



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Brenna Erford
DATE: May 20, 2021 (for May 25, 2021 City Council Meeting)
SUBJECT: Adopting the Fiscal Year 2022 – Fiscal Year 2027 Capital Improvement Plan

ISSUE

City Council is asked to adopt the Capital Improvements Plan (CIP) for FY 2022-2027.

RECOMMENDATION

Staff recommends approval of the attached resolution which requires one reading.

DISCUSSION

As part of the budget process, the City Council adopts an annual capital budget that includes capital improvements for education, public works, public facilities, public safety, and courts as well as improvements to the water and wastewater systems. The CIP includes an additional five years of projects and references certain projects beyond that time frame. The CIP reflects the substantial investment that is required to maintain and improve core public infrastructure, and to advance stated Council priorities. Each year the CIP is reviewed and updated as new projects are identified and existing projects and cost estimates are updated.

The FY 2022-FY 2027 Capital Improvement Plan (CIP) was transmitted to City Council on March 9, 2021. The City Council is asked to adopt a resolution approving the FY 2022 – FY 2027 CIP. The FY 2022 projects were approved during the budget process, so the attached resolution adopts the FY 2023 – FY 2027 funding years as a planning document.

In addition to the March 9, 2021 submittal, the CIP was presented to the Planning Commission on March 24, 2021 for their review and comment. The CIP was also the topic of a City Council work session on April 6, 2021, where numerous City departments presented on key projects in detail. CIP projects have also been discussed at other points throughout the budget process.

A summary of the CIP is presented in the table below.

Adopting the Fiscal Year 2022 – Fiscal Year 2027 Capital Improvement Plan
 May 20, 2021 (for May 25, 2021 City Council Meeting)

General Government	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
School Capital Funds (301 and 311)	\$ 2,737,000	\$ 41,250,000	\$ 1,170,000	\$ 1,250,000	\$ 1,170,000	\$ 1,250,000
Public Works Capital Fund (302)	9,513,800	6,845,000	4,673,000	1,316,000	1,316,000	1,286,000
Public Facilities Capital Fund (305)	1,025,437	2,693,831	4,990,978	2,140,000	1,335,000	1,180,000
Public Safety Capital Fund (306)	1,605,871	12,000,282	1,624,435	4,809,515	2,369,435	274,635
Court Maintenance Capital Fund (315)	34,000	-	-	-	-	-
Subtotal, General Government	\$ 14,916,108	\$ 62,789,113	\$ 12,458,413	\$ 9,515,515	\$ 6,190,435	\$ 3,990,635
Enterprise (Utilities)						
Water System Improvement Fund (303)	\$ 5,650,000	\$ 2,533,333	\$ 2,533,333	\$ 5,676,000	\$ 800,000	\$ 900,000
Wastewater System Improvement Fund (304)	16,185,000	2,590,000	43,690,000	590,000	590,000	590,000
Subtotal, Enterprise	\$ 21,835,000	\$ 5,123,333	\$ 46,223,333	\$ 6,266,000	\$ 1,390,000	\$ 1,490,000
Grand Total, All Capital Funds	\$ 36,751,108	\$ 67,912,446	\$ 58,681,746	\$ 15,781,515	\$ 7,580,435	\$ 5,480,635

Again, the FY 2022 projects will be approved and funds will be appropriated as part of the FY 2022 budget process. The remaining years of the CIP are requested for adoption to communicate the City’s ongoing capital planning efforts. Projects included in the FY 2023 – FY 2027 years are not considered appropriated or approved yet, and the plan may be amended in future years. Funds will need to be appropriated in future fiscal years for the projects listed in years FY 2023 – FY 2027.

Please see the attached summary of the proposed Capital Improvements Plan by fund for more detail.

- Attachments: CIP Sources by Fund
 CIP Uses by Fund
 Memo: Changes to CIP Projects from Recommended Budget
 Authorization Resolution



MOTION:

SECOND:

**May 25, 2021
Regular Meeting
Resolution 21-__**

RE: Adopting the Fiscal Year 2022 – Fiscal Year 2027 Capital Improvement Plan

ACTION: APPROVED: Ayes: 0; Nays: 0

The City of Fredericksburg City Council desires to have a six-year Capital Improvement Plan (CIP) covering FY 2022 through FY 2027. The City Manager's proposed budget included recommendations for the FY 2022 – FY 2027 CIP. City Council has reviewed the CIP. As part of the FY 2022 budget process, City Council will authorize and appropriate funds for FY 2022 CIP capital projects.

Therefore, the City Council resolves that the following be adopted as the FY 2022 – FY 2026 CIP.

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
General Government						
School Capital Funds (301 and 311)	\$ 2,737,000	\$ 41,250,000	\$ 1,170,000	\$ 1,250,000	\$ 1,170,000	\$ 1,250,000
Public Works Capital Fund (302)	9,513,800	6,845,000	4,673,000	1,316,000	1,316,000	1,286,000
Public Facilities Capital Fund (305)	1,025,437	2,693,831	4,990,978	2,140,000	1,335,000	1,180,000
Public Safety Capital Fund (306)	1,605,871	12,000,282	1,624,435	4,809,515	2,369,435	274,635
Court Maintenance Capital Fund (315)	34,000	-	-	-	-	-
Subtotal, General Government	\$ 14,916,108	\$ 62,789,113	\$ 12,458,413	\$ 9,515,515	\$ 6,190,435	\$ 3,990,635
Enterprise (Utilities)						
Water System Improvement Fund (303)	\$ 5,650,000	\$ 2,533,333	\$ 2,533,333	\$ 5,676,000	\$ 800,000	\$ 900,000
Wastewater System Improvement Fund (304)	16,185,000	2,590,000	43,690,000	590,000	590,000	590,000
Subtotal, Enterprise	\$ 21,835,000	\$ 5,123,333	\$ 46,223,333	\$ 6,266,000	\$ 1,390,000	\$ 1,490,000
Grand Total, All Capital Funds	\$ 36,751,108	\$ 67,912,446	\$ 58,681,746	\$ 15,781,515	\$ 7,580,435	\$ 5,480,635

The City Council further resolves that the FY 2022-FY 2027 CIP represents a plan, but does not constitute an appropriation of funds by the City Council. The City Council expects and anticipates that future plans shall be amended and revised as conditions warrant.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 21-__, adopted at a meeting of the City Council held May 25, 2021, at which a quorum was present and voted.

Tonya B. Lacey, MMC
Clerk of Council



MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Mark Whitley, Assistant City Manager
Brenna Erford, Budget Manager
RE: Changes to CIP Projects from Recommended Budget
DATE: May 19, 2021

There have been several changes from the Capital Improvements Plan that was recommended in March to the capital improvements plan now recommended for adoption.

1) New School

The original plan did not include a new school, but did include two expansions – one to Lafayette Upper Elementary School and one to James Monroe High School – as placeholders. The current capital improvements plan now includes \$1,000,000 in FY 2022 as planning funds, and \$40,000,000 in FY 2023 for the construction of a new school. The expansion projects (which totaled together \$10.9 million) have been removed.

2) WWTP Consolidation Project

The original plan included funds in FY 2022 and FY 2025 for the construction of the City's share of improvements at an expanded Massaponax Treatment Plant in Spotsylvania County. The initial project in FY 2022 remains the same, but the project in FY 2025 has been revised to a lower estimate – a reduction in the overall project of \$13,000,000.

3) Motts Treatment Plant

The City's share of the Motts Treatment plant has been reduced based on conversations with Spotsylvania County, with project savings of \$2.4 million over the next three years.

4) Land Purchase at City Shop

The City accelerated into FY 2021 the purchase of land adjacent to the City Shop, which removed an amount of \$600,000 from the FY 2022 capital budget and the CIP.

5) Historic District Improvements – Colonial Lights

The estimate was increased by \$300,000 based on the most recent information.

6) Bankside Trail

This project was removed from FY 2022 and deferred to FY 2024 / 2025, based on a more up-to-date appraisal of current grant cycles. The City is still exploring possibilities to do portions of

the work that would allow the stone from the current Chatham Bridge project to remain in place.

7) Downtown Traffic Engineering

The City staff recommends the addition of a downtown traffic engineering plan in FY 2023 in the amount of \$200,000.

8) Fire Station 1 Renovations

The City revised and updated the estimate for the renovations of Fire Station 1, and postponed construction to FY 2025. The budget retains funds for design of both the Fire Station 1 and the New Fire Station renovations in FY 2022, and the highest priority will be the development of a new Fire Station. The New Fire Station would become the City's main, central fire station. If that project needs additional time or work for various reasons, such as land acquisition, then the City will be able to advance the Fire Station 1 renovation.

The new estimate for Fire Station 1 improvements construction is \$3,790,080, which is an increase of \$1,790,000 to that project.

9) OEMS Grant

The CIP is now recommended to include a grant from OEMS for the Fire Department equipment for \$130,589, in FY 2022.

10) Use of Federal Funds

The CIP now programs \$5,000,000 in federal funds that have become available through the American Rescue Plan Act instead of debt issuance. These include \$4 million for Water and Wastewater projects and \$1 million for public safety projects, on projects that are consistent with the federal guidance. This change is included in the plan in FY 2023.

Capital Funds Summary

Sources

REVISED - from FY 2022 Recommended Budget

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
School Capital (GF)	\$ 2,737,000	\$ 41,250,000	\$ 1,170,000	\$ 1,250,000	\$ 1,170,000	\$ 1,250,000
General Fund Transfer	\$ 417,000	\$ 630,000	\$ 550,000	\$ 630,000	\$ 550,000	\$ 630,000
Debt Issuance	\$ -	\$ 34,500,000	\$ -	\$ -	\$ -	\$ -
Fund Balance	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Proffer	\$ 300,000	\$ 650,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
FCPS Fund Balance	\$ 370,000	\$ 2,250,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
FCPS Sources	\$ 650,000	\$ 220,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000
Public Works (GF)	\$ 9,513,800	\$ 6,845,000	\$ 4,673,000	\$ 1,316,000	\$ 1,316,000	\$ 1,286,000
General Fund Transfer	\$ 1,073,700	\$ 1,745,000	\$ 1,367,000	\$ 766,000	\$ 766,000	\$ 736,000
Debt Issuance	\$ 3,811,300	\$ 2,250,000	\$ 1,706,000	\$ -	\$ -	\$ -
Grant	\$ 1,175,000	\$ 2,250,000	\$ 1,000,000	\$ -	\$ -	\$ -
Stormwater	\$ 100,000	\$ 300,000	\$ 300,000	\$ 250,000	\$ 250,000	\$ 250,000
VDOT Share of Local Project	\$ 3,135,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Other Revenue	\$ 218,800	\$ -	\$ -	\$ -	\$ -	\$ -
Water (Enterprise)	\$ 5,650,000	\$ 2,533,333	\$ 2,533,333	\$ 5,676,000	\$ 800,000	\$ 900,000
Debt Issuance	\$ -	\$ -	\$ 2,083,333	\$ 5,226,000	\$ -	\$ -
Enterprise	\$ 4,650,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 800,000	\$ 900,000
Fund Balance	\$ 1,000,000	\$ 83,333	\$ -	\$ -	\$ -	\$ -
ARPA Fiscal Aid	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Wastewater (Enterprise)	\$ 16,185,000	\$ 2,590,000	\$ 43,690,000	\$ 590,000	\$ 590,000	\$ 590,000
Debt Issuance	\$ 15,000,000	\$ 2,000,000	\$ 31,600,000	\$ -	\$ -	\$ -
Enterprise	\$ 1,185,000	\$ 590,000	\$ 1,090,000	\$ 590,000	\$ 590,000	\$ 590,000
WQIF	\$ -	\$ -	\$ 9,000,000	\$ -	\$ -	\$ -
ARPA Fiscal Aid	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -
Public Facilities (GF)	\$ 1,025,437	\$ 2,693,831	\$ 4,990,978	\$ 2,140,000	\$ 1,335,000	\$ 1,180,000
General Fund Transfer	\$ 825,437	\$ 2,453,831	\$ 4,305,978	\$ 1,575,000	\$ 1,315,000	\$ 1,000,000
Debt Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
Grant	\$ 15,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Private Donation	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -

Capital Funds Summary

Sources

REVISED - from FY 2022 Recommended Budget

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Proffer	\$ 35,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -
VDOT Share of Local Project	\$ -	\$ -	\$ 685,000	\$ 565,000	\$ 20,000	\$ 180,000
Public Safety (GF)	\$ 1,605,871	\$ 12,000,282	\$ 1,624,435	\$ 4,809,515	\$ 2,369,435	\$ 274,635
General Fund Transfer	\$ 800,282	\$ 750,282	\$ 774,435	\$ 269,435	\$ 619,435	\$ 274,635
Debt Issuance	\$ 675,000	\$ 10,250,000	\$ 850,000	\$ 4,540,080	\$ 1,750,000	\$ -
Grant	\$ 130,589	\$ -	\$ -	\$ -	\$ -	\$ -
ARPA Fiscal Aid	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Court Maintenance (GF)	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total	\$ 36,751,108	\$ 67,912,446	\$ 58,681,746	\$ 15,781,515	\$ 7,580,435	\$ 5,480,635

Capital Funds Summary

Uses

REVISED - from FY 2022 Recommended Budget

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
School Capital (GF)	\$ 2,737,000	\$ 41,250,000	\$ 1,170,000	\$ 1,250,000	\$ 1,170,000	\$ 1,250,000
Buses, Technology, Equipment & Capital Maintenance	\$ 1,737,000	\$ 1,170,000	\$ 1,170,000	\$ 1,170,000	\$ 1,170,000	\$ 1,170,000
Enrollment Projections	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -	\$ 80,000
New Elementary School	\$ 1,000,000	\$ 40,000,000	\$ -	\$ -	\$ -	\$ -
Public Works (GF)	\$ 9,513,800	\$ 6,845,000	\$ 4,673,000	\$ 1,316,000	\$ 1,316,000	\$ 1,286,000
Asphalt & Concrete Repair Program	\$ 950,000	\$ 950,000	\$ 950,000	\$ 950,000	\$ 950,000	\$ 950,000
Canal Improvements	\$ 50,000	\$ 48,000	\$ 280,000	\$ 30,000	\$ 30,000	\$ -
Culvert Replacement	\$ 218,800	\$ 550,000	\$ 450,000	\$ 250,000	\$ 250,000	\$ 250,000
Downtown Pedestrian Enhancements	\$ 2,550,000	\$ -	\$ -	\$ -	\$ -	\$ -
Great Oaks Acid Soil Remediation	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -
Historic Assets	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000
Historic District Improvements	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -
Neighborhood Enhancements	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Pedestrian Bridge Replacements	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Pond 'D' Improvements	\$ 2,350,000	\$ 4,600,000	\$ 2,706,000	\$ -	\$ -	\$ -
Public Works Rolling Stock Replacement	\$ 204,000	\$ 285,000	\$ -	\$ -	\$ -	\$ -
VCR Trail Bridge over Hazel Run	\$ 305,000	\$ -	\$ -	\$ -	\$ -	\$ -
Wheeled Refuse Carts	\$ -	\$ 201,000	\$ 201,000	\$ -	\$ -	\$ -
Water (Enterprise)	\$ 5,650,000	\$ 2,533,333	\$ 2,533,333	\$ 5,676,000	\$ 800,000	\$ 900,000
College Heights Water Line Replacement (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 450,000
Internal System Improvements	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Motts Run Water Plant Expansion	\$ 1,000,000	\$ 2,083,333	\$ 2,083,333	\$ 5,226,000	\$ -	\$ -
Pressure Release Valve Replacement / Rehab	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Telegraph Hill Loop	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
Water Meter Replacement	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -

Capital Funds Summary

Uses

REVISED - from FY 2022 Recommended Budget

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Wastewater (Enterprise)	\$ 16,185,000	\$ 2,590,000	\$ 43,690,000	\$ 590,000	\$ 590,000	\$ 590,000
NPS / Farrell Lane Line Replacement	\$ 125,000	\$ 2,000,000	\$ 600,000	\$ -	\$ -	\$ -
Princess Anne (Upper) Sewer Replacement	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Sewer System Improvements	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Wastewater Treatment Plant (WWTP) Capital Maintenance	\$ 660,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000
Wastewater Treatment Plant Upgrade & Consolidation	\$ 15,000,000	\$ -	\$ 42,000,000	\$ -	\$ -	\$ -
Public Facilities (GF)	\$ 1,025,437	\$ 2,693,831	\$ 4,990,978	\$ 2,140,000	\$ 1,335,000	\$ 1,180,000
ADA Renovations	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -
Alum Springs Park Improvements	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -
Bankside Trail	\$ -	\$ -	\$ 685,000	\$ 565,000	\$ -	\$ -
Canal Street Wharf	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 180,000
City Hall Renovation	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
City Shop Improvements	\$ -	\$ 153,800	\$ -	\$ -	\$ -	\$ -
CP&B - Comprehensive Plan Update	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
CP&B - Planning Area Updates	\$ 150,000	\$ 150,000	\$ 200,000	\$ -	\$ -	\$ -
Cybersecurity	\$ 91,000	\$ -	\$ -	\$ -	\$ -	\$ -
Downman House	\$ 50,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Energy Retrofit Initiatives	\$ 200,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 750,000	\$ 750,000
Enterprise Resource Planning - Additional Modules	\$ 63,250	\$ 88,400	\$ 21,600	\$ -	\$ -	\$ -
Executive Center Plaza - Electrical Upgrades	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Security	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Fiber Network Expansion	\$ 47,500	\$ 239,420	\$ 75,878	\$ -	\$ -	\$ -
IT Disaster Resilience Plan Implementation	\$ 67,095	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -
Memorial Park Improvements	\$ -	\$ -	\$ 290,000	\$ -	\$ -	\$ -
Motts Run Reservoir Recreational Area	\$ -	\$ 60,000	\$ 115,000	\$ -	\$ 290,000	\$ -
Old Mill Park Improvements	\$ -	\$ 60,000	\$ 178,500	\$ 30,000	\$ -	\$ -

Capital Funds Summary

Uses

REVISED - from FY 2022 Recommended Budget

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Parks - Mobile Stage	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -
PRE Capital Maintenance, Repairs, & Renovations	\$ -	\$ 215,000	\$ 100,000	\$ 795,000	\$ 100,000	\$ 190,000
Public Safety IT System Replacement	\$ -	\$ 75,000	\$ 2,425,000	\$ -	\$ -	\$ -
Technology Replacements	\$ 231,592	\$ 142,211	\$ -	\$ -	\$ -	\$ -
Wild Riverfront Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Downtown Traffic Engineering	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Public Safety (GF)	\$ 1,605,871	\$ 12,000,282	\$ 1,624,435	\$ 4,809,515	\$ 2,369,435	\$ 274,635
Ambulance, Dive Vehicle & Fire Apparatus	\$ 325,000	\$ 1,765,000	\$ 1,200,000	\$ 750,000	\$ 2,100,000	\$ -
Animal Shelter	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000
Crisis Negotiation Team Vehicle	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -
Fire Station 1 Renovation	\$ 150,000	\$ -	\$ -	\$ 3,790,080	\$ -	\$ -
New Fire Station	\$ 675,000	\$ 9,750,000	\$ -	\$ -	\$ -	\$ -
Public Safety Body Cameras, Tasers, & Interview Room	\$ 92,953	\$ 92,953	\$ 174,435	\$ 174,435	\$ 174,435	\$ 179,635
Public Safety Radio Replacements	\$ 137,329	\$ 137,329	\$ -	\$ -	\$ -	\$ -
Public Works Integration to Public Safety Radio System	\$ -	\$ -	\$ 155,000	\$ -	\$ -	\$ -
OEMS Grant	\$ 130,589	\$ -	\$ -	\$ -	\$ -	\$ -
Court Maintenance (GF)	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ -
JD&R Courthouse HVAC	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total	\$ 36,751,108	\$ 67,912,446	\$ 58,681,746	\$ 15,781,515	\$ 7,580,435	\$ 5,480,635