

City of Farmersville
Planning Commission Agenda
May 20, 2020 • 6:00 p.m.
909 W. Visalia Road

Pursuant to Governor Newsom's Executive Order N-25-20,
the City of Farmersville will be allowing the public, staff, and City
Council to attend this meeting via teleconference.
Please dial 559-827-4929 to participate.

1. Call to Order.
2. Roll Call:
Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___
3. Pledge of Allegiance.
4. Approval of Minutes: February 19, 2020.
Motion: ___ Second: ___ All in Favor: ___ All Against: ___
5. Public Comments.

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairperson and not to individual Commissioners or staff.
6. Public Hearings
A. Variance 2020-01. A request for approval of a Variance for a reduced front yard setback for a carport at 464 N. June Avenue. **Resolution 2020-02.**
Motion: ___ Second: ___ Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___
7. Other Business
A. Finding of consistency with Farmersville Five Year Capital Improvement Program and 2025 Farmersville General Plan. Resolution 2020-03.
Motion: ___ Second: ___ Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___
8. City Planner's Comments, Commissioner Comments.
9. Adjournment.

Next Planning Commission Meeting: Scheduled for June 17, 2020.

Next Resolution number: 2020-04.

Public Notification: Agenda posted 72 hours prior to meeting date

Date/Time posted: (May 15, 2020), 5:00 p.m.

Verified by _____

Upcoming City Council meetings:

May 25, June 8, June 22.

City of Farmersville
Planning Commission Minutes
February 19, 2020

1. Call to Order. Chairperson Luna called the meeting to order at 6:00 pm.
2. Roll Call:

Present: Casas, Llamas, Luna, Valdovinos
Absent: None
3. Pledge of Allegiance. Chairperson Luna led the Pledge of Allegiance.
4. Approval of Minutes: December 5, 2019.

A motion was made by Commissioner Llamas, second by Commissioner Valdovinos to adopt the minutes of the meeting of December 5, 2019. The motion carried 4-0.
5. Public Comments. There were no public comments.
6. Public Hearings

A. Zoning Ordinance Amendment 2020-01. A request for approval of an amendment to the text of the Farmersville Zoning Ordinance concerning recycling businesses and mobile food trucks within the CC (Central Commercial) zone

City Planner Schoettler delivered the staff report and noted that the proposed action would prohibit recycling businesses in the downtown (CC zone) and would also require any future mobile food trucks in the downtown to be removed at night (when not in operation). Following discussion a motion was made by Commissioner Valdovinos, second by Commissioner Llamas to adopt Resolution 2020-01.

AYES: Casas, Llamas, Luna, Valdovinos
NOES: None
ABSENT: None
ABSTAIN: None
7. City Planner's Comments. Commissioner Comments. The Commission asked if the code enforcement officer could be present at an upcoming meeting to make a presentation on her activities.
8. Adjournment. The meeting was adjourned at 6:25 pm.

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: May 20, 2020
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Variance 2020-01 (Casas)

Recommendation

The request is a Variance to allow an already-constructed carport within a front yard setback at 364 N. June Avenue, located on the east side of N. June between Costner and Ash Streets. It is recommended the Planning Commission deny the Variance by adopting Resolution 2020-02.

Discussion/Analysis

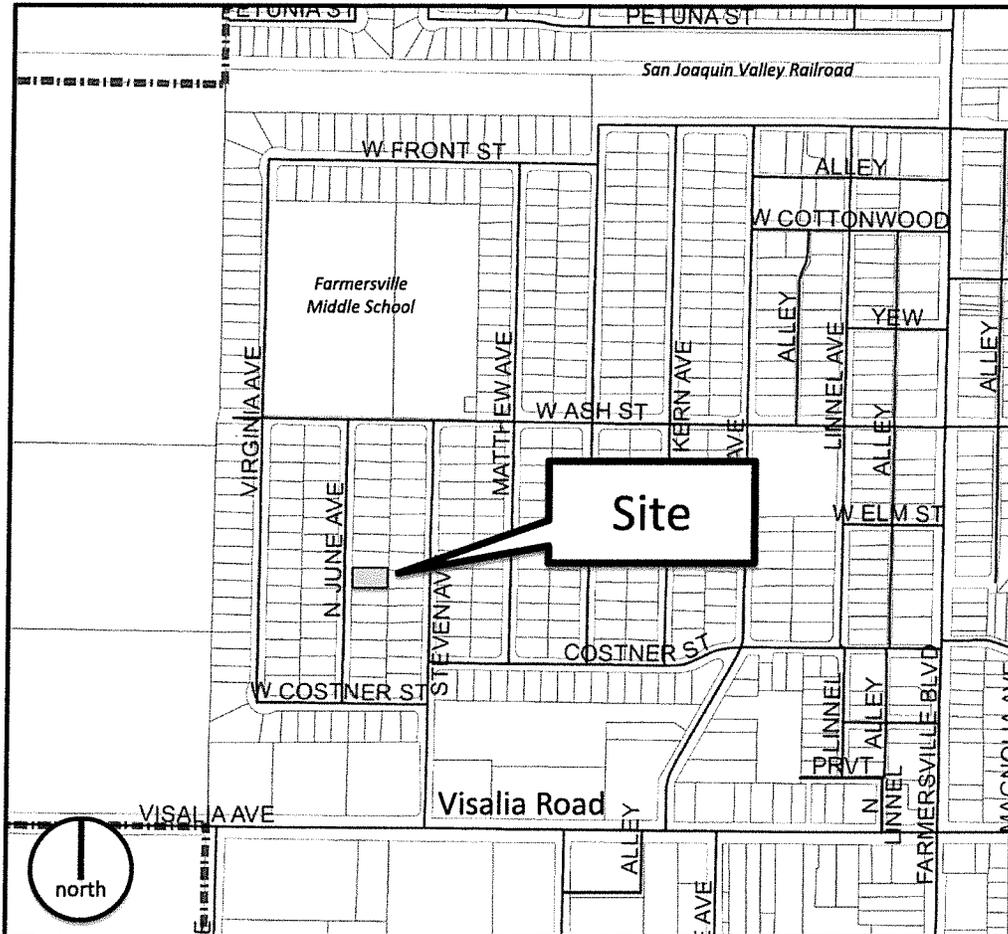
The applicant is seeking a Variance to allow a carport within the front yard setback of a lot located at 364 N. June Avenue (see Map 1 for location). The site is zoned R-1 (Single Family Residential).

The carport was put up without permits earlier this year, in violation of City code. It also appears the home's garage was also converted to living space, without permits. Exhibit 1 is a photo of the carport. When the City was notified of the carport the code enforcement officer contacted the property owner and informed them of the violation and that the carport needed to be removed, or the property owner could apply for a Variance.

Carports are allowed, but they must be installed within the required building setbacks. The R-1 zone requires a front yard setback of 25 feet – that is, no structure can come within 25 feet of the front property line. The front property line on this lot runs about five feet behind the sidewalk, parallel to the street. It is estimated that the carport is about five feet behind that and therefore has only a five foot front yard setback.

In order to grant a Variance the Planning Commission must be able to make five “findings” that are listed in the Zoning Ordinance. Staff does not believe that all of these finds can be made, and therefore the Variance should be denied. The findings and an analysis of each are listed on the following pages.

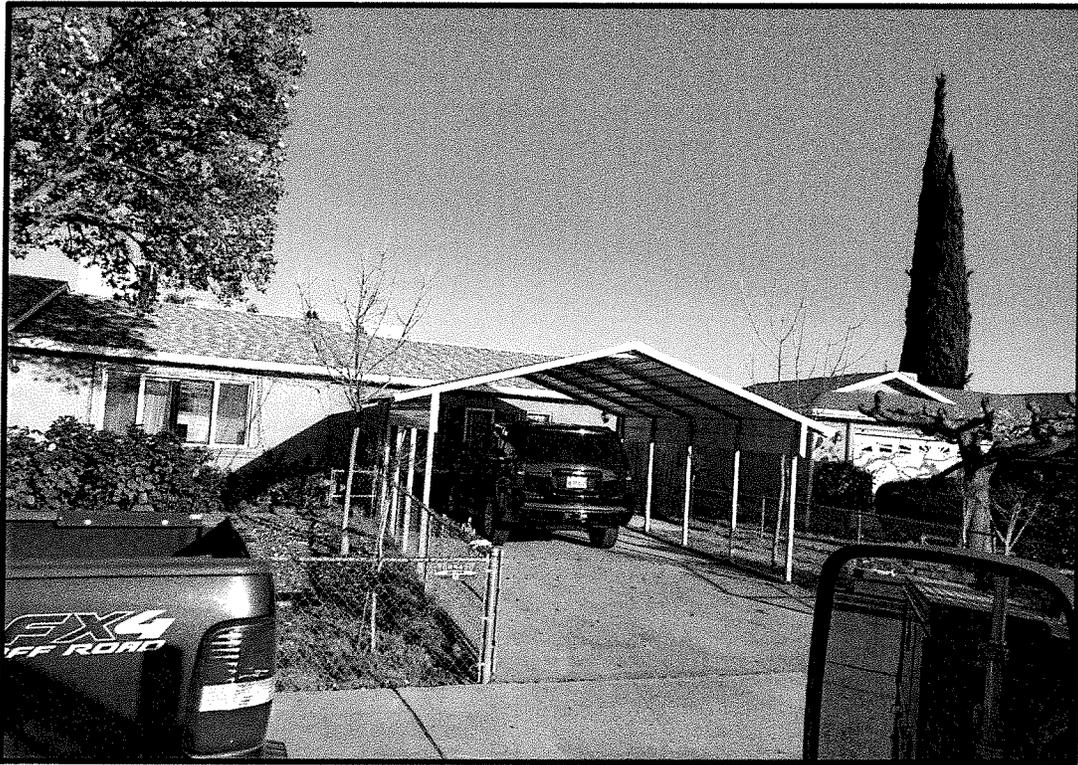
Map 1: Project Location



Finding 1. *“That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located”.*

Analysis: Approving this variance would constitute a grant of special privilege (for this property owner) that is different from the rules applied to other properties in the neighborhood and in the same zone. **Therefore, this finding cannot be made.**

Exhibit 1: Photo of Carport



Finding 2. *“That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulation is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification”.*

Analysis: There are no unusual aspects of the property (such as size, shape, topography, location, etc.) that deprive the property of the same privileges of other properties in the vicinity and under the same zoning classification. The property is similar in size and shape to all other lots around it and in the neighborhood. **Therefore, this finding cannot be made.**

Report to Farmersville Planning Commission
Variance 2020-01 (Casas)

Finding 3. *“That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located”.*

Analysis: Approving the Variance would not necessarily be detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located, however it would set a significant precedent that would demonstrate that the City is not enforcing its own codes. **This finding cannot be made.**

Finding 4. *“That the granting of such variance will be in conformity with the general purpose and intent of the Farmersville Zoning Ordinance and the Farmersville General Plan”.*

Variance: Granting the variance would not be in conformance with the Zoning Ordinance, which requires a 25 foot front yard setback in the R-1 zone. The carport has about a 5 foot setback from the front property line. **This finding cannot be made.**

Finding 5. *“A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property”.*

Analysis: While carports are a permitted use in the R-1 zone, they are not permitted within the front yard setback area. **Therefore, this finding cannot be made.**

Conclusion

As noted in the analysis above, staff believes that the Planning Commission should not grant a Variance in this case. The carport was installed without permits, within the front yard setback. It is intended to replace the garage, that was also converted against City codes without permits. Granting a Variance in this case would establish a very poor precedent and make it difficult for the City to enforce its codes in the future.

If the Planning Commission denies the Variance it is recommended the applicant be required to remove the carport no more than 30 days from the date of the Commission’s action.

ATTACHMENTS

Resolution 2020-02

BACKGROUND INFORMATION

Applicant/: Patricio Casas/Rosa Casas
Property 340 N. June Avenue
Owner Farmersville, CA 93223

Location: The site is located on the east side of June Avenue between Costner Street and Ash Street. The Assessor Parcel Number is 128-151-009.

Request: The applicant is requesting approval of a Variance to allow a carport (already constructed without permits) within the front yard setback area of the lot. It is estimated that the carport comes to within 5 feet of the front property line; the Farmersville Zoning Code requires a 25-foot setback in this zone.

Zone: The subject property is zoned R-1 (Single Family Residential). Adjacent properties are zoned as follows:

East: R-1 (Single Family Residential)
South: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)

Standards: The R-1 (Single Family Residential) zone primarily is intended for the development of single family residential neighborhoods. General development standards are as follows:

Lot size: 6,000 square feet, minimum
Setbacks
Front: 25 feet, minimum
Side: 5 feet, minimum; Side yard next to street on a corner lot: 15 feet, minimum
Rear: 10 feet, minimum
Space between buildings on same lot: 10 feet, minimum
Height: 25 feet/two stories, maximum
Parking: For single family homes the code requires two covered parking spaces.

Gen. Plan: The subject site is designated “Medium Density Residential” by the Land Use Map of the 2025 Farmersville General Plan. The R-1 zone is consistent with this designation.

Report to Farmersville Planning Commission
Variance 2020-01 (Casas)

Land Use: The site is currently developed with a single-family home containing approximately 1,374 square feet with four bedrooms and 2 baths, built in 1978. Surrounding land uses are as follows:

North: Single Family home
South: Single Family home
East: Single Family home
West: Single Family home

Circulation: The site is accessed from June Avenue, which connects to Costner Street to the south and Ash Street to the north. These streets are designated as "Local" roadways according to the Circulation Element of the 2025 Farmersville General Plan.

Infrastructure: The site is served by City water, sewer and storm drain lines that exist under June Avenue.

Services: Police and fire protection is provided by the City of Farmersville.

Environmental: The project has been reviewed and determined to be exempt from review for environmental impacts under Section 15305 (Minor alterations in land use limitations such as setback variances).

RESOLUTION 2020-02

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE, COUNTY OF TULARE
STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE DENYING VARIANCE 2020-01 (CASAS)**

WHEREAS, a Variance application was filed by Patricio Casas/Rosa Casas 340 N. June Avenue, Farmersville, CA 93223 for a Variance to allow a reduced front yard setback for a carport at a home on the lot at 364 N. Farmersville Boulevard. The Assessor Parcel Number is 128-151-009, and

WHEREAS, the subject site is zoned R-1 (Single Family Residential) which has a requirement for a front yard setback of 25 feet according to Section 17.24.040 B.1. of the Farmersville Municipal Code, and

WHEREAS, the carport was installed without permits and has a front setback of about five feet, and

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and declared the proposed project categorically exempt from the California Environmental Quality Act (CEQA), and

WHEREAS, the Planning Commission held a public hearing on this Variance request and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this amendment:

1. The variance would constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located.
2. Strict application of the zoning regulation would not deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification.

Farmersville Planning Commission
Resolution 2020-02
Variance 2020-01 (Casas)

3. Granting of a variance would be materially detrimental to the public welfare and could be injurious to the property or improvements in the vicinity or the zone in which the subject property is located.
4. Granting of the variance does not conform with the general purpose and intent of the Farmersville Zoning Ordinance and the Farmersville General Plan.
5. Granting of the variance would authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.
6. The Planning Commission's action may be appealed to the City Council by any aggrieved party, by filing an appeal within ten days of the Planning Commission's decision, consistent with the procedure established in Section 17.100.050. If no appeal is filed within the ten day period the applicant must remove the carport (or otherwise cause it to conform to City codes) within 30 days (not later than June 19, 2020).
7. The variance is categorically exempt under the California Environmental Quality Act (CEQA (Section 15305 of the CEQA Guidelines)).

BE IT FURTHER RESOLVED that the Planning Commission hereby denies Variance 2020-01. The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 20th of May, 2020, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: May 20, 2020
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Finding that the Farmersville Capital Improvement Program is consistent with the Farmersville General Plan

Recommendation

It is recommended that the Planning Commission find that the 2020-2021 Capital Improvement Program is consistent with the 2025 Farmersville General Plan by adopting Resolution 2020-03.

Discussion/Analysis

The Farmersville Capital Improvement Program (CIP) is a five-year expenditure plan that provides the City with a program for various infrastructure and facility improvements.

A capital improvement project is a specific project costing more than \$5,000 that involves the study, procurement, construction or installation of facilities which improves, preserves, enhances or modernizes the City's provision of municipal services and has a useful life of at least five years.

State planning law requires the Planning Commission and City Council review the CIP to ensure that it is consistent with the General Plan. The General Plan is the City's planning document that establishes goals, policies and maps to guide the City's growth. The law requires that all actions of a City must be consistent with the General Plan.

The 2020-2021 CIP is shown in Attachment A and lists major improvements and items the City intends to complete and/or purchase during the next five years. The 2020-2021 CIP budget is about \$19.5 million, while the full five year budget is about \$37.8 million. Just because a project is listed in the CIP does not mean that funding has been identified to pay for the project. Many of the items will require the City to pursue grant funding.

CIP items are listed by City Department, including:

- Administration and Finance
- Engineering
- Fire Department
- Planning Department

Report to Farmersville Planning Commission
2020-2021 Capital Improvement Program Consistency Report

- Police Department
- Public Works Department

Projects and items in the CIP range from the purchase of irrigation equipment and water well equipment to the purchase of new vehicles, to construction of a new fire station.

Most of the projects that pertain to specific geographical locations in the City are related to:

- Improvements to existing parks, such as landscaping, irrigation equipment, lighting, etc.
- Improvements to existing streets, such as repaving, sidewalks, lighting, etc.
- Improvements to water lines, sewer lines and storm drain lines and water wells
- Improvements to the wastewater treatment plant
- Future transit center on Front Street west of Farmersville Blvd.
- Deep Creek restoration project
- Future new fire station on Front Street west of Farmersville Blvd.

The CIP also programs funding for the preparation of several planning documents, including a Downtown Specific Plan and a new Zoning Ordinance as well as an update of the General Plan.

Consistency Analysis

In terms of consistency with the General Plan, the main concern involves projects that pertain to specific locations in the City. In this respect, virtually all of the site-specific projects involve the repair and replacement of existing facilities, such as existing roads, parks and utilities. This is consistent with the General Plan's intent to support existing neighborhoods and accommodate growth through infill development.

Many projects are related to (and consistent with) key issues of the 2025 General Plan. For example, public safety is addressed through street upgrades. Projects for repair and rehabilitation of parks address the General Plan's goals to provide quality public recreational spaces for residents of the City. The integrity of existing neighborhoods and commercial development are further supported by the CIP's projects to replace or repair water and sewer lines and make improvements to streets.

Consistency review in this report applies to high level, generalized project descriptions provided in the CIP. More detailed consistency review will be applied as project details are further identified as they move towards implementation.

Report to Farmersville Planning Commission
2020-2021 Capital Improvement Program Consistency Report

Environmental Analysis

The Plan is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (Not a Project).

Conclusion

In sum, staff believes the 2020-2021 CIP is consistent with the 2025 Farmersville General Plan.

ATTACHMENTS:

- Five Year Capital Improvement Plan and Capital Budget
- Resolution 2020-03

RESOLUTION 2020-03

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE, COUNTY OF TULARE
STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE FINDING THE FARMERSVILLE FIVE YEAR CAPITAL
IMPROVEMENT PLAN IS IN CONFORMITY WITH THE 2025 FARMERSVILLE
GENERAL PLAN**

WHEREAS, the City of Farmersville has prepared a five-year capital improvement plan that provides for future projects that involve the study, procurement, construction or installation of facilities which improves, preserves, enhances or modernizes the City's provision of municipal services, and

WHEREAS, the Planning Department has prepared a staff report and declared the proposed project categorically exempt from the California Environmental Quality Act (CEQA), and

WHEREAS, the Planning Commission held a meeting to consider this action and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this action:

1. The Farmersville Five Year Capital Improvement Plan is in conformity with the City of Farmersville 2025 General Plan.
2. The CIP/General Plan consistency finding is categorically exempt from environmental review under the California Environmental Quality Act (CEQA (Section 15378 of the CEQA Guidelines)).

Farmersville Planning Commission
Resolution 2020-03
CIP/General Plan Consistency Finding

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts Resolution 2020-03. The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 20th of May, 2020, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

Attachment "A"

Five Year Capital Improvement Plan and Capital Budget

Each year, the City of Farmersville updates its five-year projection of capital projects and purchases through the updating of the Five-Year Capital Improvement Plan (CIP). The first year (in this case, Fiscal Year 2020-21) of the five-year plan will then be presented as the proposed Capital Budget for the upcoming Fiscal Year – a substantial portion of the overall annual budget for the City. It is a best practice for municipalities to update their Five-Year CIP on an annual basis, typically during the budget process, because it serves as a valuable tool for the Council, Staff, and the Community to understand the current and future needs of the City.

The budget document shows projects by Department, with a brief description of the project, funding source(s), current year appropriations in Year one and a projection of needs for the next five years for planning purposes only. Amounts shown in the Year one column correspond to projects listed in each respective Department budget.

An area of particular note is that the CIP identifies both funded and unfunded projects/needs so that a full picture of current and future needs is illustrated. This CIP is the result of many staff hours and discussion of future needs of the organization. By nature, it is a fluid document that will be refined each year as future needs are discovered or present themselves to Staff.

Criteria and Assumptions

The criteria used to qualify a project for the CIP includes new facilities, equipment/vehicles, building refurbishment, and infrastructure projects; and includes the design, construction, and major rehabilitation of capital improvements that have long-term life spans and typically cost more than \$5,000, though there are some exceptions to these strict categories with other one-time purchases that are outside a normal operation budget. The criteria used includes:

- Criteria 1: Project corrects immediate and urgent public health or public safety issue.
- Criteria 2: Project addresses regulatory, safety, or environmental requirements that more likely than not threatens in whole or in part the City's ability to operate a core program or function within the next fiscal year if not replaced or repaired.

- Criteria 3: Project replaces a capital asset that will more likely than not reduce or eliminate the City's ability to operate a core program within the next fiscal year if not replaced or repaired.
- Criteria 4: Project represents an investment that will return real cash savings over an identifiable investment horizon and that return exceeds the City's cost of capital (cost of capital equals weighted average interest on City debt issues and capital leases).
- Criteria 5: Project extends an existing City Program or function to meet the Council's vision and explicit direction.
- Criteria 6: Project creates a new City program or function to meet the Council's vision and explicit direction.
- Criteria 7: Project addresses regulatory, safety, or environmental requirements that could threaten in whole or in part the City's ability to operate a core program or function at some future time if not replaced or repaired.
- Criteria 8: Project replaces a capital asset that could reduce or eliminate the City's ability to operate a core program at some future time if it is not replaced or repaired.

Other assumptions made for the capital budget include:

1. A limited Capital Budget: The biggest assumption comes in that the funds available for the Capital Budget are limited and therefore extremely precious. There are many funding sources and restrictions sometimes apply (like street funding, or Development Impact Fees or DIF). The City is in much improved financial standing since the low in Fiscal year 2011-12, but still does not have many of the long-term funding vehicles in place to make capital purchases sustainable yet (outside of grant funding). However, there is a lot of Capital Purchasing that has been deferred and so there is much more need than resources and so projects must be carefully considered and prioritized.
2. Establish sinking funds: The City does not have any sinking funds established at this point. This means, that although we are aware that capital assets wear out and break, we are not systematically saving for their subsequent replacement over time. However, it is assumed that this trend should be reversed to align with Council strategic initiatives and mission statement. Therefore, identifying these items and saving for them will need to become an important part of the City budgets going forward.
3. Completely fund and maintain reserves to appropriate policy levels: In addition to systematically saving for capital asset replacement, the City has adopted policies for a fund minimum on the General Fund and a Budgetary Uncertainty Fund in case of specific and dire emergency needs only. While the fund minimum has been met, the emergency savings has not yet been fully funded. Now that the City is anticipating new one-time funds, these critical reserves full funding are essential.

4. Avoiding financing / debt issuance: The City is desirous of purchasing the capital it needs to provide the level of service that it can with the resources available to it. However, it is staff's assumption that a goal is to avoid borrowing and debt issuance whenever possible and keep total purchase costs low. However, there are also times where debt is appropriate to make major capital purchases and smooth costs out over time at reasonable borrowing costs, but only in accordance with the Debt Policy of the City.
5. Complete existing grant commitment glut: Currently, the City of Farmersville is working its way through a "glut" of grants. That is, the City's improvement in its financial standing has allowed for a flurry of activity with increased funding through grant awards. However, the downside of this has been the risk of non-compliance as City staff does not have the capacity to manage so many projects with only a handful of administrative personnel available. Therefore, the assumption built into the Capital Budget and CIP process is to systematically space out grant-funded strategic projects with this limitation in mind.

Capital Budget Organization for Fiscal Year 2020-21

Government Code and the best practice for Capital Budgeting is to include a projection for the upcoming year as well as at least four more years to create a full five-year projection. The City of Farmersville is now in its second year of the formalized process and is learning how to best incorporate the mandated structure of the city's Debt Policy and the industry best practices for Capital Budgeting.

However, staff is confident that this process has been improved from the prior year through the establishment of the General Fund Capital Fund which will house many of the planned purchases and projects outlined in the Fiscal Year 2020-21 Capital Budget. The series of tables that follow are a way to show a simplified version of the Capital Budget in different ways, but ultimately still displaying all the items and estimated costs for Fiscal Year 2020-21. The point is to draw out the changes and additions so they are clear in the midst of the long lists of projects and purchases.

This section of the report will give a general overview of the Capital Budget and highlight some of the budgeting process. It will also make statistical comparisons for review purposes and to identify trends and issues. Finally, it will touch on funding status or other issues of the different items included in the Capital Budget for Fiscal Year 2020-21.

The process of creating the Capital Budget begins with the evaluation of Capital Projects is fairly straightforward. Essentially, as described like a mathematical statement:

"existing budget items – completed items – removed items + new items = new budget"

Attachment A: 2020-2025 Farmersville Five Year Capital Improvement Plan

So, to identify what comprises the "existing budget" all other items progress was reviewed with each department and confirmed their likely status at the end of the year. The table below highlights what Finance staff estimates will be the existing capital budget at the end of the year (6/30/2020):

CAPITAL PROJECTS ROLLED OVER FROM FY 2019-20	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
MUNIS System Upgrade	59,706					59,706
Administration Vehicle				43,500		43,500
Deep Creek Restoration	425,000					425,000
Wastewater Treatment Plant	7,500,000					7,500,000
W Walnut ATP Project	200,000					200,000
N Farmersville Blvd Project	5,500,000	2,459,787				7,959,787
E Walnut ATP Project	520,000					520,000
Pavement Mngment System	25,000					25,000
Central Farmersville Blvd	150,000	1,342,500	1,292,500			2,785,000
Pavement Project #1		50,000	675,000			725,000
Pavement Project #2			50,000	675,000		725,000
ADA Implementation Project		50,000	337,500			387,500
Birch Water Line Relocation			35,000	326,000		361,000
W Walnut Reconstruction	1,400,000					1,400,000
Crosswalk at Freedom Drive	85,000					85,000
Transit Center Plans	150,000					150,000
Railroad Crossing Plans	150,000					150,000
Percolation System at WWTP	450,000					450,000
Radio Pagers (10 UNITS)	7,500					7,500
Central Fire Station				2,500,000		2,500,000
Fire PPE SCBA units			127,000			127,000
Downtown Specific Plan	65,000	65,000				130,000
Zoning Ordinance Update	37,500	37,500				75,000
General Plan Update		126,000	126,000			252,000
Police Office Remodel	80,000					80,000
Police Admin Vehicle	80,000					80,000
Patrol Vehicle Replacement (FY20)	51,126	51,126	38,345			140,597
Patrol Vehicle Replacement (FY22)		56,900	56,900	56,900		170,700
Patrol Vehicle Replacement (FY24)				60,900	60,900	121,800
Skate Park	7,500					7,500
Park Irrigation Upgrade	10,000	8,500				18,500
CDBG 2018: Jennings Park	334,000	333,000	333,000			1,000,000
Yard Network Upgrades	5,000					5,000
Sports Park Phase III	964,103	964,104				1,928,207
Well 7 Generator	100,000					100,000
Solar Plant at new WWTP		2,983,680				2,983,680
New Corporation Yard			1,001,000			1,001,000
Sports Park Rehabilitation	17,000	8,000	14,000			39,000
Liberty Park Lighting		75,000				75,000
TOTAL	18,373,435	8,611,097	4,086,245	3,662,300	60,900	34,793,977

While the number of projects that need to be carried forward to Fiscal Year 2020-21 are many and represent about \$18 million, there is good rationale for these changes. First, of the 39 projects to be carried forward, 16 are projects scheduled beyond Fiscal Year 2020-21 and are appropriate to carry forward as part of the natural planning process. Of the 23 projects that remain, 13 are multi-year projects or had timing such that they have expenses in both Fiscal Year 2019-20 and Fiscal Year 2020-21 (and maybe future years too).

Therefore, the 10 projects carried forward, that were both scheduled for FY 2020-21, and are not multi-year, are displayed in the table below. Of these 10 projects, three of them were originally scheduled for Fiscal Year 2020-21 anyway (MUNIS Upgrades, Police Admin Vehicle,

Attachment A: 2020-2025 Farmersville Five Year Capital Improvement Plan

and Sports Park Phase III) and so the last seven projects are a result of needing to be rescheduled or restated to better match the capacity of City staff to handle the project or to match a revised scope of the project/purchase.

FY 2020 CAPITAL PROJECTS ROLLED-OVER TO FY 2021	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
MUNIS System Upgrade	59,706					59,706
Pavement Mngment System	25,000					25,000
Radio Pagers (10 UNITS)	7,500					7,500
Police Admin Vehicle	80,000					80,000
Skate Park	7,500					7,500
Park Irrigation Upgrade	10,000	8,500				18,500
Yard Network Upgrades	5,000					5,000
Sports Park Phase III	964,103	964,104				1,928,207
Well 7 Generator	100,000					100,000
Sports Park Rehabilitation	17,000	8,000	14,000			39,000
TOTAL	1,275,809	980,604	14,000	-	-	2,270,413

After the items that are identified to be carried forward are assessed, it is also important to figure out what has been completed, removed, or anticipated to be completed, before Fiscal Year 2020-21 begins. The table on the following page will help demonstrate these changes.

A few important notes about the table below:

1. There are several projects/purchases listed as completed – these have verified completion by the departments and a stated actual amount spent. This assumes that there are no unknown expenses that were delayed and unpaid or misallocated to another area.
2. Items listed as “by 6/30/20” is a reference to finance staff’s understanding that all these projects will be complete for Fiscal Year 2019-20. However, some of them have the actual column listed as “Pending” rather than a dollar amount because the purchase is still yet to be completed at the writing of this report (March).
3. There are 11 projects/purchases listed as Deleted but nine of them have an Asterix next to them. This is to indicate their special situation needing explanation rather than just simply deleted from the list.

Attachment A: 2020-2025 Farmersville Five Year Capital Improvement Plan

PROJECTS REMOVED FROM THE CAPITAL PLAN	BUDGET	ACTUAL	PERCENT	STATUS
Inventory Management System	10,000	-	0%	DELETED*
Civic Center Remodel, Phase IV	102,000	101,980	100%	COMPLETED
Civic Center Backup Generator	250,000	-	0%	DELETED
Code Enfrmnt - New Vehicle	37,500	3,639	10%	BY 6/30/20
Code Enfrmnt - Blight Removal	100,000	-	0%	DELETED*
New Online Payment System	12,500	-	0%	DELETED*
ADA Planning Project	47,000	12,951	28%	COMPLETED
Ladder Truck	660,000	-	0%	DELETED*
Fire PPE Turnouts	75,000	-	0%	DELETED*
Vehicle Locator Technology	10,000	-	0%	DELETED
FLEER units	10,000	PENDING	N/A	BY 6/30/20
Police Admin Vehicle	20,000	21,204	106%	COMPLETED
Police Patrol Vehicle (2017)	31,101	23,014	74%	COMPLETED
Portable Radios	75,000	PENDING	N/A	COMPLETED
Police CCTV for Light Industrial	61,160	25,159	41%	BY 6/30/20
Sports Park Phase II	140,000	29,146	21%	COMPLETED
Water Well Upgrades	240,000	1,100	N/A	BY 6/30/20
Utility Truck	40,000	39,431	99%	COMPLETED
Two Pick-Up Trucks	50,000	48,756	98%	COMPLETED
Water Leak & Pipe Locator	16,019	16,242	101%	COMPLETED
Sewer Inspection System	87,000	PENDING	N/A	BY 6/30/20
Ground Penetrating Radar	15,500	15,500	100%	COMPLETED
Walk-behind Scarifier	11,850	6,386	54%	COMPLETED
Sports Park Phase IV	5,000,000	-	0%	DELETED*
Back Up Generator for Well 6	120,000	-	0%	DELETED*
CDBG 2018: Alley Rebuild	1,142,393	-	0%	DELETED*
New Fence at Sports Park	45,000	43,576	97%	COMPLETED
Two-Way Radio System	4,926	4,387	89%	COMPLETED
Large Mower Major Repair	5,700	3,346	59%	COMPLETED
Armstrong Park Upgrades	50,000	-	0%	DELETED*
TOTAL	8,469,649	395,817	5%	

In order to better explain the deletions, finance staff evaluated each and confirmed with the departments the rationale for the changes. A summary of these reasons are listed below:

EXPLANATION OF DELETED CIP ITEMS	STATUS	REASON
Inventory Management System	DELETED*	Combined with another CIP
Civic Center Backup Generator	DELETED	Dept re-evaluating need
Code Enfrmnt - Blight Removal	DELETED*	shifted to operation budget
New Online Payment System	DELETED*	Combined with another CIP
Ladder Truck	DELETED*	Removed and restated by Dept
Fire PPE Turnouts	DELETED*	shifted to operation budget
Vehicle Locator Technology	DELETED	removed at request by Dept
Sports Park Phase IV	DELETED*	grant was not awarded, potential restatement later
Back Up Generator for Well 6	DELETED*	Combined with another CIP
CDBG 2018: Alley Rebuild	DELETED*	grant was not awarded, potential restatement later
Armstrong Park Upgrades	DELETED*	completed without CIP funding

Attachment A: 2020-2025 Farmersville Five Year Capital Improvement Plan

The next step of the Capital Budgeting process begins with the submission of requests from the separate departments within the City for Fiscal Year 2020-21 projects and projects estimated for the future. These requests are then reviewed and edited as needed and ultimately prioritized by the City Manager to align with the overall strategy of the City.

NEW ADDITIONS TO THE CAPITAL PLAN AS OF FY 2021	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
Alley Improvements	266,000	874,700				1,140,700
Local Roadway Safety Plan	80,000					80,000
Fire Command Vehicle	36,667	22,667	22,666			82,000
Fire Engine	115,567	115,567	115,567	115,567	115,567	577,834
SCBA Bottle Filling Station	10,000					10,000
Washer-Extractor	7,000					7,000
Police Vehicle for new Officer	48,350					48,350
Well 3 Backup Generator	100,000					100,000
Roy's Park Improvements	218,500					218,500
Bobcat & Trailer	113,411					113,411
Crew Cab Pickup	30,132					30,132
Pickup Trucks (2)	53,398					53,398
Civic Center HVAC system	85,220					85,220
Digital Sign				45,000		45,000
Well 5 Upgrade & Generator			200,000			200,000
Well 6 Upgrade & Generator		200,000				200,000
TOTAL	1,164,245	1,212,934	338,233	160,567	115,567	2,991,545

Administration & Finance Department

The list Administration and Finance Departments capital projects and purchases has been reduced to only two for the next five years. This five-year projection contained seven projects for this department last year. The new projection for the next five-years is as listed in the following table:

ADMINISTRATION & FINANCE CAPITAL PROJECTS	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
MUNIS System Upgrades (shared with enterprise)	59,706	-	-	-	-	59,706
Admin Vehicle (Air Quality Grant)	-	-	-	43,500	-	43,500
TOTAL	59,706	-	-	43,500	-	103,206

The major changes from the prior five-year projection include:

1. Two projects were completed (inventory management system and City Hall Remodel, Phase IV)
2. Two more projects were combined to make one (new online payment system was added to the MUNIS upgrades)
3. Two other projects were removed (Blight removal shifted to Code Enforcement operations budget and Civic Center Backup generator was removed).

The most critical of these projects is the MUNIS system upgrade which will do several things:

The first planned upgrades are to convert the current utility billing module that the City uses to the newer, preferred module. The existing module is based upon very old technology and is become problematic because it does not have newer features expected by partners and customers alike. This will be coordinated with new partnership for online payments that will be much more robust and user friendly for both the customer and finance staff.

The second portion of the upgrade will also add the ability to keep documents paperless in the system to better facilitate transparency and audit efficiency. This will be a huge help to the workload of finance staff dealing with boxes of paperwork each year currently.

Finally, these changes will also be upgraded with a new graphical user interface that is much more intuitive and should allow for more efficient processing and easier cross-training of staff.

The administration vehicle is intended only to be purchased with an available Air Quality Control Board grant, thus reducing the total cost to about \$23,500 when that is available.

As time progresses, these projected costs or funding sources could change. For the full details on these projects and programs, see the attached schedule detailing the entire Capital Budget and Project. Ultimately, this request will be rolled up in the summary later in the report.

Engineering Department

The Engineering Department Capital Budget request has changed meaningfully for Fiscal Year 2020-21. Significant progress has been made in the last year on some projects while others have been delayed, and therefore rescheduled, for various reasons. As mentioned previously, there was, and continues to be, a project glut of deferred maintenance that must be done. However, City staff and finances are only able to do so many at once and although there is a light at the end of the tunnel, the overwhelming number of projects continues to be a strain on City resources.

This projection anticipates 18 projects with a total cost of about \$25 million. Compared with this same five-year projection last year, the Year 1 total has decreased by nearly \$2 million to less than \$17 million and the total five-year projection has reduced by \$6.5 million to \$25 million total. Much of this can be attributed to the millions spent in Fiscal Year 2019-20 on the Wastewater Treatment Plant project.

Attachment A: 2020-2025 Farmersville Five Year Capital Improvement Plan

ENGINEERING CAPITAL PROJECTS	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
Deep Creek Restorations	425,000					425,000
WasteWater Treatment Plant	7,500,000					7,500,000
West Walnut ATP Project	200,000					200,000
North Farmersville Blvd Project	5,500,000	2,459,787				7,959,787
East Walnut ATP Project	520,000					520,000
Pavement Management System	25,000					25,000
Central Farmersville Blvd Repairs	150,000	1,342,500	1,292,500			2,785,000
Pavement Project #1		50,000	675,000			725,000
Pavement Project #2			50,000	675,000		725,000
ADA Implementation Project		50,000	337,500			387,500
Birch Water Line Relocation			35,000	326,000		361,000
West Walnut Reconstruction	1,400,000					1,400,000
Crosswalk at Freedom Drive	85,000					85,000
Transit Center Plans	150,000					150,000
Railroad Crossing Plans	150,000					150,000
Percolation System at WWTP	450,000					450,000
Alley Improvements	266,000	874,700				1,140,700
Local Roadway Safety Plan	80,000					80,000
TOTAL	16,901,000	4,776,987	2,390,000	1,001,000	-	25,068,987

The Engineering Department Capital Budget request includes several projects that are already underway. In fact, eight of the items listed in the table above are already underway and seven of them are expected to be completed in Fiscal Year 2020-21. The projects underway are listed in the table below. All projects are expected to have major construction completion by 6/30/2021 except for the North Farmersville Blvd project.

ENGINEERING PROJECTS CURRENTLY UNDERWAY	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
Deep Creek Restorations	425,000					425,000
WasteWater Treatment Plant	7,500,000					7,500,000
West Walnut ATP Project	200,000					200,000
North Farmersville Blvd Project	5,500,000	2,459,787				7,959,787
East Walnut ATP Project	520,000					520,000
West Walnut Reconstruction	1,400,000					1,400,000
Crosswalk at Freedom Drive	85,000					85,000
Percolation System at WWTP	450,000					450,000
TOTAL	16,080,000	2,459,787	-	-	-	18,539,787

The 10 projects on this list that have not begun are made up of a significant number of preliminary types of planning projects. This is indicative that the City is slowly nearing the end of the massive project glut of the last six years and is now working toward planning out new maintenance projects for 3 to 5 years out. Some of these future looking projects are as follows:

The Pavement Management System is due for an update and two road improvement projects to be identified through this process are projected to be undertaken within the next five years, and therefore listed in the Capital Plan.

The ADA implementation project is potentially one of several projects needed to implement the findings from the ADA Transition plan which was completed in Fiscal Year 2019-20.

The Birch water line relocation is an ill-located water line that needs to be addressed in the coming years.

Planning projects for the Transit Center, the Railroad Crossing, Alley Improvements, and the Local Roadway Safety Plan, are all first steps toward new, large construction endeavors.

Of these projects requested by the Engineering Department, currently, five of them are unfunded. The ADA Implementation Project, Central Farmersville Blvd, the Transit Center Plans, and the Railroad Crossing Plans, and the Alley Improvements are all in process for locating specific funding sources, but progress is being made toward securing a guaranteed source for each through TCAG, grants, or other options.

These projects are all considered high priority as the maintenance of these road and the planning for expansion of access and transportation around the City is overdue because of years of deferred maintenance.

Fire Department

FIRE DEPARTMENT CAPITAL PROJECTS	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
Radio Pagers (10 units)	7,500					7,500
Central Fire Station				2,500,000		2,500,000
Fire PPE SCBA Units			127,000			127,000
Fire Command Vehicle	36,667	22,667	22,666			82,000
Fire Engine	115,567	115,567	115,567	115,567	115,567	577,834
SCBA Bottle Filling Station	10,000					10,000
Washer-Extractor	7,000					7,000
TOTAL	176,734	138,234	265,233	2,615,567	115,567	3,311,334

The Fire Department request contains seven projects/equipment of which two are currently not funded. The Central Fire Station and the Fire PPE SCBA Units also do not have funding sources identified yet but are programmed for FY 2024 and 2023 respectively so there is still time to locate funds for each.

Of the remaining projects, they are all expected to be paid for through cash on hand from either the General Fund Capital Fund or the Fire Department Developer Impact Fees, as appropriate.

Changes to this department requests from a year ago are a:

1. The removal of the Ladder Truck (this was replaced by a more relevant request for a fire engine).
2. The reduction of the amount of Radio Pagers by half to more accurately reflect the needs of the department.
3. The removal of the Fire PPE turnouts and shifted to operational expense instead.
4. The removal of the vehicle locator technology.
5. Several additions including a command vehicle, SCBA bottle filling station, and a washer-extractor for PPE turnouts.

Because of the high dollar amount of the Central Fire Station and the Fire Engine, they will likely need to be financed. Currently, the Fire Engine is listed with expense related to a proposed seven-year financing option through the builder of the vehicle. The Central Fire Station's funding method is still unknown and is listed as a one-year expense but will likely be modified once this is closer to being built.

Planning Department

The Planning Department has indicated that there are several major documents/plans that are due for an update in the coming years. Due to the recent award of the SB 2 grant to the City the timelines of two projects have shifted dramatically. As indicated in the table below, work is to begin in Fiscal Year 2020-21 for both the Downtown Specific Plan and the Zoning Ordinance update because of the grant funding.

PLANNING DEPARTMENT CAPITAL PROJECTS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
	2020-21	2021-22	2022-23	2023-24	2024-25	
Downtown Specific Plan	65,000	65,000				130,000
Zoning Ordinance Update	37,500	37,500				75,000
General Plan Update		126,000	126,000			252,000
TOTAL	102,500	228,500	126,000	-	-	457,000

Previously, both projects were slated to begin in Fiscal Year 2023-24. No changes were made to the General Plan update as it has not found a new funding source yet. Currently it is programmed to be paid for by the General Fund Capital Fund and the Water and Sewer Utility funds, equally.

The only other update worth mentioning is the reduction in the estimated cost of the Zoning Ordinance Update from a total of \$150,000 to a total of \$75,000 and a reduction of the Downtown Specific Plan from \$252,000 to \$130,000. The costs for the General Plan remain the same as the prior year estimate.

Police Department

The Police Department Capital Project list has been updated to the following six items:

POLICE DEPARTMENT CAPITAL PROJECTS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
	2020-21	2021-22	2022-23	2023-24	2024-25	
Police Office Remodel	80,000					80,000
Police Admin Vehicles	80,000					80,000
Patrol Vehicle Replacement (FY20)	51,126	51,126	38,345			140,597
Patrol Vehicle Replacement (FY22)		56,900	56,900	56,900		170,700
Patrol Vehicle Replacement (FY24)				60,900	60,900	121,800
Police Vehicle to support new Officer Position	48,350					48,350
TOTAL	259,476	108,026	95,245	117,800	60,900	641,447

Previously listed items on the Police department Capital budget that were completed in Fiscal Year 2019-20 were the purchase of FLEER units, A police admin vehicle, portable radios, and CCTV system for the City. The lease agreement for the 2018 round of police vehicles was also paid off in Fiscal Year 2019-20.

All projects listed are funded through future financing, existing cash on hand, or grant funds.

The routine purchase of patrol vehicles is already an approved program that the Council adopted in 2016. The current strategy is to purchase three new vehicles every other year to smooth costs and keep an up-to-date fleet under warrant and performing well, thus reducing repair expenses. The purchase identified in FY 2024 in this projection is just the first year of payments in what is a planned three year payment arrangement. So costs will continue on those vehicles through FY 2026.

The only new addition to this list is another vehicle purchase to support a new officer position. This would only be purchased if the need arises for the position to be filled, and there is sufficient cannabis business tax to support it. Currently, all cannabis business tax is considered one-time payment in nature due to the inherent risks associated with this new industry and can not normally be programmed to support ongoing expenses like salaries and benefits.

Public Works Department

The Public Works Department has a request for 19 projects and purchases for a total of over \$8 million. This is a decrease from the prior year five-year projection of 25 projects and almost \$13.5 million. However, many of these projects are related to ongoing projects or initiatives already underway.

Of the 16 new projects/purchases added to the total five-year capital improvement plan this year, nine of them are within the Public Works Department with a total projected expense of just over \$1 million. The most impactful of these items are the Well 3 backup generator, the Well 5 Upgrade & Generator, the Well 6 Upgrade & Generator, and the Roy's Park Improvements. Not only are they significant in cost but also in the impact they will make for the reliability of the infrastructure backbone of the City (Wells) and the impact for resident use (wells and park).

The following table displays the full five-year projection for the Public Works Department but one of the most important factors in these projects is the funding status. Currently, four of the projects on the list remain unfunded (Solar Plant, New Corporation Yard, Liberty Park Lighting, and Roy's Park improvements). Work has already been done to identify the most likely funding source for the Solar Project in a staff report and presentation to City Council in January 2020. Roy's Park Improvements are likely to be funded by Prop 68 local allocation of park funding but

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this has not yet materialized. The other two projects do not have any realistic prospects yet. The total amount unfunded is approximately \$4.3 million.

PUBLIC WORKS DEPARTMENT CAPITAL PROJECTS	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
Skate Park	7,500					7,500
Park Irrigation Upgrade	10,000	8,500				18,500
CDBG 2018 Jennings Park	334,000	333,000	333,000			1,000,000
Public Works Yard Network Upgrade	5,000					5,000
Sports Park Phase III - CNRA Prop 68	964,103	964,104				1,928,207
Well 7 Generator	100,000					100,000
Solar Plant located at new WWTP		2,983,680				2,983,680
New Corporation Yard			1,001,000			1,001,000
Sports Park Rehabilitation Project	17,000	8,000	14,000			39,000
Expansion of Lighting at Liberty Park		75,000				75,000
Well 3 Backup Generator	100,000					100,000
Roy's Park Improvement	218,500					218,500
Bobcat & Trailer	113,411					113,411
Crew Cab Pickup	30,132					30,132
Pickup Trucks (2)	53,398					53,398
Civic Center HVAC System	85,220					85,220
Digital Sign				45,000		45,000
Well 5 Upgrade and Generator			200,000			200,000
Well 6 Upgrade and Generator		200,000				200,000
TOTAL	2,038,264	4,572,284	1,548,000	45,000	-	8,203,548

Summary of the Complete FY 2020-21 Capital Improvement Plan & Budget

The Capital Budget and five-year Capital Projection is an extensive list of projects and capital purchases that have been thoroughly reviewed and prioritized. They have been evaluated by the City Manager and connected to the strategic initiatives and plans of the City. In total the Capital budget for Fiscal Year 2020-21 is \$19,537,680. Including the estimates through Fiscal Year 2024-25, it is a total of \$37,785,522 over the five years.

SUMMARY OF CAPITAL IMPROVEMENT PLAN	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
Administration	59,706	-	-	43,500	-	103,206
Engineering	16,901,000	4,776,987	2,390,000	1,001,000	-	25,068,987
Fire	176,734	138,234	265,233	2,615,567	115,567	3,311,334
Planning	102,500	228,500	126,000	-	-	457,000
Police	259,476	108,026	95,245	117,800	60,900	641,447
Public Works	2,038,264	4,572,284	1,548,000	45,000	-	8,203,548
TOTAL	19,537,680	9,824,031	4,424,477	3,822,867	176,467	37,785,522

Many funding sources will be used and acquired in the process to complete these ambitious objectives across the many funds of the City. A breakdown by fund is summarized below:

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CAPITAL PROJECTS BY FUND	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
02 WATER UTILITY	91,895	49,500	77,000	335,000	-	553,395
03 WATER DEVELOPMENT	200,000	200,000	534,000	-	-	934,000
04 SEWER UTILITY	8,041,895	3,033,180	42,000	9,000	-	11,126,075
05 SEWER DEVELOPMENT	-	-	334,000	-	-	334,000
12 FEDERAL AND STATE GRANTS	771,000	2,347,200	1,757,000	-	-	4,875,200
20 STP	750,000	-	-	-	-	750,000
21 GAS TAX	57,682	-	-	9,000	-	66,682
22 TDA	135,600	50,000	725,000	675,000	-	1,585,600
26 MEASURE R FUND	6,724,400	2,459,787	-	-	-	9,184,187
27 RMRA (SB1) FUND	650,000	-	-	-	-	650,000
31 PARK IMPROVEMENTS	1,190,103	964,104	-	-	-	2,154,207
35 MAINTENCE DISTRICT	57,682	-	-	9,000	-	66,682
40 CDBG PROGRAM INCOME	334,000	333,000	333,000	-	-	1,000,000
71 FIRE DEVELOPER FEES	31,000	-	-	2,500,000	-	2,531,000
81 POLICE DEVELOPER FEES	80,000	-	-	-	-	80,000
103 GENERAL FUND CAPITAL	374,072	387,260	622,477	285,867	176,467	1,846,143
104 CANNABIS BUSINESS TAX	48,350	-	-	-	-	48,350
TOTAL	19,537,680	9,824,031	4,424,477	3,822,867	176,467	37,785,522

While many of the items requested in the Capital Budget are significant, and some are small equipment purchases, the vast majority of the spending is concentrated in only 10 of 55 projects listed in the Capital Plan. Each of these major projects has an estimated total cost of at least \$1,000,000. Each project will also then require a funding source outside of the City's immediate resources such as a grant, street funding allocation, or some type of financing.

TOP TEN LARGEST CAPITAL IMPROVEMENTS	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
North Farmersville Blvd Project	5,500,000	2,459,787	-	-	-	7,959,787
WasteWater Treatment Plant	7,500,000	-	-	-	-	7,500,000
Solar Plant located at new WWTP	-	2,983,680	-	-	-	2,983,680
Central Farmersville Blvd Repairs	150,000	1,342,500	1,292,500	-	-	2,785,000
Central Fire Station	-	-	-	2,500,000	-	2,500,000
Sports Park Phase III - CNRA Prop 68	964,103	964,104	-	-	-	1,928,207
West Walnut Reconstruction	1,400,000	-	-	-	-	1,400,000
Alley Improvements	266,000	874,700	-	-	-	1,140,700
New Corporation Yard	-	-	1,001,000	-	-	1,001,000
CDBG 2018 Jennings Park	334,000	333,000	333,000	-	-	1,000,000
TOTAL	16,114,103	8,957,771	2,626,500	2,500,000	-	30,198,374

As mentioned earlier in previous sections of this report, there are several projects that remain unfunded at this time. While this could be as simple as grant funding that has been applied for but not yet awarded, it could also be necessary repairs that there is no level of current funding guaranteed at all.

To summarize, the total unfunded projects by year are listed below. City staff will diligently work to fund these projects and will update City Council with progress toward that end. However, if funding cannot be acquired or not without significant burden or other cost, the projects may be delayed.

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UNFUNDED CAPITAL PROJECTS	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
Central Farmersville Blvd Repairs	150,000	1,342,500	1,292,500			2,785,000
ADA Implementation Project		50,000	337,500			387,500
Transit Center Plans	150,000					150,000
Railroad Crossing Plans	150,000					150,000
Alley Improvements	266,000	874,700				1,140,700
Central Fire Station				2,500,000		2,500,000
Fire PPE SCBA units			127,000			127,000
Solar Plant located at new WWTP		2,983,680				2,983,680
New Corporation Yard			1,001,000			1,001,000
Expansion of Lighting at Liberty Park		75,000				75,000
Roy's Park Improvement	218,500					218,500
General Plan Update		126,000	126,000			252,000
TOTAL	934,500	5,451,880	2,884,000	2,500,000	-	11,770,380

Ensuring that all projects are appropriately funded to allow for timely execution is a priority. However, there are many factors that contribute to difficulty of making these estimates. Since transactions are constantly occurring, and revenues are not always exact, figuring out what the most accurate figures are can be challenging, much less what they will be in the future.

Continual strategic planning that looks at both short and long-term goals to combat constraints and other challenges is currently underway and will need to become an ongoing commitment in order to keep this Capital Budget relevant and effective from year to year. This will direct prudent future action to allow the City to function within reasonable means for the long-term benefit of its residents.

For review, the entire Capital Budget and Five-Year Projection is attached to this report but the summarized Capital Budget is listed in the table on the following page.

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TOTAL CAPITAL BUDGET AND FIVE YEAR PROJECTION	YEAR 1 2020-21	YEAR 2 2021-22	YEAR 3 2022-23	YEAR 4 2023-24	YEAR 5 2024-25	TOTAL
MUNIS System Upgrade	59,706					59,706
Administration Vehicle				43,500		43,500
Deep Creek Restoration	425,000					425,000
Wastewater Treatment Plant	7,500,000					7,500,000
W Walnut ATP Project	200,000					200,000
N Farmersville Blvd Project	5,500,000	2,459,787				7,959,787
E Walnut ATP Project	520,000					520,000
Pavement Mngment System	25,000					25,000
Central Farmersville Blvd	150,000	1,342,500	1,292,500			2,785,000
Pavement Project #1		50,000	675,000			725,000
Pavement Project #2			50,000	675,000		725,000
ADA Implementation Project		50,000	337,500			387,500
Birch Water Line Relocation			35,000	326,000		361,000
W Walnut Reconstruction	1,400,000					1,400,000
Crosswalk at Freedom Drive	85,000					85,000
Transit Center Plans	150,000					150,000
Railroad Crossing Plans	150,000					150,000
Percolation System at WWTP	450,000					450,000
Alley Improvements	266,000	874,700				1,140,700
Local Roadway Safety Plan	80,000					80,000
Radio Pagers (10 UNITS)	7,500					7,500
Central Fire Station				2,500,000		2,500,000
Fire PPE SCBA units			127,000			127,000
Fire Command Vehicle	36,667	22,667	22,666			82,000
Fire Engine	115,567	115,567	115,567	115,567	115,567	577,834
SCBA Bottle Filling Station	10,000					10,000
Washer-Extractor	7,000					7,000
Downtown Specific Plan	65,000	65,000				130,000
Zoning Ordinance Update	37,500	37,500				75,000
General Plan Update		126,000	126,000			252,000
Police Office Remodel	80,000					80,000
Police Admin Vehicle	80,000					80,000
Patrol Vehicle Replacement (FY20)	51,126	51,126	38,345			140,597
Patrol Vehicle Replacement (FY22)		56,900	56,900	56,900		170,700
Patrol Vehicle Replacement (FY24)				60,900	60,900	121,800
Police Vehicle for new Officer	48,350					48,350
Skate Park	7,500					7,500
Park Irrigation Upgrade	10,000	8,500				18,500
CDBG 2018: Jennings Park	334,000	333,000	333,000			1,000,000
Yard Network Upgrades	5,000					5,000
Sports Park Phase III	964,103	964,104				1,928,207
Well 7 Generator	100,000					100,000
Solar Plant at new WWTP		2,983,680				2,983,680
New Corporation Yard			1,001,000			1,001,000
Sports Park Rehabilitation	17,000	8,000	14,000			39,000
Liberty Park Lighting		75,000				75,000
Well 3 Backup Generator	100,000					100,000
Roy's Park Improvements	218,500					218,500
Bobcat & Trailer	113,411					113,411
Crew Cab Pickup	30,132					30,132
Pickup Trucks (2)	53,398					53,398
Civic Center HVAC system	85,220					85,220
Digital Sign				45,000		45,000
Well 5 Upgrade & Generator			200,000			200,000
Well 6 Upgrade & Generator		200,000				200,000
TOTAL	19,537,680	9,824,031	4,424,478	3,822,867	176,467	37,785,522