



City of Ennis

Capital Investment Plan (CIP)

2021 to 2026 (6 years)

Approved by the CC
9/1/2020
Mish

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Executive Summary:

The 2021-2026 Capital Investment Plan (CIP) presents the community and City Commission a view of the capital projects needed to meet today's infrastructure needs as well as those of the future. From work on our water and wastewater systems to more visible projects, such as those found in the Downtown Master Plan. The CIP identifies capital needs representing 16 projects requiring an investment totaling \$82,500,00. City staff believes the plan strikes a balance between the needs of critical infrastructure, facilitating future development opportunities, and promoting a better quality of life for the entire community.

Introduction:

For our community to be successful in this endeavor, we must align long-term planning and desired outcomes within the budgeting process. As stewards of our community's financial resources we are committed to efficient, effective, and transparent management, utilizing our organizational values in the decision-making process.

The 2021-2026 Capital Investment Plan (CIP), is the next step in a process that began in 2013, shortly after the tornado damaged our downtown. That singular catalyst event set in motion a series of plans, programs, initiatives, and projects that are transforming our City and setting us on a course toward a better future. This CIP incorporates the strategic guidance, plans and projects included in the Comprehensive Master Plan, Downtown Master Plan, 2017-2021 CIP, in addition to input from the community, businesses and elected leaders.

What is a Capital Investment Plan (CIP)?

Developing a CIP is one of the steps in the process of realizing our community's vision. Before we can create anything physically, we must have a clear vision of where we are and where we want to go as a community. We then develop plans to get us to a better, brighter future state. The Master Plans create a road map for the staff, planners and professional consulting partners to use as we travel through time to realize our dreams of a better Ennis.

This CIP is not an extensive "wish list" but is a thoughtful, realistic plan, designed to fulfill the long-term goals and objectives necessary to achieve the mission and vision of our community. A CIP is a working document that presents the capital needs of our community over time. It provides details about individual capital projects, how they support the Master Plans and our vision of a future Ennis.

What is a Capital Project?

Capital projects are the individual components of a CIP and generally involve the acquisition or creation of a capital asset. "Capital assets include major government facilities, infrastructure, equipment and networks that enable the delivery of public sector services. The performance and continued use of these capital assets is essential to the health, safety, economic development and quality of life of those receiving services"



Vision: Growth, Prosperity and a better Quality of Life for our Community.

Strategy: Strategic investments in critical infrastructure and quality of life projects.

Method: Maintain a consistent Interest & Sinking (I&S) tax rate.

Sources of Funding:

Funding sources for the CIP can generally be grouped into one of the following categories:

- Fund Balance City cash
- Bonds City issued bonds
- Grants State/Federal programs
- Other Govt Entities Contributions from other governmental entities
- Private Contributions from private entities

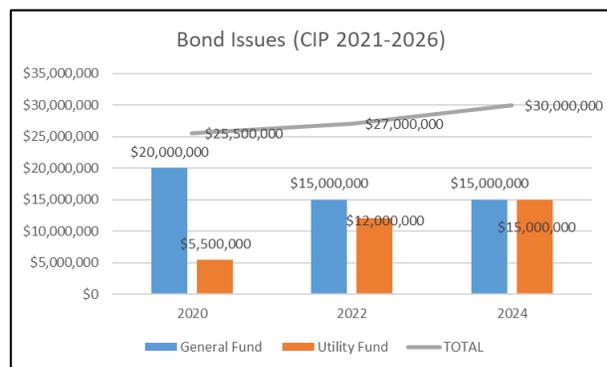
Some projects in the CIP are funded exclusively through City issued bonds but some have multiple sources that aggregate the funding necessary to successfully complete the project.

- Examples:
 - Street, Water and Sewer projects are exclusively funded by bond proceeds.
 - North Plaza will be funded by a combination of bond revenue and private contributions.
 - The Underpass project will be funded by a combination of bonds, grants, other government entities (TxDOT) and private contributions (UPRR).

City Bond Funding Plan:

The primary source of city funding comes in the form of Certificates of Obligation issued by the City of Ennis. The Cities debt is structured in a way that allows debt to be issued as debt is paid off, every two years.

Issue Year	General Fund	Utility Fund	TOTAL
2020	\$20,000,000	\$5,500,000	\$25,500,000
2022	\$15,000,000	\$12,000,000	\$27,000,000
2024	\$15,000,000	\$15,000,000	\$30,000,000
	\$50,000,000	\$32,500,000	\$82,500,000



Conclusions:

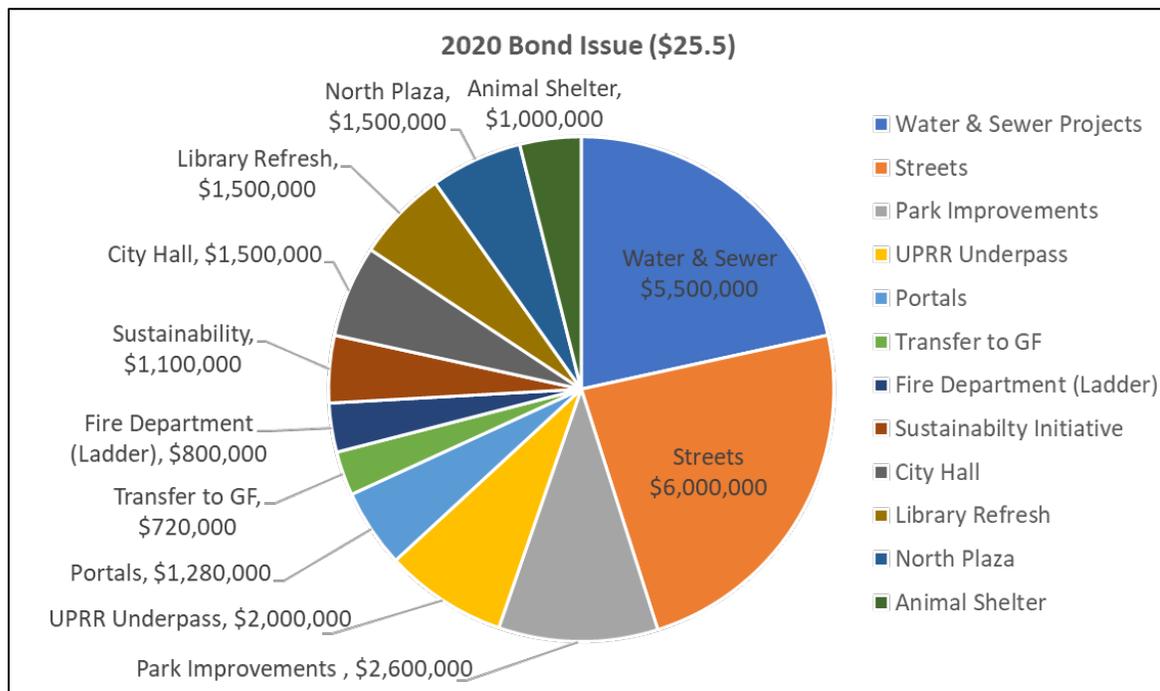
Capital Investment Plans play an integral role in helping a municipality reach its strategic objectives. Equally important to the capital project development process are funding and economic considerations. Prudent financial stewardship should be based on cost minimization and long-range strategic capital preservation. While there are many methods for funding capital projects, consideration of who benefits from the project, the life of the capital asset and the affordability of the funding method are all important factors to consider.



Projects:

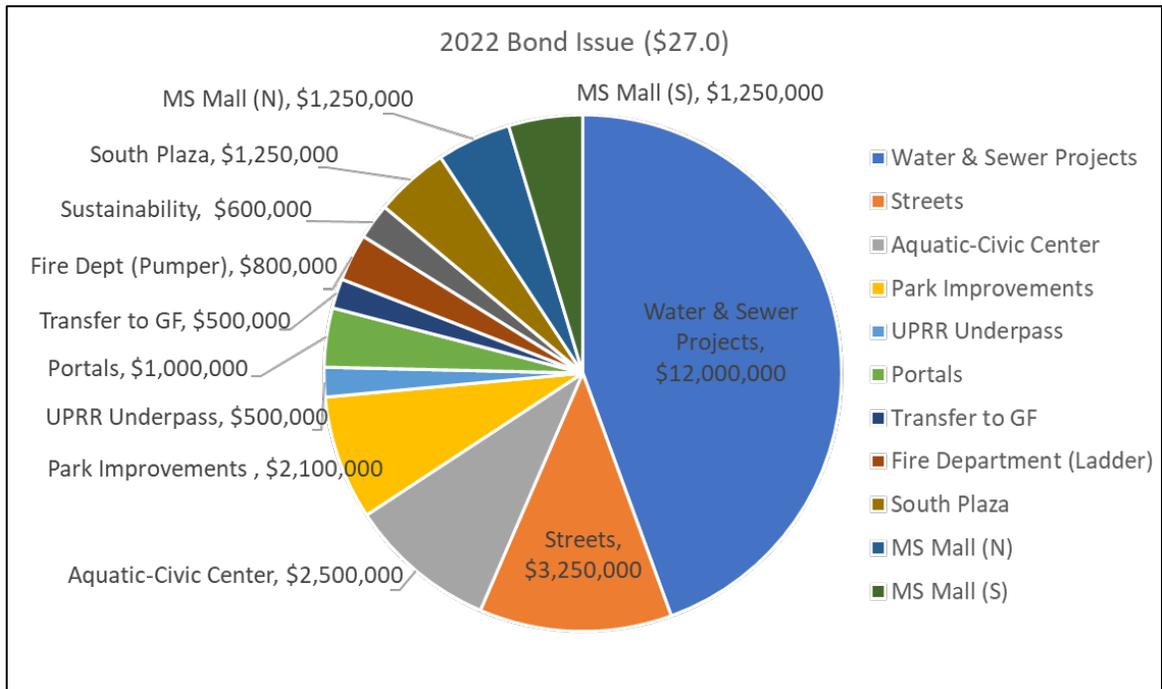
	GF - CO \$20.0	GF - CO \$15.0	GF - CO \$15.0	
	UF - CO 5.5	UF - CO \$12.0	UF - CO \$15.0	
Project Name	2020 Issue	2022 Issue	2024 Issue	TOTALS
Water & Sewer Projects	\$5,500,000	\$12,000,000	\$15,000,000	\$32,500,000
Streets	\$6,000,000	\$3,250,000	\$4,000,000	\$13,250,000
Aquatic-Civic Center	\$0	\$2,500,000	\$8,500,000	\$11,000,000
Park Improvements	\$2,600,000	\$2,100,000	\$1,350,000	\$6,050,000
UPRR Underpass	\$2,000,000	\$500,000	\$0	\$2,500,000
Portals	\$1,280,000	\$1,000,000	\$750,000	\$3,030,000
Transfer to GF	\$720,000	\$500,000	\$400,000	\$1,620,000
Fire Department (Ladder)	\$800,000	\$800,000	\$0	\$1,600,000
Sustainability Initiative	\$1,100,000	\$600,000	\$0	\$1,700,000
City Hall	\$1,500,000	\$0	\$0	\$1,500,000
Library Refresh	\$1,500,000	\$0	\$0	\$1,500,000
North Plaza	\$1,500,000	\$0	\$0	\$1,500,000
South Plaza	\$0	\$1,250,000	\$0	\$1,250,000
MS Mall (N)	\$0	\$1,250,000	\$0	\$1,250,000
MS Mall (S)	\$0	\$1,250,000	\$0	\$1,250,000
Animal Shelter	\$1,000,000	\$0	\$0	\$1,000,000
Totals	\$25,500,000	\$27,000,000	\$30,000,000	\$82,500,000

2020 Bonds (\$25,500,000):

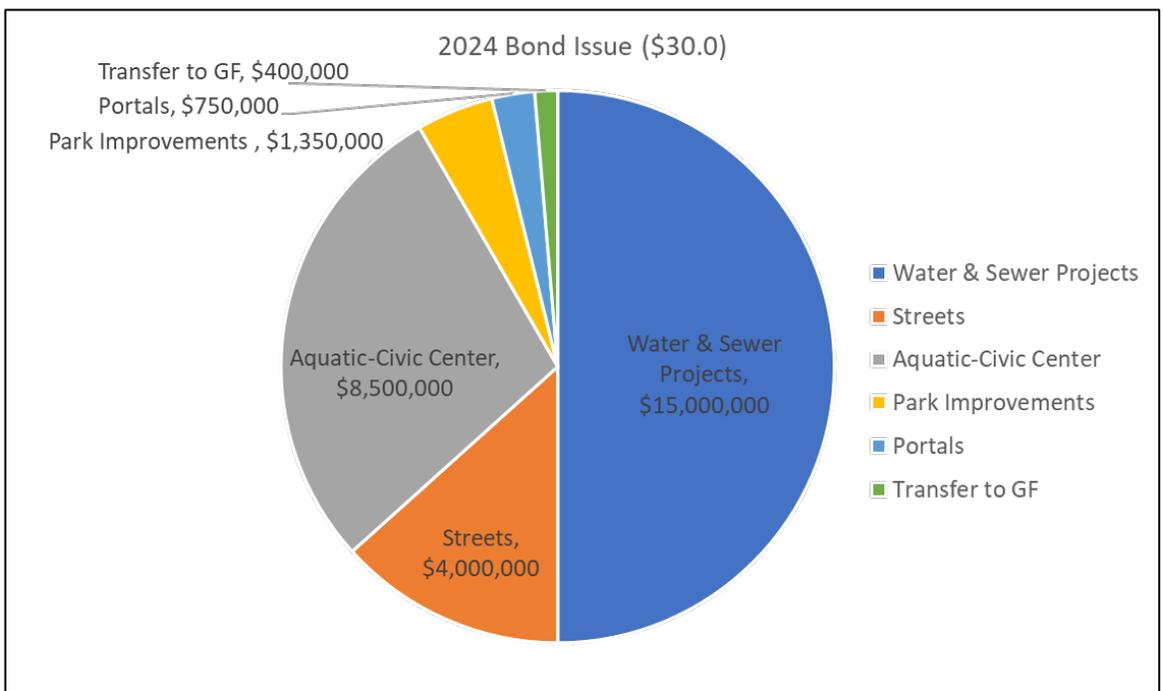




2022 Bonds (\$27,000,000):

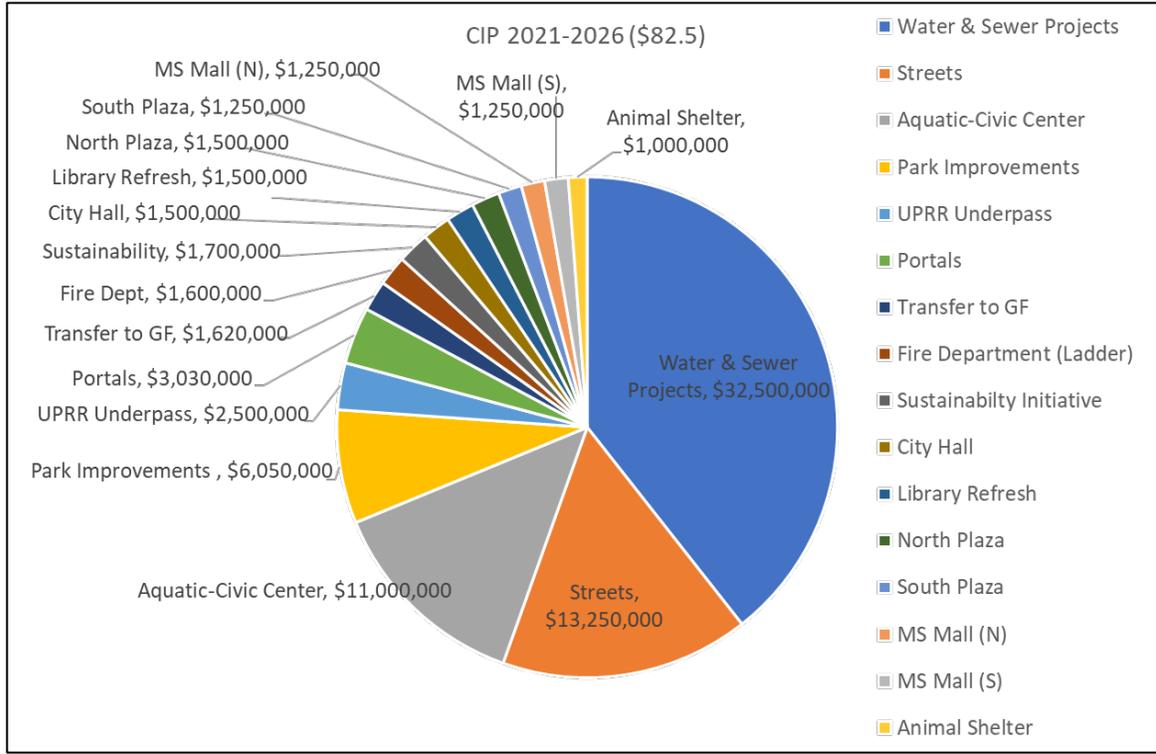


2024 Bonds (\$30,000,000):





2020-2022-2024 Bonds (\$82,500,000):





Project Name: Water & Sewer Systems

Location: City Wide

Investment:	2020	\$5,500,000
	2022	\$12,000,000
	2024	<u>\$15,000,000</u>
	TOTAL	\$32,500,000

Description: The CIP represents a significant investment in this critical infrastructure. There are numerous individual water and sewer system projects in the CIP.

Image:



Justification: Maintaining the city’s water and sewer systems is an essential part of ensuring the safe delivery of quality water and the disposal and processing of waste. We must make the investments necessary to care for and maintain our existing systems. Some components have exceeded their life expectancy and have begun to fail.

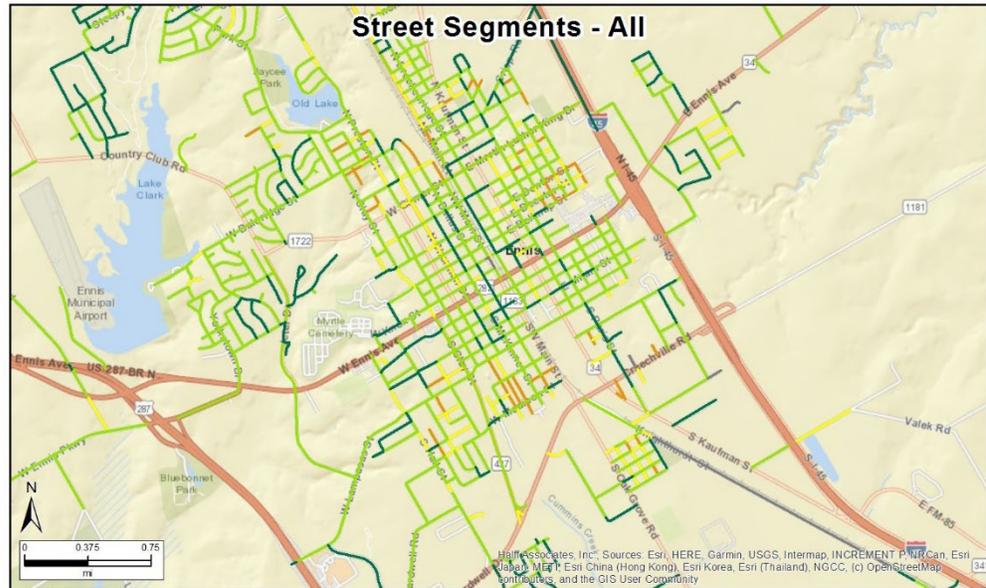
The city is beginning to experience growth and development that our water and sewer systems are incapable of supporting without significant capital investment.



Project Name:	Streets	
Location:	City Wide	
Investment:	2020	\$6,000,000
	2022	\$3,250,000
	2024	<u>\$4,000,000</u>
	TOTAL	\$13,250,000

Description: The CIP represents a significant investment in this critical infrastructure. The City of Ennis has approximately 210 miles of streets. We use a state-of-the-art “Pavement Management System”, to assess the condition of our streets. A grading system is applied to assist with prioritization. Staff will create annual “streets packages” to ensure our streets receive the investment they need to maximize taxpayer value.

Image:



Justification: Maintaining the city’s streets is an essential part of ensuring the city grows and prospers.



Project Name: Aquatic / Civic Center

Location: Site to be determined

Investment:	2020	\$0
	2022	\$2,500,000
	2024	<u>\$8,500,000</u>
	TOTAL	\$11,000,000

Description: This project will establish a community facility with indoor/outdoor pools and splash areas for our community to enjoy. Its possible this project could be a partnership with the YMCA or other organizations to operate and run the facility.

Image:



Justification: Public Pools are a standard amenity in most communities. By not having a pool, the City is unable to provide one of the basic amenities found in most communities. Recreational improvements have positive effects on the health and quality of life in the community. The need for a community pool is commonly mentioned by our citizens when asked about desirable quality of life enhancements.



Project Name: Park Improvements

Location: City Wide

Investment:	2020	\$2,600,000
	2022	\$2,100,000
	2024	<u>\$1,350,000</u>
	TOTAL	\$6,050,000

Description: The CIP represents a significant investment in park improvements. The CIP allows numerous improvements including two additional splash pads at (Tim Guana and Lions Parks). A new community center park and new playground units and new features at existing parks.

Image:



Justification: Splash Pads, Playgrounds and Ball Fields are frequently cited in surveys of desirable park improvements. Recreational improvements have positive effects on the health and quality of life in the community. The need for nicer parks and trails was one of the most highly rated items in the citizen satisfaction survey. When new businesses seek to relocate to a community, they often cite the condition of the City's parks as one of the major factors in decision making. Park improvements located in economically disadvantaged neighborhoods become a catalyst for higher property values and neighborhood pride. The City will seek to leverage park improvements with State matching grants.



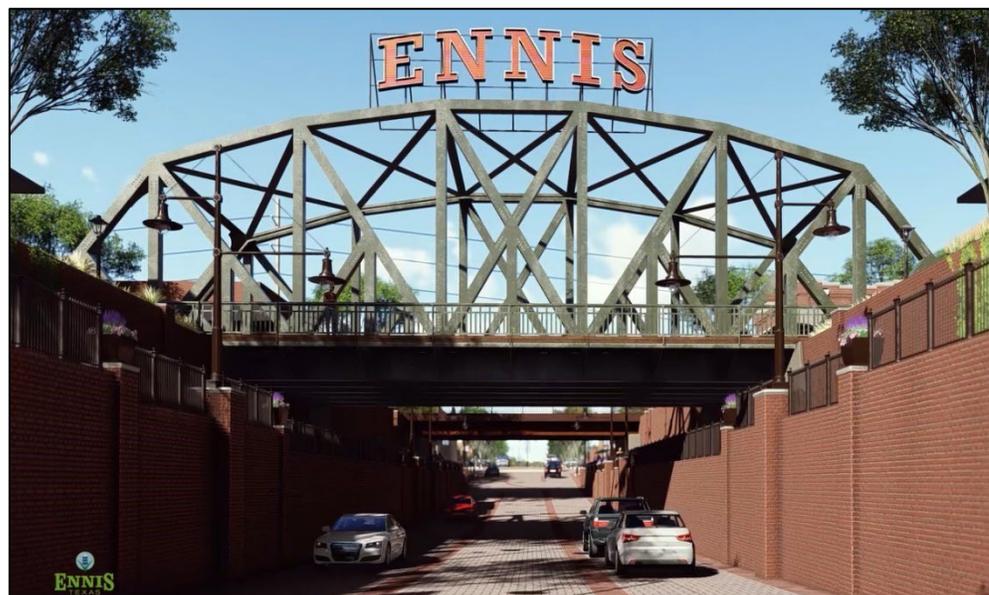
Project Name: UPRR Underpass

Location: Ennis Avenue and Railroad Crossing

	City	Others
Investment:		
2020	\$2,000,000	\$0
2022	\$600,000	\$15,000,000 (Others)
2024	<u>\$0</u>	<u>\$15,000,000</u> (Others)
TOTAL	\$2,600,000	\$30,000,000

Description: The scope of this project includes several tier one catalyst projects from the Downtown Master Plan. (Grade Separated Crossing / Truss Bridge), and the reconstruction of Ennis Avenue from Kaufman to McKinney.

Image:



Justification: This is the most consequential project the City may ever undertake. Connecting the IH45 Market area to the Downtown Market area is the most vital economic component of the Downtown Master Plan. Creating a combined vehicular and pedestrian Ennis Avenue "underpass" at the railroad tracks, strengthens the connection allowing downtown to capture a portion of the I-45 market share. The success of the downtown master plan depends on the value-transfer of existing spending into the downtown core. To fully revitalize and stay that way, the downtown must become an "experiential destination" and third place. A place where people hang out after work and on weekends. The City will leverage its investment through State, Federal and Private funding sources.



Project Name: Portals

Location: City Wide

		City	Others
Investment:	2020	\$1,280,000	\$1,000,000
	2022	\$1,000,000	\$1,000,000
	2024	<u>\$750,000</u>	<u>\$250,000</u>
	TOTAL	\$3,030,000	\$2,250,000

Description: This project constructs "Portal Monuments" along highways into the city.

Image:



Justification: Over 46,000 vehicles per day pass Ennis and there is no signage or monuments to distinguish Ennis' presence. A quality portal creates a sense of pride and identity for our citizens. New and expanded business development brings value to the City in the form of residential housing, retail and commercial development, all of which create property value, new jobs and sales tax revenue. New revenue is converted into quality of life amenities. Dynamic portals are the most effective way to advertise our city to every vehicle that travels IH45.



Project Name: Fire Department (Ladder &Pumper)

Location: City Wide

Investment:	2020	\$800,000
	2022	\$800,000
	2024	<u>\$0</u>
	TOTAL	\$1,600,000

Description: This project funds two new pieces of equipment for the Fire Department. A new ladder and pumper truck are essential to the efficient and consistent provision of fire protection to our city.

Image:



Justification: The existing ladder and pumper have reached the end of their serviceable life and will be replaced to ensure our ISO rating does not decline and have an adverse impact on fire protection insurance costs.



Project Name: Sustainability Initiative

Location: City Wide

Investment:	2020	\$1,100,000
	2022	\$600,000
	2024	<u>\$0</u>
	TOTAL	\$1,700,000

Description: The Sustainability Initiative does two important things for our city. One, it converts all solid waste containerized collection and disposal, making the process more cost effective and efficient. Second, it creates an opportunity to implement curbside recycling.

Image:



Justification: Converting the city's solid waste disposal to containers will create operational efficiencies that allow improved service at a reduced cost. A curbside recycling program has been discussed for many years. The Sustainability Initiative provides an opportunity to implement such a program and enable the city to be a better steward of the environment.



Project Name: City Hall

Location: 107 N Sherman Street

Investment:	2020	\$1,500,000	(bond)
	2022	\$1,800,000	(fund balance)
	2024	<u>\$0</u>	
	TOTAL	\$3,300,000	

Description: The CIP provides a new City Hall for the current staff and also provides room for future expansion.

Image:



Justification: The seat of local government (City Hall) functions as a catalyst anchor and must be located in the heart of our city. This project is structured in a way that maximizes the Cities investment and creates a long term presence in our historic downtown.



Project Name: Library Refresh

Location: 501 W Ennis Avenue

Investment:	2020	\$1,500,000
	2022	\$0
	2024	<u>\$0</u>
	TOTAL	\$1,500,000

Description: This project is a complete refresh and remodel of our library with the intent of converting the interior to a more efficient use of space and the exterior to a more architectural form consistent with the Romanesque style of the historic downtown.

Image:



Justification: Our Public Library plays an essential role in providing safe, accessible, and free educational resources for members of our community. Every resource is free of charge, including books, internet access, and educational and professional training programs. Individuals and families, no matter their socioeconomic status, can count on our library to provide them with the resources they need to succeed and have a better quality of life.



Project Name: North Plaza
Location: 301 ~~N Dallas Street~~ *NW Main Street*

	City	Private
Investment:		
2020	\$1,500,000	\$0
2022	\$0	\$25,000,000
2024	<u>\$0</u>	<u>\$0</u>
TOTAL	\$1,500,000	\$25,000,000

Description: This project is the second highest scoring tier one catalyst project in the downtown master plan. The project is a four-story vertical infill with multi-story parking and features an activated public plaza.

Image:



Justification: North Plaza is a critical component of the downtown master plan because it functions as an economic "catalyst anchor" that connects with South Plaza via the newly reconstructed Dallas Street and transfers value from North to South. It forms the northern end of an "outdoor shopping center" that activates property and businesses in between. This project provides a residential living component that brings a population density to downtown and thereby customers who will hang out after work and on weekends, creating a vibrant third-place.



Project Name: South Plaza

Location: ~~301~~ S Dallas Street

		City	Private
Investment:	2020	\$0	\$0
	2022	\$1,250,000	\$0
	2024	<u>\$0</u>	<u>\$25,000,000</u>
	TOTAL	\$1,250,000	\$25,000,000

Description: This project is the third highest scoring tier one catalyst project in the downtown master plan. The project is a three-story vertical infill with enhanced parking and features an activated public plaza.

Image:



Justification: South Plaza is a critical component of the downtown master plan because it functions as an economic "catalyst anchor" that connects with North Plaza via the newly reconstructed Dallas Street and transfers value from South to North. It forms the southern end of an "outdoor shopping center" that activates property and businesses in between. This project provides a residential living component that brings a population density to downtown and thereby customers who will hang out after work and on weekends, creating a vibrant third-place.



Project Name: Main Street Mall (North)

Location: NW Main Street

Investment:	2020	\$0
	2022	\$1,250,000
	2024	<u>\$0</u>
	TOTAL	\$1,250,000

Description: Main Street Mall (North) is a project that creates enhanced parking capacity and covered parking pavilion that activates the area as a special event venue.

Image:



Justification: Main Street Mall (North) is a critical project of the downtown master plan because it provides the enhanced parking necessary to activate the downtown core. Its location along NW Main street creates an activated space that includes covered parking and pedestrian access to Dallas and McKinney Streets.



Project Name: Main Street Mall (South)

Location: SW Main Street

Investment:	2020	\$0
	2022	\$1,250,000
	2024	<u>\$0</u>
	TOTAL	\$1,250,000

Description: Main Street Mall (South) is a project that creates enhanced parking capacity and covered parking pavilion that activates the area as a special event venue.

Image:



Justification: Main Street Mall (South) is a critical project of the downtown master plan because it provides the enhanced parking necessary to activate the downtown core. Its location along SW Main street creates an activated space that includes covered parking and pedestrian access to Dallas and McKinney Streets.



Project Name: Animal Shelter

Location: Location to be determined

Investment:	2020	\$1,000,000
	2022	\$0
	2024	<u>\$0</u>
	TOTAL	\$1,000,000

Description: The Animal Shelter project is a new facility designed to allow staff to provide proper care for stray dogs.

Image:



Justification: The new Animal shelter provides the city with the ability to humanely care for and rehabilitate stray dogs until they can be adopted.