

CAPITAL PROJECTS ADVISORY COMMITTEE (CPAC) MINUTES
JULY 27, 2017 AT 6:00 PM
COMMUNITY ROOM AT CITY HALL
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

1. CALL TO ORDER

Chair Wideman called the meeting of the July 27, 2017 CPAC meeting to order at 6:01 pm.

Guests present: Don Reilly, Councilmember and Bob Mortonson.

Staff members present were: City Manager Mike Castro, and City Secretary Susie Quinn.

2. ROLL CALL & CERTIFICATION OF A QUORUM

The following CPAC members present were: Chair John Wideman, Vice Chair Greg Matocha, Committee Member Chris Holloway, Committee Member Kevin McGillis, Committee Member Chris George and Committee Member Frederick Olison, Committee Member Wilson Pierce.

Absent was: None

3. PUBLIC COMMENTS

None

4. DISCUSSION AND ACTION ITEMS

- A. Approval of the May 18, 2017, Capital Projects Advisory Committee Regular Meeting minutes.
Susie Quinn, City Secretary

Committee Action on Item 4A:

Committee Member McGillis made a motion to approve the minutes from the May 18, 2017 Capital Projects Advisory Committee Regular Meeting minutes. It was seconded by Vice Chair Matocha. The motion was approved unanimously, 7-0.

- B. Approval of the June 8, 2017, Capital Projects Advisory Committee Regular Meeting minutes.
Susie Quinn, City Secretary

Committee Action on Item 4B:

Committee Member McGillis made a motion to approve the minutes from the May 18, 2017 Capital Projects Advisory Committee Regular Meeting minutes. It was seconded by Vice Chair Matocha. The motion was approved unanimously, 7-0.

- C. Approval of the June 21, 2017, Capital Projects Advisory Committee Joint Special Meeting minutes. *Susie Quinn, City Secretary*

Committee Action on Item 4C:

Committee Member McGillis made a motion to approve the minutes from the May 18, 2017 Capital Projects Advisory Committee Regular Meeting minutes. It was seconded by Vice Chair Matocha. The motion was approved unanimously, 7-0.

- D. Review, discuss and/or approve possible action regarding the information discussed at Council meetings with regard to the Bond Election. *John Wideman, Chair*

Discussion regarding the Council meeting held Wednesday, July 12, 2017 regarding the CPAC recommended items was held. Additions and deletions from the CPAC recommendations were discussed by Councilmember Don Reilly, City Manager Mike Castro and Chair John Wideman. The increase in number of propositions was discussed changing from three to four or five. Bond Counsel to supply the wording. Discussion about property taxes and the special legislation and its effects on the tax rates was discussed.

Committee Action on Item 4D:

Chair Wideman made a motion to include the "Final Presentation" created for and delivered to City Council on June 21, 2017 at the Special Joint Meeting in the July 27, 2017 minutes for the use by future Capital Projects Advisory Committees. It was seconded by Committee Member McGillis. The motion was approved unanimously, 7-0.

- E. Approval of the final CPAC meeting minutes held July 27, 2017. *Susie Quinn, City Secretary*

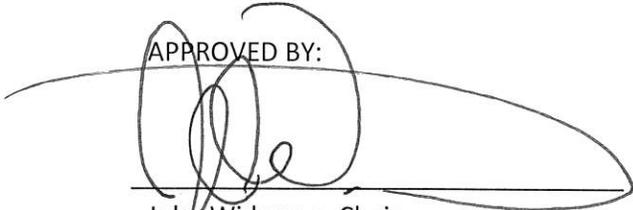
Committee Action on Item 4D:

Committee Member McGillis made a motion to approve the final CPAC meeting minutes from the July 27, 2017 meeting. It was seconded by Vice Chair Matocha. The motion was approved unanimously, 7-0.

5. ADJOURNMENT

With no further business, Chair Wideman adjourned the Committee meeting at 6:28 pm.

APPROVED BY:


John Wideman, Chair

ATTEST:


Susie Quinn, City Secretary



CITY OF MURPHY

206 N. MURPHY RD MURPHY, TX 75094

CAPITAL PROJECTS ADVISORY COMMITTEE (CPAC)

Final Presentation

Revision Date: [June 21st, 2017](#)

All information in this document are and shall remain the confidential and proprietary information of the City of Murphy, TX.



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1. CPAC Members

John Wideman
Chair

Chris George
CPAC Member

Kevin McGillis
CPAC Member

Wilson Pierce
CPAC Member

Greg Matocha
Vice Chair

Chris Holloway
CPAC Member

Frederick Olson
CPAC Member

2. Executive Summary

The Capital Projects Advisory Committee (CPAC) is happy to report we have completed our work for the November 2017 Bond Election.

Our detailed work includes;

- Priority list of Capital Projects.
- Specific recommendation of the funds requested/needed.
- Estimated tax rate impact to the residents of Murphy.

The CPAC first met on December 13th, 2016 and subsequently held 13 meetings, 3 work sessions, and 2 public town halls. Each member committed over 50 hours to this process. Our team also created a formal structured process guiding us in the development of our recommendation. We believe our final recommendations is intuitive, accounts for project linkages, is sequenced in a logical order, considers dependencies, and most importantly meets the needs of Murphy and its citizens.

In summary, our final recommendation includes;

- \$27.4M in General Obligation Bonds supporting prioritized projects; Parks & Rec (\$3.6M), Public Safety (\$4.9M), and Roads, Drainage and Infrastructure (\$18.9M).
- \$5.2M in Certificates of Obligation supporting prioritized Water projects.

This document will provide you with the detail around how we arrived at our final recommendation. The next section will provide you with an overview of our CPAC Process.



3. CPAC Process

The CPAC Process followed consisted of the following key tools;

- Evaluation and Selection Criteria
- Data Capture Tool

Each tool is described in further detail below.

Evaluation and Selection Criteria

The preparation and adoption of a Capital Improvement Plan (CIP) is an important part of the City of Murphy's planning process. A CIP aims to identify and resolve deficiencies in existing public facilities and to anticipate and meet future demand for capital facilities based on current and expected population increases and the citizen's use of public services. A CIP is a multi-year schedule that programs a series of municipal projects and their associated costs. Over a period (ex. 5-7 years) considered by the CIP, the plan shows how the City should maintain, expand and renovate facilities and services as needed to meet the growing demands of exiting as well as new residents and businesses.

The Committee established a system to assess the relative priority of projects requested by the various departments, boards, and committees. Each project proposed is considered individually by the Committee and assessed a priority rank based on the descriptions and questions following each evaluation description below.

The evaluation process provides an objective way for the City of Murphy to compare cross-departmental projects that compete for the same funding. The subjectivity of comparing projects is reduced and more reliance is placed on the weighted criteria created by the stakeholders. The project evaluation starts with the City reviewing evaluation criteria derived from community responses, City staff knowledge of citizen concerns, and City Council areas of emphasis.

Each criterion is described further below including a description of the rating scale used to apply the criteria to each project request. The final review post-evaluation provides a more global review of the list of priorities ensuring that the process is yielding the desired results.



Public health, safety or other legal concerns

This criterion includes health-related environmental impacts like reductions/increases in traffic accidents, injuries, deaths, fire, sickness due to poor water quality, health hazards due to sewer problems, etc. Particularly if these concerns are mandated by agencies such as EPA, TCEQ, American Disability Act (ADA)/Texas Department of Licensing and Regulation (TDLR), etc., as well as address Insurance Services Office (ISO) rating.

- a. How does the proposed project directly impact the health/public safety of the residents?
- b. On what scale does the project indirectly impact the health/public safety of the residents?
- c. Does the failure to do the project present a risk to lives or regulatory noncompliance?
- d. Does the project promote long-term regulatory compliance?

Rating Scale

1	3	5
No impact on health/public safety of citizens, not required for regulatory compliance	Partial impact on health/public safety of citizens, addresses regulatory concerns.	Directly impacts health/public safety of citizens, required for regulatory compliance.

Existing Infrastructure Conditions

(as determined by an inventory of existing land, water/sewer, street, and facility conditions)

This criterion defines items relating to the maintenance, replacement, or expansion (MRE) of existing infrastructure assets. Items such as waterlines, sewer lines, wastewater treatment, streets, facilities, storm water, and drainage.

- a. Does the project provide additional capacity or upgrade an existing system?
- b. Is the facility exceeding its useful life?
- c. What is the degree of aging of the existing facility?
- d. Do the resources spent on maintenance justify replacement?
- e. Is the system outdated?

Rating Scale

1	3	5
Need for MRE is low.	Partial need for MRE, reduce increased future expense.	Infrastructure exceeded useful life, increase capacity for future need.



Number of resident or geographic area served

Estimates of the number and type of residence likely to be affected by the project and nature of the impact – for instance, explicit examination of project impact on various geographical areas; on low-moderate income areas; and on specific target groups, i.e., neighborhood or community.

- a. Does the project have a significant regional benefit?
- b. Will the project provide a City-wide improvement?
- c. Does the project benefit a large portion of City?
- d. Will benefit one neighborhood?

Rating Scale

1	3	5
Project will have little benefit to residents/City.	Project will benefit a specific neighborhood.	Project will provide city-wide benefit.

Return on investment, cost savings or revenue generation

Project may affect the operating budget of the next few years or for the life of the facility. Consider if the proposed project will reduce future operating cost or capital costs, i.e., rehabilitation project that averts a more expensive, subsequent replacement, and the extent of such savings. Also, to be considered is changes in revenues.

- a. Will the project require significant annual maintenance?
- b. Will the project require additional equipment not included in the project budget?
- c. Will the project have a positive impact on operating budget by reducing time and resources of city staff maintaining current outdated systems.
- d. Will the efficiency of the project save money and is there a revenue opportunity?

Rating Scale

1	3	5
No impact on annual maintenance, personnel or other operating costs or revenue.	Little impact on annual maintenance, personnel or other operating costs or revenue.	Decrease annual maintenance, personnel or other operating costs or increase revenue.



Sustainability or energy efficiency improvements

Project seeks to reduce negative impacts on the natural environment and improve the health and comfort of building occupants through sustainable design that reduces consumption of non-renewable resources, minimize waste, and create healthy, productive environments.

- a. Does the project use renewable or green energy project materials and resources?
- b. Does the project use locally-sourced and environmentally friendly products?
- c. Does the project protect and conserve water?
- d. Will the project enhance indoor environmental quality; improve comfort of building occupants?
- e. Will the project optimize operational and maintenance practices?

Rating Scale

1	3	5
No or very little sustainability or energy efficiency improvements.	Uses some renewable or locally sourced products, or enhances O&M.	Environmentally friendly, uses renewable or locally sourced products, and optimizes O&M.

Economic, environmental, aesthetic or social impacts

A catch-all criterion for economic and quality of life impacts. Economic impacts such as property values, the future tax base, added jobs, income to citizens, changes in business income, and the stabilization (or revitalization) of neighborhoods. Significant quality-of-life related impacts includes community appearance, noise, air, and water pollution effects, households displaced, damage to home, effect on commuters, changes in recreational opportunities, etc.

- a. Does the project improve environmental protection effort (clean air, land and water)?
- b. Will the project improve quality of life for residents (i.e. noise, light pollution)?
- c. Will the project improve recreational/cultural opportunities?
- d. Does the project promote economic development?
- e. Will the project stabilize or revitalize neighborhood(s)?

Rating Scale

1	3	5
Project has no impact on quality of life?	Project would have marginal economic impact; minimal impact on quality of life.	Project would result in increased economic impact, improve quality of life.



Consistency with community plans and policies

Project is identified in comprehensive plan, project plan or other study. It directly addresses a City critical objective, the relative attractiveness of that project increases. The City has also previous investment in the project or related projects within the last three years.

- a. Is the project consistent with comprehensive, project or annual work plan described in operating budget?
- b. Has a significant investment previously been made by the City in the last three years?
- c. Is the project required to complete a legal or regulatory requirement?
- d. Is the project new and not connected to an existing project?

Rating Scale

1	3	5
Inconsistent with City community plans, does not advance City strategic goals.	Consistent with City community plans, does not advance City strategic goals.	Directly consistent with City community plans, advance City strategic goals/guiding principles; previous investment.

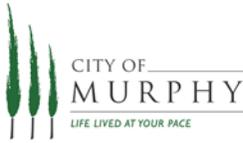
Public or political support

This criterion refers to the extent or perception of public support, interest group advocacy and/or opposition, and political support of a project.

- a. Is the project specific requested of the City Council?
- b. Is the project requested by a neighborhood organization or other group?
- c. Knowledge of public perception of need unknown?
- d. Does the project have a favorable public opinion or unfavorable public opinion?

Rating Scale

1	3	5
Low public and political interest.	Consistent with City community plans, does not advance City strategic goals.	Directly consistent with City community plans, advance City strategic goals/guiding principles; previous investment.



Final review post evaluation

After all the proposed projects were prioritized using the above criteria, the list was reviewed from two more viewpoints:

1. Does the list stand an “intuitive check” and do the projects fall in priority order that was “anticipated”? The intuitive assessment includes assigning priority, taking the criteria below into consideration.
 - a. **1** – Urgent, needed for health or safety, do not delay, Necessary to maintain existing level and quality of community services.
 - b. **2** – Desirable to improve quality or level of services.
 - c. **0** – Deferrable, can be placed on hold, low public support, but supports community development goals.
2. Are there any linkages between projects? Are any projects related to each other geographically, or otherwise, such that having them accomplished concurrently would be advantageous? What about sequencing or timing? Are any projects dependent on the completion of other projects?

Adjustments to the priority list may be necessary dependent on this final review. The CPAC team found that the priority list did meet the above two criteria and did not require adjustments to the list that conflicted with the results of the evaluation process.



Data Capture Tool

The following data capture tool was developed to gather input from the CPAC based on the Evaluation and Selection criteria.

Project Overview			
Project Number:	(enter the project number)		
Project Name:	(enter the project name)		
Department Requesting: <i>(Select department requesting)</i>	<input type="checkbox"/> 00-City Hall/Administration <input type="checkbox"/> 02-Information Technology <input type="checkbox"/> 10-Water <input type="checkbox"/> 20-Wasterwater <input type="checkbox"/> 40-Fire <input type="checkbox"/> 50-Public Works <input type="checkbox"/> 51-Facilities <input type="checkbox"/> 60-Police <input type="checkbox"/> 65-Animal Control <input type="checkbox"/> 80-Recreation <input type="checkbox"/> 85-Parks		
Project Definition: <i>(Please select one or more items)</i>	<input type="checkbox"/> Address deferred maintenance <input type="checkbox"/> Construct new facilities <input type="checkbox"/> Remodeling or expansion of existing facilities <input type="checkbox"/> Infrastructure improvements <input type="checkbox"/> Equipment/machinery for new or expanded facilities		
Prioritization & Selection Criteria			
Criteria:	Quantitative Ranking:		
1. Public health, safety, or other legal concerns.	<input type="checkbox"/> 1 – Low	<input type="checkbox"/> 3 – Medium	<input type="checkbox"/> 5 – High
2. Existing Infrastructure Conditions.	<input type="checkbox"/> 1 – Low	<input type="checkbox"/> 3 – Medium	<input type="checkbox"/> 5 – High
3. Number of residents or geographic area served.	<input type="checkbox"/> 1 – Low	<input type="checkbox"/> 3 – Medium	<input type="checkbox"/> 5 – High
4. ROI, cost savings or revenue generation.	<input type="checkbox"/> 1 – Low	<input type="checkbox"/> 3 – Medium	<input type="checkbox"/> 5 – High
5. Sustainability or energy efficiency improvements.	<input type="checkbox"/> 1 – Low	<input type="checkbox"/> 3 – Medium	<input type="checkbox"/> 5 – High
6. Economic, environmental, aesthetic or social impacts.	<input type="checkbox"/> 1 – Low	<input type="checkbox"/> 3 – Medium	<input type="checkbox"/> 5 – High
7. Consistency with community plans and policies.	<input type="checkbox"/> 1 – Low	<input type="checkbox"/> 3 – Medium	<input type="checkbox"/> 5 – High
8. Public or political support.	<input type="checkbox"/> 1 – Low	<input type="checkbox"/> 3 – Medium	<input type="checkbox"/> 5 – High
Qualitative Input:			



4. CPAC Citizen Input & Town Halls

Purpose

The CPAC held two Town Hall meetings at the following times (all times are approximate);

- Saturday, April 22nd 9:30am – 11:00am
 - Doors opened at 9:30am
 - Presentation began at 10:00am
 - Public comments began at 10:20am
 - Conclusion at 11:00am
- Tuesday, April 25th 6:30pm – 8:00pm
 - Doors opened at 6:30pm
 - Presentation began at 7:00pm
 - Public comments began at 7:20pm
 - Conclusion at 8:00pm

The purpose of these meetings was to impart information to interested individuals regarding the work of the Capital Projects Advisory Committee (CPAC). While the CPAC's work had not yet fully been concluded, the Town Hall meetings provided attendees with an overview of the process that CPAC had undertaken during deliberations.

Both meetings also gave attendees a general idea of the number and scope of the possible capital projects under review. City Staff members were in attendance to provide information and answer questions regarding proposed capital projects in their respective departments.

CPAC members also acted as a resource in providing background on how the proposed projects were reviewed, analyzed, and prioritized. The Town Hall meetings were not designed to influence attendees for or against any proposed capital project, and great care was taken to ensure that the meetings were informational in nature.

Guiding Principles

To ensure the integrity of the Town Hall meetings, the following guiding principles were established by the CPAC. These principles formed the basis for the conduct of the meetings and include;

- Apolitical
- Non-biased
- Honesty
- Factual
- Clarity
- Faith in the (Town Hall) process



Location

The Town Hall meetings were held in Council Chambers with exhibits, storyboards and City Staff set up in the lobby area. The members of CPAC were seated at the Council dais to allow for audio recording of comments made by the CPAC and live video streaming. Audience members were seated in the auditorium style seating facing the front. Full audio/video records are available through the City of Murphy website.

Format of Town Hall Meetings

After the doors were opened, residents moved freely among the five exhibits in the lobby. Large storyboards were on display at each of the five stations. Staff and CPAC members were available at the appropriate station(s) to provide information and answer basic questions of attendees.

Each of the five stations included information and personnel of those departments that related to the area of interest, including;

- Public Safety – Police, Fire, Lighting, Pedestrian Sidewalks (City Departments: Police, Fire, and Public Works)
- Parks & Recreation – Parks, Recreation, Hike & Bike Trails, Streetscape (City Departments: Parks, Recreation, Special Events)
- Sustainment & Technological Initiatives – Facilities, Equipment, IT (City Departments: IT, Public Works)
- Infrastructure – Utilities, Drainage, Sewer (City Departments: Public Works, Engineer)
- Roads – Roads (Public Works, Engineer)

Following a thirty-minute exchange in the lobby the CPAC Chair began the presentation. The presentation was meant to be informal and flexible but included the following topics;

1. Welcome.
2. Overview of City Council mandate to committee.
3. Discussion of staff presentation process.
4. Review of prioritization process.
5. Presentation of next steps and election timeline.
6. Details regarding process for public comments.
7. General questions and answers.

During the question and answer session a wireless mic was handed to everyone asking a question or making a comment. Responses came from either a CPAC member or City Staff member and sometime jointly. Any questions that could not be answered were captured and follow ups were coordinated for a later response.



Finally, blank “Citizen Comment Cards” were made available to be filled out and presented to the committee for deliberation. In addition, a dedicated no-reply email address was established (CPAC.comments@murphytx.org) to receive comments, questions, suggestions and ideas.

Marketing and Publicity

The CPAC worked with Municipal Voice and empowered them to develop a series of news releases, social media posts, and dedicated “Murphy Memorandum” email articles. This work was designed to help establish awareness of the Town Hall meetings, encourage attendance, and provide detail on how citizens can communicate with the CPAC.

Town Hall Summary/Citizen Engagement

The CPAC felt that both Town Hall meetings were well attended and within and in some cases exceeding expectations for Citizen input. Question and answer sessions were very productive and many comments about projects important to residents were given. Most comments were related to similar issues such as; road design balanced with quality of life, making right long-standing drainage issues impacting property and way of life, a desire for little to no disruption to way of life, and concern about making sure that money is invested in projects that are really needed and not on projects related to resources that are already adequate for the City, specifically Parks. Residents felt that as a City we are well out of the growth phase of the City and need to make sure we are aware of the need to mature the City. There was also valuable input provided regarding the need to make sure that the City is focused and the Bond is focused on taking care of what we already have and not letting resources fall into disrepair. Citizens also expressed much appreciation for the process the CPAC was following and time that was invested by the CPAC and City Staff in the process.

In the next section we will look in more detail regarding the projects presented to CPAC.



5. CPAC Projects Evaluated w/Estimated Cost

The following is a list of all project evaluate as part of the CPAC process with their estimated cost. The estimated cost of all projects evaluated totaled \$71.9M.

Project	Project Name:	Ballot Grouping	Dept	Cost	Dependen
2.01	Uninterrupted Power Supply (UPS)	Public Safety	IT	\$ 19,500	51.03
2.02	Server upgrade/replacement	Public Safety	IT	\$ 516,000	0
2.03	Network equipment	Public Safety	IT	\$ 645,000	0
2.04	CCTV/Physical Security System (Ci	Public Safety	IT	\$ 221,000	0
2.05	CCTV/Physical Security (Utility Site	Public Safety	IT	\$ 120,000	0
2.06	Incode Upgrade	Public Safety	IT	\$ 109,000	0
2.07	Digital Signage	Public Safety	IT	\$ 46,600	51.5
2.08	Audio/Visual upgrade for Commu	Public Safety	IT	\$ 250,000	0
2.09	Citrix	Public Safety	IT	\$ 30,000	0
10.01	W-1 North Murphy Road: 8 inch w	CO Bond	Water	\$ 453,000	50.40 / 50.60
10.02	W-2 South Murphy Road: 8 inch wa	CO Bond	Water	\$ 424,000	0
10.03	W-3 Noth Maxwell Creek: 8 inch w	CO Bond	Water	\$ 553,000	50.113
10.04	W-4 South Maxwell Creek: 8 inch	CO Bond	Water	\$ 587,000	50.114
10.05	W-5 Ground Storage Reservoir Rep	CO Bond	Water	\$ 218,000	0
10.06	W-6 Ground Storage Reservoir Rep	CO Bond	Water	\$ 442,000	0
10.07	W-7 Ground Storage Reservoir Rep	CO Bond	Water	\$ 624,000	0
10.08	W-8 Cherokee Drive: 8 inch water	CO Bond	Water	\$ 285,000	0
10.09	W-9 Northstar Pump Station Stand	CO Bond	Water	\$ 1,200,000	0
20.01	Sanitary Sewer Overflow Initiative	CO Bond	Water	\$ 1,323,000	0
40.01	Apparatus Bay Doors	Public Safety	Fire	\$ 291,500	0
40.02	Carpet / Paint/ Flooring	Public Safety	Fire	\$ 489,458	0
40.03	Stairwell Door / Elevator Security	Public Safety	Fire	\$ 11,000	40.05
40.04	EOC / Training Room Renovations	Public Safety	Fire	\$ 609,000	40.04
40.05	New Lockers	Public Safety	Fire	\$ 44,000	0
40.06	Boiler	Public Safety	Fire	\$ 132,100	0
40.07	Chiller	Public Safety	Fire	\$ 217,800	0
40.08	2 New A/C Units	Public Safety	Fire	\$ 100,000	0
50.01	Streetscape Beautification Plan - N	Roads, Drainage,	Public Work	\$ 125,000	0
50.02	Sidewalk	Roads, Drainage,	Public Work	\$ 4,408,000	85.22
50.03	Site & Pedestrian Amenities	Roads, Drainage,	Public Work	\$ 1,750,000	0
50.04	Landscape & Irrigation Improveme	Roads, Drainage,	Public Work	\$ 1,500,000	50.06
50.05	Transportation Effects	Roads, Drainage,	Public Work	\$ 125,000	0
50.06	Entry Features	Roads, Drainage,	Public Work	\$ 250,000	50.04
50.07	Screening Walls	Roads, Drainage,	Public Work	\$ 406,000	0
50.08	Wayfinding	Roads, Drainage,	Public Work	\$ 125,000	0
50.09	Perpetual Maintenance		Public Work	\$ 125,000	0



Ballot						
Project	Project Name:	Grouping	Dept	Cost	Dependen	
50.10	D-16 (Creekside Drive)	Roads, Drainage,	Public Work	\$ 33,000		0
50.10	D-5 South Maxwell Creek Road (36	Roads, Drainage,	Public Work	\$ 150,000	TBD S. Maxwe	
50.10	D-6 Bunny Run Drive (2 - 48" Culve	Roads, Drainage,	Public Work	\$ 175,000		0
50.10	D-7 South Maxwell Creek Road (72	Roads, Drainage,	Public Work	\$ 225,000	TBD S. Maxwe	
50.10	D-8 South Maxwell Creek Road (2 -	Roads, Drainage,	Public Work	\$ 200,000	TBD S. Maxwe	
50.11	D-9 McWhiter Road (36" Culvert)	Roads, Drainage,	Public Work	\$ 50,000		50.11
50.11	McWhirter Road	Roads, Drainage,	Public Work	\$ 752,000	50.85 / 50.105	
50.11	McMillen Road	Roads, Drainage,	Public Work	\$ 936,000		0
50.11	Dublin Road	Roads, Drainage,	Public Work	\$ 688,000		0
50.11	North Maxwell Creek Road	Roads, Drainage,	Public Work	\$ 1,424,000		10.03
50.11	South Maxwell Creek Road	Roads, Drainage,	Public Work	\$ 724,000	50.101 / 50.103	
50.12	Kinney Drive	Roads, Drainage,	Public Work	\$ 486,000		85.04
50.12	McCreary Road	Roads, Drainage,	Public Work	\$ 1,342,000	85.26 / (TBD Bl	
50.12	City Hall Driveway Repair	Roads, Drainage,	Public Work	\$ 38,000		0
50.12	Street Panel Replacement	Roads, Drainage,	Public Work	\$ 2,000,000		0
50.12	Right Turn Lane Northbound South	Roads, Drainage,	Public Work	\$ 175,000		0
50.20	Landscape & Irrigation Improvement	Roads, Drainage,	Public Work	\$ 1,000,000		0
50.21	Site & Pedestrian Amenities	Roads, Drainage,	Public Work	\$ 1,750,000		0
50.22	Bicycling Amenities	Roads, Drainage,	Public Work	\$ 20,000		0
50.23	Perpetual Maintenance		Public Work	\$ 80,000		0
50.40	Sidewalk	Roads, Drainage,	Public Work	\$ 350,000	50.60 / 10.01	
50.41	Site & Pedestrian Amenities	Roads, Drainage,	Public Work	\$ 5,344,000		0
50.42	Landscape & Irrigation Improvement	Roads, Drainage,	Public Work	\$ 1,000,000		50.44
50.43	Transportation Effects	Roads, Drainage,	Public Work	\$ 150,000		0
50.44	Entry Features	Roads, Drainage,	Public Work	\$ 350,000		50.42
50.45	Screening Walls	Roads, Drainage,	Public Work	\$ 2,800,000		0
50.46	Wayfinding	Roads, Drainage,	Public Work	\$ 125,000		0
50.47	Bicycling Amenities	Roads, Drainage,	Public Work	\$ 40,000		0
50.48	Perpetual Maintenance		Public Work	\$ 125,000		0
50.60	Murphy Road	Roads, Drainage,	Public Work	\$ 325,000	50.40 / 10.01	
50.61	Municipal Complex	Roads, Drainage,	Public Work	\$ 650,000		0
50.62	Hawthorne Drive/FM544	Roads, Drainage,	Public Work	\$ 50,000	85.21 / 85.23	
50.63	North Maxwell Creek/Dart ROW	Roads, Drainage,	Public Work	\$ 150,000		85.23
50.64	McMillen Road	Roads, Drainage,	Public Work	\$ 850,000		0
50.65	McWhirter Road	Roads, Drainage,	Public Work	\$ 850,000		0
50.66	North Hill Park	Roads, Drainage,	Public Work	\$ 30,000		85.01
50.67	McCreary Road/Dart ROW	Roads, Drainage,	Public Work	\$ 250,000		85.22



Ballot						
Proj#	Project Name:	Grouping	Dept	Cost	Dependen	
50.80	C-1 (East of Shady Timbers Lane)	Roads, Drainage,	Public Work	\$ 1,827,000		0
50.81	C-2 (South Murphy Road to Hawthorn)	Roads, Drainage,	Public Work	\$ 1,089,000		0
50.82	C-3 (South Murphy Road to Mimosa)	Roads, Drainage,	Public Work	\$ 1,787,000		0
50.83	C-4 (Horizon Drive & Parallel Lot-Li)	Roads, Drainage,	Public Work	\$ 410,000		0
50.84	C-5 (Skyline Drive Swale)	Roads, Drainage,	Public Work	\$ 200,000		0
50.85	C-6 (McWhirter Drive Southern Sw)	Roads, Drainage,	Public Work	\$ 250,000		50.11
50.90	D-1 (6-Foot by 6-Foot Reinforced C	Roads, Drainage,	Public Work	\$ 408,000		85.25
50.91	D-2 (18-Inch Reinforced Concrete F	Roads, Drainage,	Public Work	\$ 143,000		85.25
50.92	D-3 (60-Inch Reinforced Concrete F	Roads, Drainage,	Public Work	\$ 252,000		85.25
50.93	D-4 (60-Inch Reinforced Concrete F	Roads, Drainage,	Public Work	\$ 299,000		85.25
50.94	D-10 (Waters Edge Way)	Roads, Drainage,	Public Work	\$ 63,000		0
50.95	D-11 (Waters Edge Way)	Roads, Drainage,	Public Work	\$ 45,000		0
50.96	D-12 (Waters Edge Way)	Roads, Drainage,	Public Work	\$ 113,000		0
50.97	D-13 (Waters Edge Way)	Roads, Drainage,	Public Work	\$ 68,000		0
50.98	D-14 (Creekside Drive)	Roads, Drainage,	Public Work	\$ 64,000		0
50.99	D-15 (Creekside Drive)	Roads, Drainage,	Public Work	\$ 43,000		0
51.01	Chiller	Roads, Drainage,	Facilities	\$ 200,000		0
51.02	Boiler	Roads, Drainage,	Facilities	\$ 60,000		0
51.03	Uninterrupted Power Supply (UPS	Roads, Drainage,	Facilities	\$ 53,000		51.04 / 02.01
51.04	Generator	Roads, Drainage,	Facilities	\$ 185,000		51.03
51.05	Carpet / Paint	Roads, Drainage,	Facilities	\$ 540,000		0
51.06	File Room Remodel	Roads, Drainage,	Facilities	\$ 150,000		0
51.07	2nd Floor Reception Remodel	Roads, Drainage,	Facilities	\$ 165,000		0
51.20	HVAC	Roads, Drainage,	Facilities	\$ 50,000		0
51.21	PW Parking	Roads, Drainage,	Facilities	\$ 950,000		0
51.22	Storage Facility	Roads, Drainage,	Facilities	\$ 450,000		0
51.23	Carpet / Paint / Floors (Epoxy)	Roads, Drainage,	Facilities	\$ 460,000		0
51.24	Generator	Roads, Drainage,	Facilities	\$ 300,000		51.25
51.25	Uninterrupted Power Supply (UPS	Roads, Drainage,	Facilities	\$ 15,000		51.24
51.30	Sally Port/Garage	Public Safety	Facilities	\$ 330,000		0
51.31	Office, Adoption, Education, Stora	Public Safety	Facilities	\$ 275,000		0
51.32	Intake/Holding Quarantine Kenne	Public Safety	Facilities	\$ 275,000		0
51.33	Generator	Roads, Drainage,	Facilities	\$ 150,000		51.34
51.34	Uninterrupted Power Supply (UPS	Roads, Drainage,	Facilities	\$ 5,000		51.33
51.40	HVAC	Roads, Drainage,	Facilities	\$ 16,000		0
51.41	Generator	Roads, Drainage,	Facilities	\$ 300,000		0
51.50	City Hall/Fire/Police	Roads, Drainage,	Facilities	\$ 125,000		51.51 / 02.07
51.51	MCC/MAC/Animal Shelter	Parks and Recrea	Facilities	\$ 125,000		51.5



Ballot						
Project	Project Name:	Grouping	Dept	Cost	Dependen	
60.01	New Boiler	Public Safety	Police	\$ 60,000		0
60.02	New Chiller	Public Safety	Police	\$ 200,000		0
60.03	UPS (Already purchased)	Public Safety	Police	\$ -		0
60.04	Carpet / Paint	Public Safety	Police	\$ 442,707		0
60.05	Decommission the Jail - Architect	Public Safety	Police	\$ 708,775		60.06
60.06	New Lockers	Public Safety	Police	\$ 66,580		60.05
60.07	Parking Lot Gates / Fencing Paint a	Public Safety	Police	\$ 34,110		60.08
60.08	Parking Lot Gate Openers	Public Safety	Police	\$ 20,000		60.07
60.09	Sally Port Doors - Paint	Public Safety	Police	\$ 5,271		0
60.10	Pillars and walls cleaning	Public Safety	Police	\$ 18,096		0
60.11	Police Lobby Remodel	Public Safety	Police	\$ 106,956		0
60.12	Remove Ground Cover and add Gra	Public Safety	Police	\$ 80,000		0
60.13	Safe Exchange Program	Public Safety	Police	\$ 31,969		0
80.01	Lobby Office Renovations	Parks and Recrea	Recreation	\$ 240,000		80.02
80.02	Carpet / Paint / Refinish Wood Flo	Parks and Recrea	Recreation	\$ 285,000		0
80.03	Gymnasium Remodel / Addition	Parks and Recrea	Recreation	\$ 1,350,000		0
80.04	Generator	Parks and Recrea	Recreation	\$ 185,000		80.05
80.05	Uninterrupted Power Supply (UPS	Parks and Recrea	Recreation	\$ 6,500		80.04
80.09	Interior Remodel Only	Parks and Recrea	Recreation	\$ 400,000		80.1
80.10	HVAC	Parks and Recrea	Recreation	\$ 55,000		80.09
80.11	Amphitheater Roof	Parks and Recrea	Recreation	\$ 300,000		0
80.12	Concession Stand Renovation	Parks and Recrea	Recreation	\$ 350,000		0
85.01	North Hill Park - Phase III	Parks and Recrea	Parks	\$ 1,100,000		50.66
85.02	Waters Edge Park - Renovation	Parks and Recrea	Parks	\$ 850,000		0
85.03	Kinney Park - Option 1	Parks and Recrea	Parks	\$ 900,000		0
85.04	Kinney Park - Option 2	Parks and Recrea	Parks	\$ 1,750,000		TBD Road Link
85.05	Travis Farm Park - Phase II	Parks and Recrea	Parks	\$ 750,000		TBD Bluff Cree
85.06	Timbers Nature Preserve - Fishing	Parks and Recrea	Parks	\$ 350,000		0
85.07	Upfront Capital Costs - 2 Full-time Employees & Equ	Parks and Recrea	Parks	\$ 150,000		0
85.20	Timbers Trail Completion - South M	Parks and Recrea	Parks	\$ 350,000		0
85.21	Timbers Subdivision Connection to	Parks and Recrea	Parks	\$ 1,000,000		50.62 / 85.23
85.22	Maxwell Creek Trail Connection to	Parks and Recrea	Parks	\$ 900,000		50.02 / 50.67
85.23	Railroad Crossing Completion - No	Parks and Recrea	Parks	\$ 300,000		50.62 / 50.63 /
85.24	Maxwell Creek Trail Connection to	Parks and Recrea	Parks	\$ 650,000		0
85.25	Betsy Lane Connection along Cactu	Parks and Recrea	Parks	\$ 850,000		0
85.26	Travis Farm Park Connection to Tin	Parks and Recrea	Parks	\$ 300,000		TBD Bluff Cree
85.27	Perpetual Maintenance Initial Cost		Parks	\$ 60,000		0
	TOTAL			\$ 71,907,922		



6. CPAC Priority & Recommendation

As an output of the formal structured CPAC process the following recommendation and priority ranking was developed. The CPAC recommends that the November 2017 Bond election be focused on the priority 1 items.

Priori	Proje	Project Name:	Ballot Grouping	Dept	Cost	Eval. Total
1	2.01	Uninterrupted Power Supply (UPS)	Public Safety	IT	\$ 19,500	20.71
1	2.02	Server upgrade/replacement	Public Safety	IT	\$ 516,000	22.57
1	2.03	Network equipment	Public Safety	IT	\$ 645,000	21.81
1	2.04	CCTV/Physical Security System (City)	Public Safety	IT	\$ 221,000	20.90
1	2.05	CCTV/Physical Security (Utility Sites)	Public Safety	IT	\$ 120,000	21.24
1	2.06	Incode Upgrade	Public Safety	IT	\$ 109,000	17.95
1	2.07	Digital Signage	Public Safety	IT	\$ 46,600	20.62
1	2.08	Audio/Visual upgrade for Communi	Public Safety	IT	\$ 250,000	21.19
1	2.09	Citrix	Public Safety	IT	\$ 30,000	19.38
1	40.01	Apparatus Bay Doors	Public Safety	Fire	\$ 291,500	27.61
1	40.02	Carpet / Paint/ Flooring	Public Safety	Fire	\$ 489,458	19.90
1	40.03	Stairwell Door / Elevator Security	Public Safety	Fire	\$ 11,000	19.67
1	40.05	New Lockers	Public Safety	Fire	\$ 44,000	20.29
1	40.06	Boiler	Public Safety	Fire	\$ 132,100	20.76
1	40.07	Chiller	Public Safety	Fire	\$ 217,800	21.24
1	40.08	2 New A/C Units	Public Safety	Fire	\$ 100,000	21.67
1	60.01	New Boiler	Public Safety	Police	\$ 60,000	23.57
1	60.02	New Chiller	Public Safety	Police	\$ 200,000	22.71
1	60.03	UPS (Already purchased)	Public Safety	Police	\$ -	21.00
1	60.04	Carpet / Paint	Public Safety	Police	\$ 442,707	18.71
1	60.05	Decommission the Jail - Architect fe	Public Safety	Police	\$ 708,775	19.33
1	60.06	New Lockers	Public Safety	Police	\$ 66,580	19.43
1	60.07	Parking Lot Gates / Fencing Paint an	Public Safety	Police	\$ 34,110	17.50
1	60.08	Parking Lot Gate Openers	Public Safety	Police	\$ 20,000	20.52
1	60.09	Sally Port Doors - Paint	Public Safety	Police	\$ 5,271	19.05
1	60.10	Pillars and walls cleaning	Public Safety	Police	\$ 18,096	17.81
1	60.11	Police Lobby Remodel	Public Safety	Police	\$ 106,956	23.00
1	60.13	Safe Exchange Program	Public Safety	Police	\$ 31,969	26.29
		TOTAL			\$ 4,937,422	



Priori	Proje	Project Name:	Ballot		Cost	Eval.
			Grouping	Dept		Tota
1	50.01	Streetscape Beautification Plan - M	Roads, Drainage,	Public Work	\$ 125,000	15.20
1	50.10	D-16 (Creekside Drive)	Roads, Drainage,	Public Work	\$ 33,000	20.57
1	50.10	D-5 South Maxwell Creek Road (36"	Roads, Drainage,	Public Work	\$ 150,000	21.00
1	50.10	D-6 Bunny Run Drive (2 - 48" Culvert	Roads, Drainage,	Public Work	\$ 175,000	21.33
1	50.10	D-7 South Maxwell Creek Road (72"	Roads, Drainage,	Public Work	\$ 225,000	21.00
1	50.10	D-8 South Maxwell Creek Road (2 - 4	Roads, Drainage,	Public Work	\$ 200,000	18.40
1	50.11	D-9 McWhirter Road (36" Culvert)	Roads, Drainage,	Public Work	\$ 50,000	20.80
1	50.11	McWhirter Road	Roads, Drainage,	Public Work	\$ 752,000	19.53
1	50.11	North Maxwell Creek Road	Roads, Drainage,	Public Work	\$ 1,424,000	20.60
1	50.11	South Maxwell Creek Road	Roads, Drainage,	Public Work	\$ 724,000	18.73
1	50.12	Kinney Drive	Roads, Drainage,	Public Work	\$ 486,000	18.27
1	50.12	City Hall Driveway Repair	Roads, Drainage,	Public Work	\$ 38,000	22.60
1	50.12	Street Panel Replacement	Roads, Drainage,	Public Work	\$ 2,000,000	24.73
1	50.12	Right Turn Lane Northbound South I	Roads, Drainage,	Public Work	\$ 175,000	27.60
1	50.20	Landscape & Irrigation Improvemen	Roads, Drainage,	Public Work	\$ 1,000,000	19.60
1	50.42	Landscape & Irrigation Improvemen	Roads, Drainage,	Public Work	\$ 1,000,000	20.27
1	50.66	North Hill Park	Roads, Drainage,	Public Work	\$ 30,000	17.60
1	50.80	C-1 (East of Shady Timbers Lane)	Roads, Drainage,	Public Work	\$ 1,827,000	22.20
1	50.81	C-2 (South Murphy Road to Hawthor	Roads, Drainage,	Public Work	\$ 1,089,000	20.87
1	50.82	C-3 (South Murphy Road to Mimosa	Roads, Drainage,	Public Work	\$ 1,787,000	21.87
1	50.83	C-4 (Horizon Drive & Parallel Lot-Lin	Roads, Drainage,	Public Work	\$ 410,000	22.33
1	50.84	C-5 (Skyline Drive Swale)	Roads, Drainage,	Public Work	\$ 200,000	21.80
1	50.85	C-6 (McWhirter Drive Southern Swal	Roads, Drainage,	Public Work	\$ 250,000	20.80
1	50.90	D-1 (6-Foot by 6-Foot Reinforced Co	Roads, Drainage,	Public Work	\$ 408,000	19.87
1	50.91	D-2 (18-Inch Reinforced Concrete Pi	Roads, Drainage,	Public Work	\$ 143,000	20.20
1	50.92	D-3 (60-Inch Reinforced Concrete Pi	Roads, Drainage,	Public Work	\$ 252,000	20.20
1	50.93	D-4 (60-Inch Reinforced Concrete Pi	Roads, Drainage,	Public Work	\$ 299,000	20.87
1	50.94	D-10 (Waters Edge Way)	Roads, Drainage,	Public Work	\$ 63,000	20.00
1	50.95	D-11 (Waters Edge Way)	Roads, Drainage,	Public Work	\$ 45,000	20.80
1	50.96	D-12 (Waters Edge Way)	Roads, Drainage,	Public Work	\$ 113,000	20.00
1	50.97	D-13 (Waters Edge Way)	Roads, Drainage,	Public Work	\$ 68,000	20.00
1	50.98	D-14 (Creekside Drive)	Roads, Drainage,	Public Work	\$ 64,000	20.00
1	50.99	D-15 (Creekside Drive)	Roads, Drainage,	Public Work	\$ 43,000	20.00
1	51.01	Chiller	Roads, Drainage,	Facilities	\$ 200,000	22.19
1	51.02	Boiler	Roads, Drainage,	Facilities	\$ 60,000	22.76
1	51.03	Uninterrupted Power Supply (UPS)	Roads, Drainage,	Facilities	\$ 53,000	17.90
1	51.04	Generator	Roads, Drainage,	Facilities	\$ 185,000	16.71
1	51.05	Carpet / Paint	Roads, Drainage,	Facilities	\$ 540,000	16.33
1	51.06	File Room Remodel	Roads, Drainage,	Facilities	\$ 150,000	13.52
1	51.07	2nd Floor Reception Remodel	Roads, Drainage,	Facilities	\$ 165,000	16.48
1	51.20	HVAC	Roads, Drainage,	Facilities	\$ 50,000	19.90
1	51.22	Storage Facility	Roads, Drainage,	Facilities	\$ 450,000	14.48
1	51.23	Carpet / Paint / Floors (Epoxy)	Roads, Drainage,	Facilities	\$ 460,000	15.29
1	51.24	Generator	Roads, Drainage,	Facilities	\$ 300,000	18.76
1	51.25	Uninterrupted Power Supply (UPS)	Roads, Drainage,	Facilities	\$ 15,000	15.86
1	51.33	Generator	Roads, Drainage,	Facilities	\$ 150,000	16.71
1	51.34	Uninterrupted Power Supply (UPS)	Roads, Drainage,	Facilities	\$ 5,000	15.29
1	51.40	HVAC	Roads, Drainage,	Facilities	\$ 16,000	20.48
1	51.41	Generator	Roads, Drainage,	Facilities	\$ 300,000	20.19
1	51.50	City Hall/Fire/Police	Roads, Drainage,	Facilities	\$ 125,000	18.10
		TOTAL			\$ 18,872,000	



Priority	Project	Project Name:	Ballot		Cost	Eval. Total
			Grouping	Dept		
1	51.51	MCC/MAC/Animal Shelter	Parks and Recrea	Facilities	\$ 125,000	16.48
1	80.01	Lobby Office Renovations	Parks and Recrea	Recreation	\$ 240,000	19.90
1	80.02	Carpet / Paint / Refinish Wood Floor	Parks and Recrea	Recreation	\$ 285,000	19.05
1	80.04	Generator	Parks and Recrea	Recreation	\$ 185,000	14.10
1	80.05	Uninterrupted Power Supply (UPS)	Parks and Recrea	Recreation	\$ 6,500	14.38
1	80.09	Interior Remodel Only	Parks and Recrea	Recreation	\$ 400,000	23.14
1	80.10	HVAC	Parks and Recrea	Recreation	\$ 55,000	23.67
1	80.12	Concession Stand Renovation	Parks and Recrea	Recreation	\$ 350,000	22.60
1	85.01	North Hill Park - Phase III	Parks and Recrea	Parks	\$ 1,100,000	20.33
1	85.02	Waters Edge Park - Renovation	Parks and Recrea	Parks	\$ 850,000	21.67
		TOTAL			\$ 3,596,500	

Priority	Project	Project Name:	Ballot		Cost	Eval. Total
			Grouping	Dept		
1	10.01	W-1 North Murphy Road: 8 inch wat	CO Bond	Water	\$ 453,000	22.48
1	10.02	W-2 South Murphy Road: 8 inch wat	CO Bond	Water	\$ 424,000	22.29
1	10.03	W-3 Noth Maxwell Creek: 8 inch wat	CO Bond	Water	\$ 553,000	22.57
1	10.05	W-5 Ground Storage Reservoir Repa	CO Bond	Water	\$ 218,000	26.00
1	10.06	W-6 Ground Storage Reservoir Repa	CO Bond	Water	\$ 442,000	27.71
1	10.07	W-7 Ground Storage Reservoir Repa	CO Bond	Water	\$ 624,000	24.75
1	10.09	W-9 Northstar Pump Station Standb	CO Bond	Water	\$ 1,200,000	24.00
1	20.01	Sanitary Sewer Overflow Initiative (CO Bond	Water	\$ 1,323,000	26.29
		TOTAL			\$ 5,237,000	

Although not the recommended focus, the following is a list of priority 2 items.

Priority	Project	Project Name:	Ballot		Cost	Eval. Total
			Grouping	Dept		
2	10.08	W-8 Cherokee Drive: 8 inch water li	CO Bond	Water	\$ 285,000	22.86
2	40.04	EOC / Training Room Renovations	Public Safety	Fire	\$ 609,000	21.57
2	50.04	Landscape & Irrigation Improvemen	Roads, Drainage,	Public Work	\$ 1,500,000	21.00
2	50.40	Sidewalk	Roads, Drainage,	Public Work	\$ 350,000	20.00
2	50.44	Entry Features	Roads, Drainage,	Public Work	\$ 350,000	16.13
2	50.60	Murphy Road	Roads, Drainage,	Public Work	\$ 325,000	19.17
2	80.03	Gymnasium Remodel / Addition	Parks and Recrea	Recreation	\$ 1,350,000	18.81
2	85.20	Timbers Trail Completion - South M	Parks and Recrea	Parks	\$ 350,000	20.20
		TOTAL			\$ 5,119,000	



The list below details additional project requests that based on the CPAC process were not ranked as priorities at all for the November 2017 Bond.

Priori	Proje	Project Name:	Ballot Grouping	Dept	Cost	Eval. Total
0	10.04	W-4 South Maxwell Creek: 8 inch w	CO Bond	Water	\$ 587,000	22.29
0	50.02	Sidewalk	Roads, Drainage,	Public Work	\$ 4,408,000	19.93
0	50.03	Site & Pedestrian Amenities	Roads, Drainage,	Public Work	\$ 1,750,000	15.80
0	50.05	Transportation Effects	Roads, Drainage,	Public Work	\$ 125,000	16.80
0	50.06	Entry Features	Roads, Drainage,	Public Work	\$ 250,000	15.52
0	50.07	Screening Walls	Roads, Drainage,	Public Work	\$ 406,000	16.20
0	50.08	Wayfinding	Roads, Drainage,	Public Work	\$ 125,000	15.47
0	50.11	McMillen Road	Roads, Drainage,	Public Work	\$ 936,000	17.20
0	50.11	Dublin Road	Roads, Drainage,	Public Work	\$ 688,000	19.20
0	50.12	McCreary Road	Roads, Drainage,	Public Work	\$ 1,342,000	19.67
0	50.21	Site & Pedestrian Amenities	Roads, Drainage,	Public Work	\$ 1,750,000	17.20
0	50.22	Bicycling Amenities	Roads, Drainage,	Public Work	\$ 20,000	15.33
0	50.41	Site & Pedestrian Amenities	Roads, Drainage,	Public Work	\$ 5,344,000	18.60
0	50.43	Transportation Effects	Roads, Drainage,	Public Work	\$ 150,000	17.13
0	50.45	Screening Walls	Roads, Drainage,	Public Work	\$ 2,800,000	17.53
0	50.46	Wayfinding	Roads, Drainage,	Public Work	\$ 125,000	15.47
0	50.47	Bicycling Amenities	Roads, Drainage,	Public Work	\$ 40,000	14.47
0	50.61	Municipal Complex	Roads, Drainage,	Public Work	\$ 650,000	14.90
0	50.62	Hawthorne Drive/FM544	Roads, Drainage,	Public Work	\$ 50,000	18.70
0	50.63	North Maxwell Creek/Dart ROW	Roads, Drainage,	Public Work	\$ 150,000	15.80
0	50.64	McMillen Road	Roads, Drainage,	Public Work	\$ 850,000	15.00
0	50.65	McWhirter Road	Roads, Drainage,	Public Work	\$ 850,000	15.00
0	50.67	McCreary Road/Dart ROW	Roads, Drainage,	Public Work	\$ 250,000	14.20
0	51.21	PW Parking	Roads, Drainage,	Facilities	\$ 950,000	14.57
0	51.30	Sally Port/Garage	Public Safety	Facilities	\$ 330,000	15.38
0	51.31	Office, Adoption, Education, Storage	Public Safety	Facilities	\$ 275,000	17.52
0	51.32	Intake/Holding Quarantine Kennels	Public Safety	Facilities	\$ 275,000	15.90
0	60.12	Remove Ground Cover and add Gras	Public Safety	Police	\$ 80,000	18.43
0	80.11	Amphitheater Roof	Parks and Recrea	Recreation	\$ 300,000	22.00
0	85.03	Kinney Park - Option 1	Parks and Recrea	Parks	\$ 900,000	17.20
0	85.04	Kinney Park - Option 2	Parks and Recrea	Parks	\$ 1,750,000	15.60
0	85.05	Travis Farm Park - Phase II	Parks and Recrea	Parks	\$ 750,000	14.87
0	85.06	Timbers Nature Preserve - Fishing P	Parks and Recrea	Parks	\$ 350,000	14.13
0	85.21	Timbers Subdivision Connection to	Parks and Recrea	Parks	\$ 1,000,000	21.67
0	85.22	Maxwell Creek Trail Connection to C	Parks and Recrea	Parks	\$ 900,000	17.87
0	85.23	Railroad Crossing Completion - Nort	Parks and Recrea	Parks	\$ 300,000	16.53
0	85.24	Maxwell Creek Trail Connection to N	Parks and Recrea	Parks	\$ 650,000	18.53
0	85.25	Betsy Lane Connection along Cactus	Parks and Recrea	Parks	\$ 850,000	17.80
0	85.26	Travis Farm Park Connection to Timk	Parks and Recrea	Parks	\$ 300,000	13.53
		TOTAL			\$ 33,606,000	



7. CPAC Funding Recommendation & Ballot Grouping

Funding Recommendation

In consultation with FirstSouthwest the CPAC considered multiple options for funding recommendations. These option for issuing debt included; General Obligation Bonds, Certificates of Obligation, and Tax notes. Below is a concise table providing more detail about each option.

	General Obligation Bonds ("GO")	Certificates of Obligation ("CO")	Tax Notes
Public Approval	Bond Election	Council Approval of Notice of Intent	None Required
Security/Pledge	Taxes Only	Taxes and Revenues	Taxes and/or Revenues
Repayment Source	Any Lawfully Available Funds	Any Lawfully Available Funds	Any Lawfully Available Funds
Other Considerations	If the Election Fails, NO Certificates for the Same Projects for 3 Years; Separate Propositions for Unrelated Projects	Subject to Petition by 5% of Qualified Voters; Successful Petition Forces a Bond Election	Maximum Maturity of 7 Years
Ratings	Highest Rated Credit for a City Based on Ad Valorem Tax Pledge		

CPAC views our priority 1 list items as “no debate needed” projects that are critical to complete for the City of Murphy. Based on that belief we chose the following two debt funding options;

- Certificates of Obligation – priority 1 water related projects.
- General Obligation Bonds – all other priority 1 projects.

Currently the Utility Consultant NewGen is evaluating the impact to citizens regarding the proposed Certificates of Obligation. At the time of writing of this document the results were not available, however the results are expected to be made available soon and will be presented by the City Manager to Council upon their release. The COs support a \$5.2M debt funding issue.



Below is the estimated conservative estimate of the impact regarding the issue of General Obligation Bonds to the citizens of Murphy. FirstSouthwest has stated the following Planning Assumptions;

- Bond election is held in November 2017
- Debt is projected to be sold over two equal issuances
 - Series 2018
 - Bond sale is February 2018; assumed interest rate of 4.50% over 20 years
 - Series 2020
 - Bond sale in August 2020; assumed interest rate of 5.00% over 20 years
- Taxable assessed valuation assumed to grow 3% annually for the next 5 years and then no growth thereafter.
- Interest & Sinking (I&S) tax rate impact
 - Half of total I&S tax rate impact is scheduled to take place in FY2019 with the other half occurring in FY2021
 - After FY2021, I&S tax rate is stable or decreases
- I&S tax rate impact is based on projected future maximum I&S tax rate as compared to the current I&S tax rate of \$0.1823

Below is a summary of the projected I&S tax rate (Debt)

	First Issue	Second Issue	Total	Tax Rate Increase (<i>\$340,004</i>)
Date	Feb. 2018	Aug 2020		
Amount	\$13,705,00	13,705,000	\$27,410,00	
Tax Rate Increase	\$0.025	\$0.025	\$0.049	\$167.61

The funding recommendations above align with the feedback that was received from citizens in the two Town Halls. Citizens expressed clearly that Murphy should be taking care of the resources that we currently have and ensuring that they can support the maturation of the City. While we have seen an increase in water rates over the recent years it was made clear based on citizen input that we maintain our water system to peak performance to support not only the remaining residential growth, but the commercial growth as well. A sound and secure water system is viewed by the citizens of Murphy as critical to the safety of our residents and an important resource for emergency personnel.

Regarding the issuance of General Obligation Bonds, citizens again were united in expressing that we should place priority on taking care of the resources that we have. You will see that investment is being requested in taking care of an in some cases expanding public safety facilities and equipment. Citizens also expressed agreement in correcting issues affecting their lively hood and property regarding roads, drainage, and infrastructure.



Ballot Grouping

CPAC made an investment over multiple meetings to talk about the ballot grouping for the General Obligation Bonds, we understand that this is a critical component of helping the citizens make an informed decision. CPAC has the following ballot grouping recommendation;

- Public Safety
- Parks and Recreation
- Roads, Drainage, and Infrastructure

With this proposed ballot grouping CPAC believes that the following important objectives are accomplished;

- Simplicity – keeping the grouping to 3 items is less likely to overwhelm voters.
- Clarity – CPAC knows that wording does matter and these groupings clearly convey the message.

Finally, in the days leading up to the 2017 Bond Election CPAC believes that it will be natural for Council and CPAC to unify around this ballot language and engage together to make sure that voters have all the information they need to make a good informed decision about the 2017 Bond Election.

8. Ongoing Maintenance Plan

Throughout this report it has been mentioned multiple times that citizens have expressed a desire to maintain what we have. While not exactly in our scope it is clear to the members of CPAC that there is a need for a defined maintenance plan that includes setting aside funds each year to take care of things that fall into more of routine maintenance. Many of the project requests that came before CPAC were things that in our opinion would be best taken care of through “paying cash” instead of issuing debt. It is understood that there are multiple ways to finance the activities of a City like Murphy, but our hope is that Council will take a hard look at all the projects that came before CPAC and agree with us that the development and implementation of a maintenance program, with dedicated funds each year, is in the best interest of the City of Murphy.

9. Future of CPAC

Working as a CPAC team has been a great experience and we are thankful for the opportunity that Council has provided. Our appointment does not run out for another year and even though we are delivering our final report, if needed we are willing to help in any way we can. Our team works well together and we are not afraid to share our idea and thoughts. We also believe that we have a good perception among the citizens of Murphy and we are more than will to continue to serve Murphy as needed. Thank you again for this opportunity.



Appendix A: Additional Funding Information

Initial Funding Presentation



Murphy
presentation 6.8.17

Revised Funding Information based on CPAC requested funds



Tax Rate Increase
for CPAC 6.16.17-1_s

Appendix B: Supporting Files

All CPAC Project Presentations



Full CPAC
Presentation ALL me

MASTER Project Ranking File



Project Rankings
051017_v3.xlsx

Project Evaluation & Selection Criteria



CIP Evaluation and
Selection Criteria II.c

Data Capture Tool



Data Capture
Tool.pdf