



## CAPITAL IMPROVEMENTS

A Capital Improvement Program is a schedule of public improvements to be constructed with resources available to finance the projected expenditures. Capital Improvements are expenditures for the purchase, construction, rehabilitation, replacement or expansion of the physical assets of the community when the project is relatively large in size, expensive, long-term and permanent. Some common examples include streets, libraries, tennis courts, fire stations, and water and sewer lines. The City's capitalization threshold is \$5,000.

Capital expenditures are financed from a variety of sources to include long and short-term debt, current revenues, and grants from other governmental entities and donations from foundations, businesses, individuals and non-profit organizations. Recognizing that long-term debt is usually a more expensive financing method, alternative financing sources will be explored before debt is issued. A detailed listing of financing methods is found on the following pages.

## APPROPRIATIONS

Appropriations for capital improvements in Capital Improvement funds are considered multi-year in nature. Once appropriations in these funds are established, they roll forward to subsequent years until the project is completed. The City of Greenville currently has a General CIP Fund, a Utility CIP Fund and an Airport CIP Fund.

Appropriations for capital improvements funded in the General Fund, the Water Utility Fund, the Central Services Fund, the Vehicle/Equipment Replacement Fund and the MIS Fund are for one year. If these funds are not expended or encumbered at the end of a fiscal year, these appropriations are not carried forward to subsequent years.

## FUNCTIONS OF THE CAPITAL IMPROVEMENT PROGRAM

- Estimating capital requirements, budgeting priority projects and developing revenue sources for approved improvements.
- Scheduling all capital projects over a fixed period with appropriate planning, implementation and informing the public of projected capital improvements.
- Coordinating the activities of various departments in meeting project schedules.
- Monitoring and evaluating the progress of capital projects.



## CAPITAL IMPROVEMENTS POLICY

The City of Greenville prioritizes the funding of capital improvement projects on the basis of a Capital Improvements Policy. The functions of the Capital Improvement Program are as follows:

1. The City will develop and annually update a Five (5) Year Capital Improvement Program (a list of all proposed capital Improvements that are to be undertaken during the ensuing five fiscal years) and an Annual Capital Projects Budget.
2. The City will schedule capital improvements in accordance with an adopted Capital Projects Budget.
3. Capital Project Budgets shall be developed and shall identify the impact of implementing said projects on future annual operating budgets. Estimates of future revenues necessary for these expenditures shall be identified prior to approval of such capital improvements.
4. Expenditures shall not be incurred nor shall contracts be awarded without the appropriation of available funds.
5. Each item submitted for the Capital Improvement Program shall include a summary of proposed project, cost estimates including future operating costs, recommended time schedule and potential funding source.
6. The life of a capital project fund shall correspond to the utilization of the resources in the fund and budgets shall span the amount of time necessary to utilize funding.
7. The estimated cost of capital replacement for enterprise funds such as water and sewer will be updated annually to ensure that rates and charges are covering the full cost of operating these programs.
8. The City shall utilize the most beneficial method of financing capital projects from the following sources: pay-as-you-go, pay-as-you-use (bonds, short-term notes, and lease purchasing), lease-purchase, joint financing with other government entities, special assessments and Federal and State grant programs.



## METHODS OF FINANCING CAPITAL IMPROVEMENT PROJECTS

- **With General Obligation Bonds**, the taxing power of the jurisdiction is pledged to pay interest and retire the debt. General Obligation Bonds can be sold to finance permanent types of improvements such as municipal buildings, parks and recreation facilities. Voter approval is required.
- **Certificates of Obligations** are issued with limited revenues pledged by the water and sewer systems. Voter approval is not required.
- **Donations** are periodically received by the City from individuals, businesses, foundations and non-profit organizations.
- **With Earmarked Funds**, monies are accumulated in advance or set aside for capital construction or purchase. The accumulation may result from surplus of earmarked operational revenues, collection of impact fees or sale of capital assets.
- **Enterprise Funds** are established from the delivery of specific services – where the money paid to administer the services and the expenses (as a result of providing services) are accounted for separately from the general fund budget of the City.
- **General Fund** is the financing of improvements from revenues such as general taxation, fees or service charges.
- **Revenue Bonds** are frequently sold for projects that produce revenues, such as water and sewer systems. Voter approval is not required.
- **Special Assessments** - Public works that benefit particular properties may be financed more equitably by Special Assessments (i.e., paid by those who directly benefit).
- **State and Federal Grant-in-Aid programs** are available for financing a number of programs. These may include streets, water and sewer facilities, airport, parks and playgrounds. The cost of funding these facilities may be borne completely by grant funds or a local share may be required.



## FY 2013-14 Summary of Approved Capital Projects

Division / Department	General CIP Fund	2014 GO Fund	Utility CIP Fund	Vehicle Rep Fund	Total CIP
MUNICIPAL COURT - 412100	\$28,000	\$0	\$0	\$0	\$28,000
<b>CITY ADMINISTRATION</b>	<b>28,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,000</b>
PATROL - 421230	0	0	0	139,173	139,173
SUPPORT SERVICES - 421240	28,000	0	0	0	28,000
FIRE OPERATIONS - 422200	0	0	0	65,037	65,037
<b>PUBLIC SAFETY</b>	<b>28,000</b>	<b>0</b>	<b>0</b>	<b>204,210</b>	<b>232,210</b>
STREETS - 431200	0	3,390,725	0	0	3,390,725
WATER DISTRIBUTION - 436300	0	0	21,126	0	21,126
WASTEWATER COLLECTION - 437200	0	0	2,500,000	0	2,500,000
<b>PUBLIC WORKS</b>	<b>0</b>	<b>3,390,725</b>	<b>2,521,126</b>	<b>0</b>	<b>5,911,851</b>
PARKS & RECREATION - 451100	0	0	0	40,368	40,368
VENUE MANAGEMENT - 457100	71,000	0	0	0	71,000
<b>CULTURE / RECREATION</b>	<b>71,000</b>	<b>0</b>	<b>0</b>	<b>40,368</b>	<b>111,368</b>
FACILITIES MANAGEMENT - 461100	160,000	0	0	0	160,000
<b>SERVICES</b>	<b>160,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>160,000</b>
<b>Total CIP by Fund</b>	<b>\$287,000</b>	<b>\$3,390,725</b>	<b>\$2,521,126</b>	<b>\$244,578</b>	<b>\$6,443,429</b>

Note: These are only the newly approved projects.



**General CIP Fund - 160**

<p><b>Municipal Court - 412100</b></p> <p><b>FM1401 Ballistic Hardening 160-1-41240-55003-0000</b></p> <p>Upgrade the bullet resistant glass and provide bullet resistant panels to the Municipal Court Office.</p> <p>No significant change in estimated annual maintenance or operating cost.</p> <p>Project is being funded by a transfer from the Municipal Court Building Safety Fund.</p>	<p>\$28,000</p>
<p><b>Police Support Services - 456100</b></p> <p><b>FM1401 Ballistic Hardening 160-1-41240-55003-0000</b></p> <p>Upgrade the bullet resistant glass and provide bullet resistant panels to the Records Office.</p> <p>No significant change in estimated annual maintenance or operating cost.</p> <p>Project is being funded by a transfer from the General Fund.</p>	<p>\$28,000</p>
<p><b>Venue Management - 456100</b></p> <p><b>MS0801 Auditorium Renovations 160-1-480000-55002-0000</b></p> <p>Continue funding auditorium renovations including; electrical wiring, lighting, and repairs to the sound proofing material.</p> <p>No significant change in estimated annual maintenance or operating cost.</p> <p>Project is being funded by a transfer from the Tourism Fund.</p>	<p>\$56,000</p>
<p><b>Venue Management - 456100</b></p> <p><b>MS0801 Auditorium Curtain Replacement 160-1-480000-55002-0000</b></p> <p>Continue stage curtain replacement program, project will cover the cost of one third of the total cost of curtains. Curtains have not been replaced in over 14 years.</p> <p>No significant change in estimated annual maintenance or operating cost.</p> <p>Project is being funded by a transfer from the Tourism Fund.</p>	<p>\$15,000</p>
<p><b>Facilities Maintenance - 461100</b></p> <p><b>FM1402 Library HVAC Replacement 160-1-455100-55003-0000</b></p> <p>Replace 8 roof top units at the Library with new, more efficient units.</p> <p>20% Cost Savings is expected on the Library's utility bills.</p> <p>Project is being funded by a transfer from the Tourism Fund.</p>	<p>\$160,000</p>
<p><b>Total General CIP Fund - 160</b></p>	<p><b>\$287,000</b></p>



**2014 GO Fund - 165**

<p><b>Streets - 431200</b></p> <p><b>PW1307 Stonewall Street Reconstruction 165-1-431200-55012-0000</b></p> <p>Reconstruct Stonewall Street from Mockingbird to Frontage Road</p> <p>No significant change in estimated annual maintenance or operating cost.</p> <p>Project is being funded by the 2014 GO Bond.</p>	<p><b>\$1,321,965</b></p>
<p><b>Streets - 431200</b></p> <p><b>PW1308 Sayle Street Reconstruction 165-1-431200-55012-0000</b></p> <p>Reconstruct Sayle Street from Kari Lane to Frontage Road.</p> <p>No significant change in estimated annual maintenance or operating cost.</p> <p>Project is being funded by the 2014 GO Bond.</p>	<p><b>\$848,760</b></p>
<p><b>Streets - 431200</b></p> <p><b>PW1309 Webb Street Reconstruction 165-1-431200-55012-0000</b></p> <p>Reconstruct Webb Street from Sayle to Wesley.</p> <p>No significant change in estimated annual maintenance or operating cost.</p> <p>Project is being funded by the 2014 GO Bond.</p>	<p><b>\$1,220,000</b></p>
<p><b>Total 2014 GO Fund - 165</b></p>	<p><b>\$3,390,725</b></p>



**Utility CIP Fund - 216**

<b>Water Distribution - 436300</b>	<b>\$21,126</b>
<b>PW1402 Fire Service &amp; Meter 216-2-436300-55105-0000</b>	
<p>Install a 10" Fire Service and meter at 6902 Highway 66, Fritz Ind            Current meter is not functioning properly during times of peak usage, Fire Service assembly is outdated and in poor condition.            Increase in the water revenue after the meter is replaced will cover cost of project.            Project is being funded by fund balance.</p>	
<b>Wastewater Collection - 437200</b>	<b>\$2,500,000</b>
<b>PW1403 Regional Lift Station 216-2-437200-55002-0000</b>	
<p>Regional lift station for South Greenville, we currently have no sewer service and pipe in this area. This project is a must if we are to bring in new businesses.            No significant change in estimated annual maintenance or operating cost.            Project is being funded by fund balance.</p>	
<b>Total Utility CIP Fund - 216</b>	<b>\$2,521,126</b>



## Vehicle Replacement Fund - 660

<b>Police Patrol - 421230</b>	\$139,173
<b>VR1402 Police Tahoes &amp; Equipment 660-2-421230-55202-0000</b>	
(3) 2014 Police Tahoes & Equipment	
Normal replacement program due to age of fleet and repair cost.	
Estimated annual maintenance and operations cost is \$1,780 per vehicle.	
Project is being funded by a transfer from the General Fund.	
<b>Fire Operations - 422200</b>	\$65,037
<b>Aerial Equipment Lease Purchase 660-2-422200-54908-0000</b>	
Year 5 of 10 year lease purchase of Aerial Fire Truck.	
Normal replacement program due to age of fleet and repair cost.	
No significant change in estimated annual maintenance or operating cost.	
Vehicle is being funded by a transfer from the General Fund.	
<b>Parks &amp; Recreation - 451100</b>	\$40,368
<b>Mowing Equipment Lease Purchase 660-2-451100-54908-0000</b>	
Last year of 5 year lease purchase of Mowing Equipment.	
Normal replacement program due to age of fleet and repair cost.	
No significant change in estimated annual maintenance or operating cost.	
Vehicle is being funded by a transfer from the General Fund.	
<b>Total Vehicle Replacement Fund - 660</b>	<b>\$244,578</b>





**City of Greenville, Texas**  
**5 Year Capital Improvements Program**  
**Fiscal Years 2013-2014**  
**Capital Requests by Department**

Requesting Department	Project Description	Amount
Main Street - 456100	Auditorium Renovation	\$ 56,000
	Auditorium Curtain Replacement	15,000
Municipal Court - 412100	Ballistic Hardening of Municipal Court Office	28,000
Police Patrol - 421230	Chevrolet Tahoe PPV & Equipment	46,391
	Chevrolet Tahoe PPV & Equipment	46,391
	Chevrolet Tahoe PPV & Equipment	46,391
Police Support Services - 421240	Ballistic Hardening of Records Office	28,000
Fire Operations - 422200	Aerial Fire Truck Lease - year 5 of 10 year lease	65,037
Streets - 431200	Stonewall Street - Mocking Bird to Frontage Road	1,430,000
	Sayle Street - Kari Lane to Frontage Road	920,000
	Webb Street - Sayle to Wesley	1,220,000
Facilities Maintenance - 461100	Library - HVAC Replacement (Multiple Units)	160,000
	Bathroom remodel for public restroom at City Hall	20,000
	Civic Center Sound System	17,000
	Police and Courts Boiler Replacement	-
IT - 465100	PD Patrol - Net Motion Mobile VPN	15,000
	Upgrade Micorsoft Office	21,000
Water Distribution - 436300	10" Fire Service and Meter - 6902 Highway 66, Fritz Ind	21,126
Wastewater Collection - 437200	Regional Lift Station - I&I Proj - Storm Sewer Improvemen	2,500,000
Exchange Properties - 463100	Front Door Replacement	16,000
<b>Total</b>		<b><u>\$6,671,336</u></b>



**City of Greenville, Texas**  
**5 Year Capital Improvements Program**  
**Fiscal Years 2014-2015**  
**Capital Requests by Department**

Requesting Department	Project Description	Amount
Main Street - 456100	Benches for Downtown Locations	\$ 8,000
	Auditorium Renovation	56,000
	Auditorium Curtain Replacement	15,000
Police CID - 421210	Dodge Durango Special Services Vehicle & Equipment	25,662
	Dodge Durango Special Services Vehicle & Equipment	25,662
Police Patrol - 421230	Chevrolet Tahoe PPV & Equipment	47,783
	Chevrolet Tahoe PPV & Equipment	47,783
	Chevrolet Tahoe PPV & Equipment	47,783
	Chevrolet Tahoe PPV & Equipment	47,783
Tactical Operations - 421600	Tactical Transport Vehicle	70,500
Gun Range - 421700	Perimeter Security Fence	28,000
Fire Operations - 422200	Aerial Fire Truck Lease - year 6 of 10 year lease	65,037
	Structural Collapse Tools & Trailer	24,242
	Pierce Fire Truck and Equipment	750,000
Streets - 431200	Street Improvement Program	2,000,000
	Wellington from Joe Ramsey to Lee St	4,020,000
	Stonewall Street - Park to Stanford	1,500,000
	Traders from Wesley to Monty Stratton - Feasibility Study	100,000
	Storm Sewer Improvement Program	50,000
	Signs/Installation for TXDOT/City Intersections	10,000
	Pipe Hunter Jet Rodding Machine	35,000
	Dump Truck	60,000
	Maintainer	160,000
Traffic - 431600	1 Ton Flatbed Truck	48,000
	Portable Welder	8,500
Engineering - 431700	Ford F150 Truck	20,000
Parks & Recreation - 451100	Arnold Park Playground Renovation	40,000
	Long Branch Trail Rehab	90,000
	John Deere Mowing Pkg - Z Mowers - 3 yr	40,000
Facilities Maintenance - 461100	Civic Center - HVAC Replacement (8 Units, 4 per yr)	30,000
	Police and Courts Boiler Replacement	20,000
	City Hall Floor Covering	40,000



City of Greenville, Texas  
 5 Year Capital Improvements Program  
 Fiscal Years 2014-2015  
 Capital Requests by Department

Requesting Department	Project Description	Amount
Fleet Maintenance - 461200	Replace Fleet 2 Post Lift	\$ 5,000
IT - 465100	Web Filtering Agent	18,000
	City-wide Building Security System (Phase 2)	27,000
	Increase City Bandwidth from 12 to 16 Mbps	9,000
	Upgrade Microsoft Access	5,800
Water Treatment - 436200	Rehabilitate and replace Storm Water Pump	150,000
Water Distribution - 436300	West Pump Station & Water Transmission Lines	5,144,617
Wastewater Collection - 437200	Dump Truck (70,000 ea)	140,000
	1 Ton Truck	35,000
	Rodder Truck	110,000
	Vactor Truck	250,000
	Wal-Mart Lift Station Upgrade Capacity	90,000
	Pump Replacement South 40 Lift Station	9,000
	Ardis Heights Trunk Main Replacement	200,000
Caddo Street Sewer Main	150,000	
Wastewater Treatment - 437300	1/2 Ton Truck	30,000
	Effluent Pump Station Upgrade	235,000
Exchange Properties - 463100	1st Floor Carpet Replacement	26,000
	2nd Floor Carpet Replacement	17,000
Airport - 438100	Expand Aircraft Parking Ramp	399,000
	Expand Terminal Building and Parking Lot	105,375
	Construct 10-Unit T-Hangar	802,800
<b>Total</b>		<b><u>\$ 17,489,327</u></b>



**City of Greenville, Texas**  
**5 Year Capital Improvements Program**  
**Fiscal Years 2015-2016**  
**Capital Requests by Department**

Requesting Department	Project Description	Amount
Main Street - 456100	Benches for Downtown Locations	\$ 8,000
	Auditorium Renovation	56,000
Police Administration - 421100	Command Post Trailer and 1 Ton Truck w/Equip	261,204
	Command Post with Equipment	471,439
Police CID - 421210	Dodge Durango Special Services Vehicle & Equipment	26,432
	Dodge Durango Special Services Vehicle & Equipment	26,432
Police Patrol - 421230	Chevrolet Tahoe PPV & Equipment	49,071
	Chevrolet Tahoe PPV & Equipment	49,071
	Chevrolet Tahoe PPV & Equipment	49,071
	Chevrolet Tahoe PPV & Equipment	49,071
Police Support Services - 421240	Property/Evidence building	350,000
	Radio Infrastructure Replacement	1,300,289
Gun Range - 421700	Concrete Slab	33,750
Fire Operations - 422200	Aerial Fire Truck Lease - year 7 of 10 year lease	65,037
Streets - 431200	Street Improvement Program	2,000,000
	Ridgecrest - Canton to Sayle	1,300,000
	Morgan and Bourland	1,400,000
	Live Oak - Bourland& Nashville	500,000
	Storm Sewer Improvement Program	50,000
	Dump Truck (2)	125,000
	3/4 Ton Truck	25,000
Traffic - 431600	3/4 Ton Truck	25,000
	10' Utility Bumper Pull Trailer	4,000
Engineering - 431700	Ford F150 Truck	20,000
Parks & Recreation - 451100	Ja-Lu Park Playground Renovation	40,000
	John Deere Mowing Pkg - Z Mowers - 3 yr	40,000
Facilities Maintenance - 461100	Civic Center - HVAC Replacement (8 Units, 4 per yr)	30,000
	Police and Courts - HVAC Replacement (Multiple Units)	200,000
Fleet Maintenance - 461200	Replace Fleet 4 Post Lift	15,000



City of Greenville, Texas  
 5 Year Capital Improvements Program  
 Fiscal Years 2015-2016  
 Capital Requests by Department

Requesting Department	Project Description	Amount
Water Treatment - 436200	Rehabilitation of Caddo Elevated Storage Tank	\$ 875,000
Water Distribution - 436300	Water Transmission Main Lines	2,671,657
	Caddo Street Water Main 12"	250,000
	12" Water Line Along IH30 & North to Ablowich Drive	1,704,864
Wastewater Collection - 437200	18", 15", and 12" Sanitary Sewer Lines	2,637,089
Wastewater Treatment - 437300	1/2 Ton Truck	30,000
Exchange Properties - 463100	3rd Floor Carpet Replacement	9,000
	4th Floor Carpet Replacement	10,500
	5th Floor Carpet Replacement	8,500
	6th Floor Carpet Replacement	8,500
	7th Floor Carpet Replacement	8,500
<b>Total</b>		<b><u>\$ 16,717,440</u></b>



**City of Greenville, Texas**  
**5 Year Capital Improvements Program**  
**Fiscal Years 2016-2017**  
**Capital Requests by Department**

Requesting Department	Project Description	Amount
Main Street - 456100	Auditorium Renovation	\$ 56,000
Police Administration - 421100	Replace Carpet in Police and Courts Building	50,000
Police CID- 421210	Dodge Durango Special Services Vehicle & Equipment	27,225
	Dodge Durango Special Services Vehicle & Equipment	28,225
Police Patrol - 421230	Chevrolet Tahoe PPV & Equipment	50,543
	Chevrolet Tahoe PPV & Equipment	50,543
	Chevrolet Tahoe PPV & Equipment	50,543
	Chevrolet Tahoe PPV & Equipment	50,543
Fire Operations - 422200	Aerial Fire Truck Lease - year 8 of 10 year lease	65,037
Streets - 431200	Monty Stratton from IH 30 to Traders	908,627
	Street Improvement Program	2,000,000
	Shelby - Wellington to Hwy 66	8,350,000
	Wellington - Ridgcrest to Shelby	3,760,000
	Storm Sewer Improvement Program	50,000
	Dump Truck	65,000
Engineering - 431700	Ford F150 Truck	20,000
Parks & Recreation - 451100	Wright Park Playground Renovation	40,000
	John Deere Mowing Pkg - Z Mowers - 3 yr	40,000
Facilities Maintenance - 461100	Reecy Davis - HVAC Replacement (8 Units, 4 per yr)	30,000
Water Treatment - 436200	Rehabilitation of Industrial Elevated Storage Tank	875,000
Water Distribution - 436300	12" Water line North, Lee to N. of McDougal along Joe Ramsey	240,720
Exchange Properties - 463100	8th Floor Carpet Replacement	8,500
<b>Total</b>		<b>\$ 16,816,506</b>



**City of Greenville, Texas**  
**Capital Improvements Program**  
**Fiscal Years 2017-2018**  
**Capital Requests by Department**

Requesting Department	Project Description	Amount
Main Street - 456100	Auditorium Renovation	\$ 56,000
Police CID - 421210	Dodge Durango Special Services Vehicle & Equipment	28,042
	Dodge Durango Special Services Vehicle & Equipment	28,042
Police Patrol - 421230	Chevrolet Tahoe PPV & Equipment	52,060
	Chevrolet Tahoe PPV & Equipment	52,060
	Chevrolet Tahoe PPV & Equipment	52,060
	Chevrolet Tahoe PPV & Equipment	52,060
Fire Administration - 422100	Central Fire Station and Fire Administration	6,000,000
Fire Operations - 422200	Aerial Fire Truck Lease - year 9 of 10 year lease	65,037
Streets - 431200	Street Improvement Program	2,000,000
	Storm Sewer Improvement Program	50,000
	Dump Truck	65,000
Parks & Recreation - 451100	Middleton Park Playground Renovation	40,000
Facilities Maintenance - 461100	Reecy Davis - HVAC Replacement (8 Units, 4 per yr)	30,000
	Library - Carpet Replacement	40,000
Water Treatment - 436200	Remove and Dispose of Sludge from Sludge Pond - Reservoir 1	600,000
Water Distribution - 436300	16" Water Line Loop in Proposed Upper Pressure Plane	2,732,352
Wastewater Treatment - 437300	Grit Removal Facility	858,000
<b>Total</b>		<b><u>\$ 12,800,712</u></b>



City of Greenville, Texas  
 Capital Improvements Program  
 Fiscal Years 2018-2019  
 Capital Requests by Department

Requesting Department	Project Description	Amount
Main Street - 456100	Auditorium Renovation	\$ 56,000
Police CID- 421210	Dodge Durango Special Services Vehicle & Equipment	28,883
	Dodge Durango Special Services Vehicle & Equipment	28,883
	Dodge Durango Special Services Vehicle & Equipment	28,883
Fire Operations - 422200	Aerial Fire Truck Lease - year 10 of 10 year lease	65,037
Streets - 431200	Street Improvement Program	2,000,000
	Storm Sewer Improvement Program	50,000
	Dump Truck	65,000
<b>Total</b>		<b>\$ 2,322,685</b>