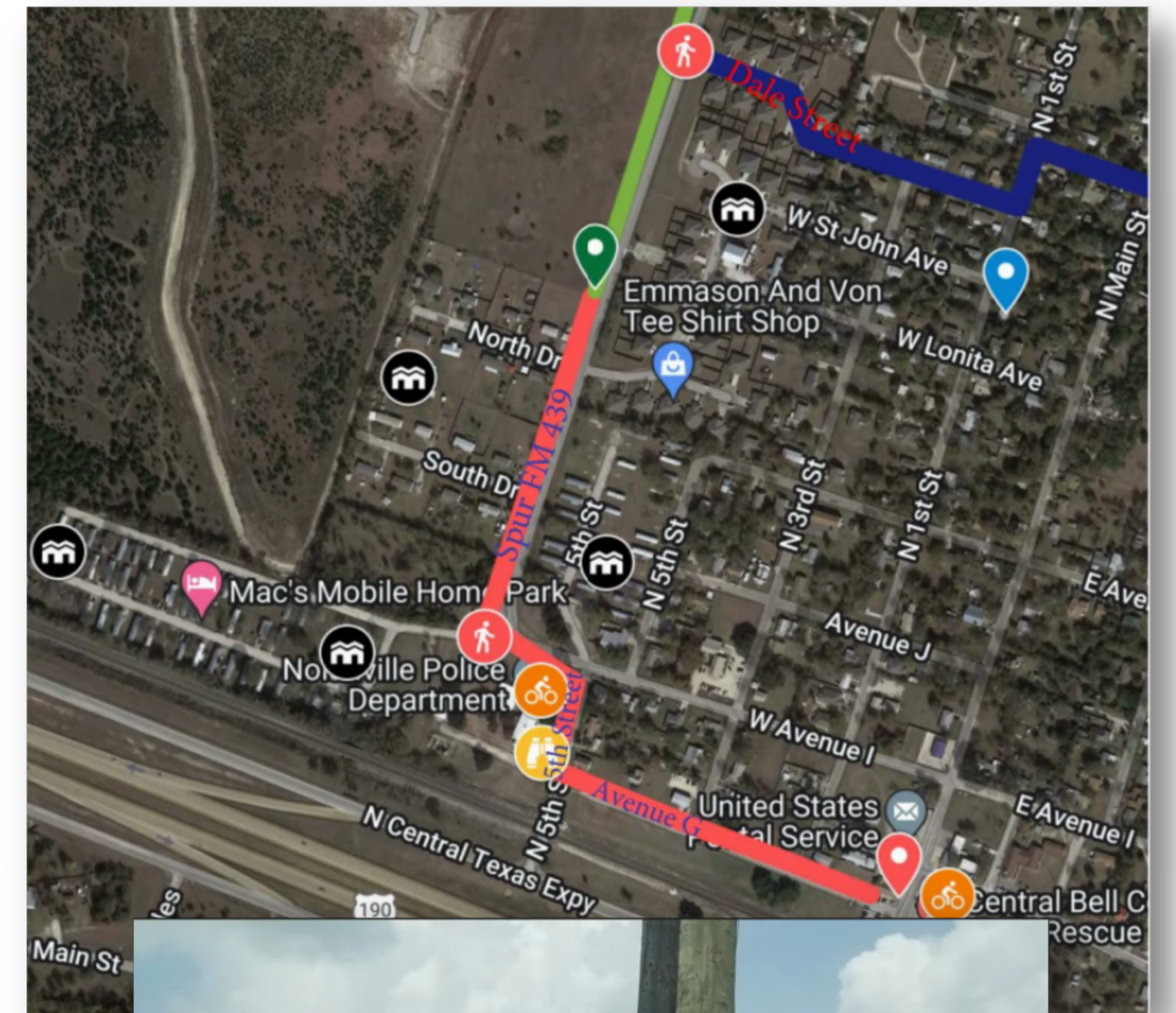
## Future Transportation Projects

### Objectives:

- Remove heavy freight traffic from the Spur (Comprehensive Plan: Monitor impact on 439 Spur regarding heavy freight (2.1.1). Once projects 1 and 2 are completed below, TXDOT will rehabilitate the Spur and hand over ownership to the City. The City will then be responsible for future maintenance. In return, the City will be able to determine the appropriate speed and prohibit heavy freight traffic from using it as a truck route. The anticipated completion for this objective is 2024.
- Ensure timely and safe access for public safety access. All the projects on the list support better mobility and access to all parts of the City Limits.

### Priorities for future project calls within the next five years include:

1. Spur FM 439 Multi-use trail from North Main Street to South Main Street along Spur (80% funded by KTMPO/TXDOT for 2022). (Comprehensive Plan: Prioritize pedestrian and bike mobility (Goal #4 & #5: 4.1.2, 4.2.3, 5.2.1))
2. Old Nolanville Road and Bridge to Highway 190/Interstate 14 (80% funded by KTMPO/TXDOT for 2022).
3. Class II Bicycle Lanes (shoulders for emergencies) on Pleasant Hill.
4. Roadway Connection between Warrior's Path and FM 439.
5. Private Road at Jackrabbit for Truck Traffic Route to FM 439.



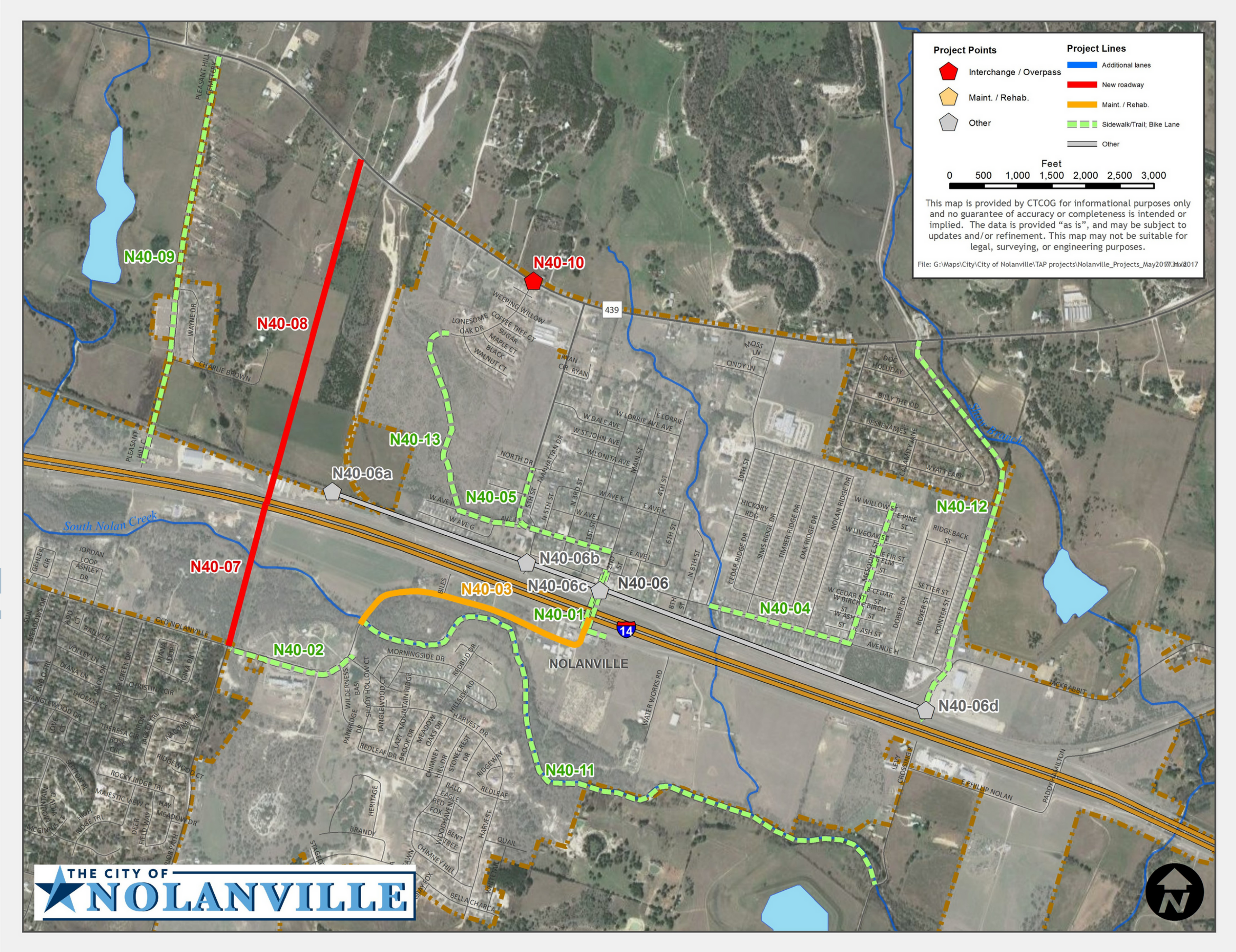


# CAPITAL IMPROVEMENT PLAN- TRANSPORTATION

## Future Transportation Projects Continued:

Transportation Capital projects that may be considered for future bond issues included in a combined infrastructure improvement package with facility needs are:

- 1. Match requirements for funded transportation projects.
- 2. Railroad Safety Improvements (Comprehensive Plan: Quiet Zone incorporated into future RR siding improvements (2.1.2))- Quiet zone requirements for railroad crossings at Jackrabbit and Pleasant Hill. These priorities would improve safety by leveling tracks and widening roads as needed. If grant funding from an alternative source becomes available, it will be allocated towards moving train siding to the East to prevent prolonged blocking from trains passing and an automated switch to prevent potential train collisions.
- 3. Drainage improvements as recommended by the Regional Flood Plain Study.
- 4. Trail construction.





# CAPITAL IMPROVEMENT PLAN- TRANSPORTATION

Project Description & Prioitization	TOTAL Provision			Construction Year	BUDGET 2022/2023	
	Engineering	Construction				
Spur Improvements N40-05	168,441	995,569	\$1,164,010	Category 9 & PW M&O	2022	\$200,000
Community Park Grant (Restrooms)		350,000	\$350,000	TPW 50% Park M&O	2022	\$100,000
City Hall Improvements			TBD	Unrestricted reserve	Multi-year	TBD
ONR Bridge to Main Street N40-03	328,460	1,705,000	\$2,033,460	Category 7 & PW M&O	2022	
Fox Park Small Park Grant	20,000	300,000	\$300,000	TPW 50% Park & ARPA	2023	\$150,000
Railroad Safety & QZ N40-06		500,000	\$500,000	Category 9 (5th Street)	2022	Part of N 40-05
Faciltiy Expansions				Bond	2024	
Large Community Park Master Plan			TBD	Internal Planning	2023	
Public Safety Annex (South Side)				Bond	2025	
Nolan Creek Trail N40-11			\$0	Category 9 & TPW	TBD	
Pleasant Hill Class II Lane N40-09			\$765,000	Unfunded	TBD	
Woodland Street Improvements	175,000	1,600,000	\$1,775,000	Bond or incremental	Multi-year	70% Complete
Wildwood Trail N40-13	50,000	400,000	\$450,000	Category 9 & TPW	TBD	
Warrior's Path N40-07		5,703,255	\$5,703,255	Category 7	TBD	
Warrior's Path II N40-08		8,000,000	\$8,000,000	Unfunded	TBD	
Jackrabbit Class II Lane N4012			\$0	Unfunded	TBD	
Park Connectivity N40-04	250,000	1,558,802	\$1,808,802	Category 9 & Bond	2021	Completed
Master Park Plan	60,000	640,000	\$700,000	TPW 50% Match	18-21	Completed

M&O = Maintenance and Operations Budget from the General Ledger

TBD- To Be Determined, TPW- Texas Parks & Wildlife, CDBG- Community Development Block Grant

NXX-XX denotes a project listed in the Killeen Temple Metropolitan Planning Organization (KTMO) - Metropolitan Transportation Plan (MTP)

## Recently awarded projects N40-03 and N40-05

Fund N40-05:  
Street Maintenance Sales Tax

Fund N40-03:  
Street Maintenance Operational  
This will only cover engineering, remainder from other sources.

20% Match from  
Public Works Street  
Maintenance and Reserve Funds.

Required match:  
N40-03 - \$341,000  
N40-05 - \$200,000





# CAPITAL IMPROVEMENT PLAN- GREENWAYS

The City obtained a Community Park Grant from Texas Parks and Wildlife (TPW) to add bathrooms and a pavilion for Monarch Park, Monarch Park Grant III. The Parks capital equipment budget was raised to provide for the 50% match; the total project amount is \$300,000. The priorities for this grant include public restrooms and a pavilion.

An application for park amenities for Fox Park on 10th Street was submitted in August 2022. If successful, the park will host a state-of-the-art skate park with all-inclusive areas that suit all skill levels, an obstacle course, and additional playground equipment. Other Park improvements on the horizon will be a shared sports field park at Old Nolanville Road in cooperation with the school district and a neighborhood park at Wildwood Estates. These two areas may be candidates for inclusion in the next bond issue.

The City's pursuit of a recreational grant application for trail improvements along Wildwood Estates and Nolan Creek was put on hold temporarily due to needed land acquisition and progress on awarded KTMO projects that complement the connections that will be made when completed. Applications for this are due in February each year; preliminary engineering and application administration will be necessary to compete for engineering for these elements and land acquisition.

## Wildwood Trail



## Pecan Park





# CAPITAL IMPROVEMENT PLAN- FACILITIES



## Facilities

The City maintains a repurposed school building as the location for municipal operations. Since 2015, incremental improvements have been made, such as AC replacement, room-by-room renovations, and roof repairs. Engineering was completed to expand the Police Parking Lot for capacity and security. Elements completed last fiscal year with unforecasted revenue included window replacement, wood siding replacement, mortar repair, and exterior painting for \$75,000. Funds originally earmarked for City Hall improvements were reallocated to the Economic Development Corporations Project for Underpass Lighting at Main Street due to inflation increases experienced since the original opinion of probable cost.



JW Sims Community Center will receive a much-needed renovation with help from the American Rescue Act Funding. This will provide additional space for future social distancing requirements, resource library, and other community enrichment components. The expansion will also keep emergency shelter needs in mind and demonstrate sustainable building practices. The Municipal Court was relocated to Municipal Building to provide more programming space for community outreach. Approximately \$1 million from American Rescue Program is allocated towards the renovation; the contract is let for August 2022. The expansion for a larger events center will also be a candidate for future bond issues.



Mary Marie Multi-use Facility is the next priority for expansion to allow for indoor sports and recreational activities. Adding to the facility would allow the Boys & Girls Club of America to add programs for teenage children. Additionally, Senior programming for indoor fitness or Senior centers could be programmed into community outreach. A provision for funding is not yet identified, but a special focus on grant opportunities will continue.



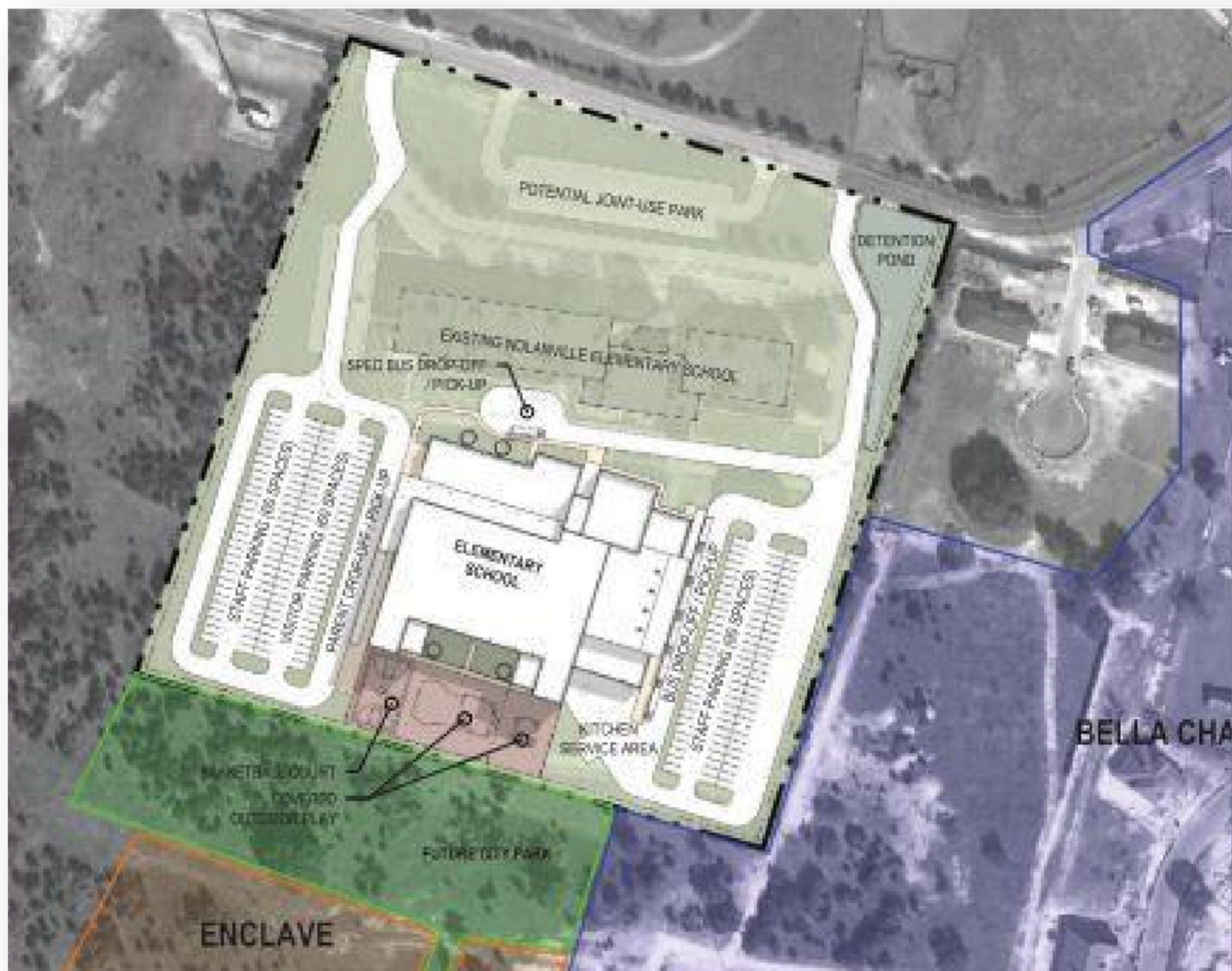
# CAPITAL IMPROVEMENT PLAN- FACILITIES

## Public Safety

There are 850 additional rooftops expected on our southern side of Interstate 14, and the rate of building is like none we have ever seen. Nolanville Elementary School is scheduled to expand its footprint with a new facility at the end of 2024.

Given the Railroad blocking access for extended amounts of time (sometimes up to 50 minutes), it is in the best interest of the community for the City to have a Public Safety Annex on the Southside. Land acquisition will be coordinated with the school district or developers in that area with a goal of implementation in 2025.

In the meantime, funding sources will be identified through State/Federal grants, and plans will include this asset in the next bond issue. Meanwhile, Capital Equipment was acquired with ARPA funding to prepare City-owned assets for fire response versus relying solely on a contracted volunteer force.





# CAPITAL IMPROVEMENT PLAN- PROVISION



Future provisions will consider an additional Tax Note, COO, or Bond between 2024-2027. This is when previous debts will retire, and the likelihood of grant assistance will be known for the next improvement opportunity. In preparation for already funded transportation projects, preliminary engineering is prioritized using a portion of the Sales Tax Street Maintenance Fund and Public Works, street operational budget, for the match. Due to inflation, since funding was awarded, financing the match for the TxDOT State Infrastructure Bank may be necessary, which offers short-term, low-interest loans for small municipalities to complete projects.

Provisions for the park, recreation facilities, and trail capital improvements are budgeted annually in the Maintenance & Operations line for the park and prioritized by the City's Comprehensive Plan. This year Building Facilities will have its budgeting department to track maintenance activity and utility costs.

Master Park Planning is the focus for this budget year in preparation for submission to Texas Parks & Wildlife for a Local Non-Urban Outdoor Recreation grant next year that can be divided amongst noncontiguous park areas. Trails grant for Nolan Creek Trail will be pursued in February 2023. The indoor facility for non-urban recreation is new, and the City is standing by to learn the criteria for this program.

In conclusion, there is a shortfall in future planning for capital projects and equipment largely due to State-imposed caps on the tax rates and State mandated (unfunded) exemptions. This makes allocating a portion of the general fund towards the capital improvement plan impossible, compromising our ability to respond to disaster and critical equipment failures. The rising cost related to preparing these plans from land acquisition, geotechnical and land surveys, and engineering is outpacing the confines of the tax rate restriction. Given the growth rate and approximate 1/3 of new properties that are added each year that are exempt from taxes, it may be necessary to plan for an election to raise the rate past the State's defined "Voter Approval Rate" to provide adequate Public Safety response or at the very least opt for the Di Minimis rate which allows small Cities to raise the rate enough for \$500,000 added revenue.