

## **General Government Capital Improvements**

The 2012/13 CIP includes funds to address public safety, park rehabilitation and improvements and city facilities expansion. *The 2012/13 General Government CIP represents a significant shift from prior years.* The improving local economy and resulting revenues allowed the City to substantially re-evaluate its **historic downtown** and **parks** capital improvements program, as well as more fully consider its other facility plans. General Government CIP is segregated and evaluated in three major categories:

**General City Facilities** – This includes police, fire, and administrative office for general government services. The design and construction of the new **Public Safety Operations and Training Complex** located on the west side of Georgetown will be in full swing during 2012/2013, with full completed planned by the end of 2013/14. During 2012/13, staff will also undertake an update of the City Facilities Plan to look at a future City Civic Center complex in the area of the former library and current police facility on the west side of downtown. The renovation of the former library to accommodate a new and expanded Municipal Court offices is the first phase of that effort.

**Downtown** – This includes efforts to continue to enhance the City's historic downtown square and surrounding areas. This CIP is guided by the Downtown Master Plan, which is scheduled to be updated in 2012/13. Enhancing and expanding sidewalks, traffic light upgrades, parking and the re-construction of the former downtown fire station to a new Arts and Culture center and included in the program. It should also be noted that the Energy Services System Improvements CIP includes \$1.5 million over the next five years focused on enhancing the appearance of the downtown area.

**Parks** – This includes both rehabilitation and repairs and expansion of the City's parks system as outlined in the Parks Master Plan adopted in 2008. Beginning with the 2012/13 adopted budget, *new emphasis and funding are dedicated to repair and rehabilitation in those areas that were deferred during the recession.* The Creative Playscape in San Gabriel Park will be reconstructed during 2012/13 and the site for a future west side park will be identified and purchased. The Parks related projects will be funded through a combination of dedicated revenues from parkland dedication fees, general revenues and voter approved general obligation debt. The 5 year CIP in parks projects to expend a significant of the remaining voter approved general obligation bonds.

**City of Georgetown, Texas**  
**General Capital Improvement Program**  
**2012/13 to 2016/17**

The Facilities five year Capital Improvement Program funding comes from a combination of cash contributions, debt funding and interest income. Actual amount of debt issues will be determined upon project timing and available and previously unallocated funds (previous year-end excess funds).

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
<i>(Thousands of dollars)</i>						
<b>Projected Annual Project Cost</b>	\$12,820	\$19,700	\$0	TBD	TBD	\$32,520
<i>Bond Issuance Cost</i>	\$261	\$392	\$0	TBD	TBD	\$653
<b>Sources of Funding</b>						
Certificates of Obligation	\$0	\$5,700	\$0	TBD	TBD	\$5,700
General Obligation Bonds	\$12,800	\$13,890	\$0	TBD	TBD	\$26,690
Interest & Other	\$281	\$392	\$0	TBD	TBD	\$673

TBD- To Be Determined

**City of Georgetown, Texas**  
**General Capital Improvement Projects**  
**2012/13 to 2016/17**

Project	Prior Year	12/13	13/14	14/15	15/16	16/17
<i>(Thousands of dollars)</i>						
<b><u>Facilities</u></b>						
Facility Master Plan	-	20	-	-	TBD	TBD
Renovate City Offices	380	300	3,200	-	TBD	TBD
Public Safety Facility*	2,500	12,500	14,000	-	TBD	TBD
Public Safety Firing range	-	-	2,500	-	TBD	TBD
Facilities CIP	47	-	-	-	TBD	TBD
					TBD	TBD
<b>Totals</b>	<b>2,927</b>	<b>12,820</b>	<b>\$19,700</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\* Existing Debt

TBD- To Be Determined

**City of Georgetown, Texas**  
**Capital Improvement Program**

**Renovate City Buildings**

**Responsible Division:** Facility

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected					Total
		13/14	14/15	15/16	16/17		
-	300	3,200	-	-	-	-	3,500

**Description :**

The old library location will be remodeled to house various City departments.



**Funding Sources :**

Certificates of Obligation

**Subprojects :**

	12/13	13/14	14/15	15/16	16/17
Old Library	300	3,200	-	-	

**Operating Budget Impact (000):**

**Basis for Estimate**

	12/13	13/14	14/15	15/16	16/17
Building maintenance costs					
Utilities					

**Notes:**

**City of Georgetown, Texas**  
**Capital Improvement Projects**

**Facilities / Equipment**

**Responsible Division:** Facility

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected					
		13/14	14/15	15/16	16/17		
3,017	12,500	16,500	-	-	-	32,017	

**Description :**

The Public safety facility, which includes both Police and Fire, is a 70,000 square-foot facility housing the Police department operations, a 24-hour emergency communications center, Fire department admin offices, an indoor training area w/ lockers. Plans also include a training area with a small tactical building, outdoor classroom, obstacle course for training and parking. Voter approved in May 2011.



**Funding Sources :**

General Obligation bonds  
Transfers

**Subprojects :**

	12/13	13/14	14/15	15/16	16/17
Public Safety Facility	12,500	14,000	-	-	-
Public Safety Firing Range	-	2,500			

**Operating Budget Impact (000):**

<b>Basis for Estimate</b>	12/13	13/14	14/15	15/16	16/17
Utilities and Building Maintenance Costs	-	150	350	350	350

**Notes:**



**City of Georgetown, Texas  
Capital Improvement Program**

**Facility Master Plan Update**

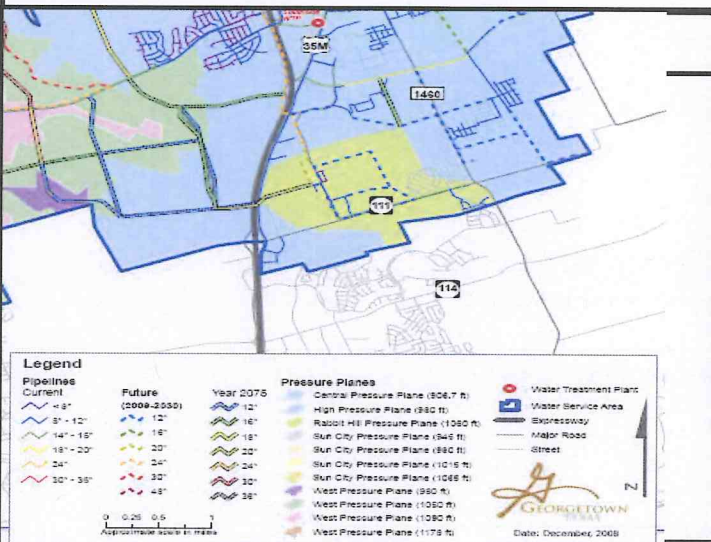
**Responsible Division:** Facility

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected					
		13/14	14/15	15/16	16/17		
-	-	20	-	-	-	20	

**Description :**

Professional services related to updating the City's Facilities Master Plans and engineering models. The master plans are updated on a three year cycle. The project will start October 2012 and will be delivered September 2013.



**Funding Sources :**

Funded by cash from operations contributions

**Subprojects (000):**

	12/13	13/14	14/15	15/16	16/17
Facility Master Plan Update	20				

**Operating Budget Impact (000):\*\***

**Basis for Estimate**

	12/13	13/14	14/15	15/16	16/17
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**Notes:**

**City of Georgetown, Texas**  
**Downtown Improvements**  
**2012/13 to 2016/17**

The Downtown five year Capital Improvement Program funding comes from a combination of cash contributions, debt funding and interest income. Actual amount of debt issues will be determined upon project timing and available and previously unallocated funds (previous year-end excess funds).

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
<i>(Thousands of dollars)</i>						
<b>Projected Annual Project Cost</b>	\$1,075	\$1,475	\$10,600	\$250	\$100	\$13,500
<i>Bond Issuance Cost</i>	\$0	\$14	\$112	\$13	\$2	\$141
<b>Sources of Funding</b>						
Certificates of Obligation	\$300	\$0	\$0	\$0	\$0	\$300
General Obligation Bonds	\$0	\$700	\$5,600	\$650	\$100	\$7,050
Transfer In/ Fund Bal.	\$600	\$14	\$112	\$13	\$2	\$741
TIRZ	\$175	\$0	\$0	\$0	\$0	\$175
Interest & Other	\$0	\$775	\$5,000	\$0	\$0	\$5,775

**City of Georgetown, Texas**  
**Downtown Improvements**  
**2012/13 to 2016/17**

Project	Prior Year	12/13	13/14	Projected 14/15	15/16	16/17
<i>(Thousands of dollars)</i>						
Master Plan	-	75	-	-	-	-
Sidewalks	-	200	275	100	250	100
Parking	-	400	1,200	10,000	-	-
Mast Arms	-	-	-	500	-	-
Art Center	-	400	-	-	-	-
<b>Totals</b>	<b>-</b>	<b>\$1,075</b>	<b>\$1,475</b>	<b>\$10,600</b>	<b>\$250</b>	<b>\$100</b>



**City of Georgetown, Texas**  
**Capital Improvement Program**

**Parking**

**Responsible Division:** Downtown and Community Services

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected					Future	Total
		13/14	14/15	15/16	16/17			
-	400	1,200	10,000	-	-		-	11,600

**Description :**

Structured parking will improve the availability of parking for festivals as well as for increased business. This project would phase a structured parking facility through land acquisition and construction . Various methods of partnerships will be considered to address costs, access and use.

**Funding Sources :**

Certificates of Obligation; possible partnerships



**Subprojects :**

	12/13	13/14	14/15	15/16	16/17
Parking garage	400	1,200	10,000	-	-

**Operating Budget Impact (000):**

<i>Basis for Estimate</i>	12/13	13/14	14/15	15/16	16/17

**Notes:**

**City of Georgetown, Texas**  
**Capital Improvement Projects**

**Sidewalks**

**Responsible Division:** Downtown and Community Services/Transportation Services

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected					Future	Total
		13/14	14/15	15/16	16/17			
-	200	275	100	250	100		-	925

**Description :**

The downtown master plan emphasizes pedestrian circulation and trails to enhance pedestrian activity in the area. Sidewalk improvements in the area will assist in expanding the sidewalks beyond the square to extend the downtown area, as well as address accessibility and safety issues around the square.



**Funding Sources :**

Various

**Subprojects :**

	12/13	13/14	14/15	15/16	16/17
ADA Sidewalks repairs	100	100	100	100	100
Sidewalk and Pocket Parks	100				
Austin Ave		175			
8th Street				150	

**Operating Budget Impact (000):**

<i>Basis for Estimate</i>	12/13	13/14	14/15	15/16	16/17
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**Notes:**



**City of Georgetown, Texas**  
**Capital Improvement Program**

**Master Plan**

**Responsible Division:** Downtown and Community Services

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected					Total	
		13/14	14/15	15/16	16/17			
-	75	-	-	-	-		75	

**Description :**

The Downtown Master Plan was adopted in June 2003. Improvements have been made over the last ten years that are consistent with the plan and an update would identify and prioritize future projects to ensure a vibrant business and entertainment district that maintains the charming character that attracts visitors and citizens to the downtown



**Funding Sources :**

Proceeds from sale of City Buildings

**Subprojects :**

	12/13	13/14	14/15	15/16	16/17
Master Plan update	75				

**Operating Budget Impact (000):**

**Basis for Estimate**

12/13	13/14	14/15	15/16	16/17
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**Notes:**

**City of Georgetown, Texas**  
**Capital Improvement Program**

**Art Center**

**Responsible Division:** Downtown and Community Services

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected				Total	
		13/14	14/15	15/16	16/17		
-	400	-	-	-	-	400	

**Description :**

Renovations to the historic downtown fire station would be completed to provide art gallery and studio space. Renovations to the exterior of the building to include signage, preservation and storefront improvements. Outdoor pocket park space to include seating areas and plantings, as well as a possible small splash pad and art displays. Sidewalk improvements will also be completed to expand the courtyard, as well as space in front of the old bays, which will provide outdoor seating for the sandwich shop.



**Funding Sources :**

Various

**Subprojects :**

	12/13	13/14	14/15	15/16	16/17
Art Center	400				

**Operating Budget Impact (000):**

<b>Basis for Estimate</b>	12/13	13/14	14/15	15/16	16/17
Art Center - utilities and maintenance	3	5	6	6	6

**Notes:**

**City of Georgetown, Texas**  
**Parks Capital Improvement Program**  
**2012/13 to 2016/17**

The Parks and Recreation's five year Capital Improvement Program funding comes from a combination of cash contributions, debt funding and interest income. Actual amount of debt issues will be determined upon project timing and available and previously unallocated funds (previous year-end excess funds).

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
<i>(Thousands of dollars)</i>						
<b>Projected Annual Project Cost</b>	\$2,123	\$2,333	\$7,364	\$4,236	\$13,083	\$29,139
<i>Bond Issuance Cost</i>	\$44	\$46	\$147	\$85	\$262	\$584
<b>Sources of Funding</b>						
Certificates of Obligation	\$85	\$700	\$364	\$86	\$83	\$1,318
General Obligation Bonds	\$1,500	\$1,600	\$7,000	\$4,150	\$13,000	\$27,250
Transfer In/ Fund Bal.	\$538	\$0	\$0	\$0	\$0	\$538
Interest & Other	\$44	\$79	\$147	\$85	\$262	\$617



**City of Georgetown, Texas**  
**Capital Improvement Program**

**2008 Park Bond Improvements**

**Responsible Division:** Parks and Recreation

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected					Total
		13/14	14/15	15/16	16/17		
-	1,500	1,600	7,000	4,150	13,000		27,250

**Description :**

In 2008, the citizens of Georgetown passed bonds specifically related to Parks Projects identified in the Georgetown Parks, Recreation and Trails Master Plan. Projects included in the bond were improvements to San Gabriel Park consisting of an amphitheater at the site of the old football field and parks improvements including restrooms, playgrounds, parking lots, lighting, park restoration and bank stabilization. In this phase of improvements, the Creative Playscape, which is nearing 20 years old will be completely replaced. In addition, the Parks and Recreation Department will look at acquiring land for west side park.



**Funding Sources :**

Funded with General Obligation bonds.

**Subprojects :**

	12/13	13/14	14/15	15/16	16/17
River Trails expansion	-	-	1,000	-	1,000
San Gabriel Park Imp	-	-	-	-	-
Amphitheater	-	500	5,500	-	2,000
Playscape	500	-	-	-	-
River Bank Stabilization	-	500	-	-	-
Other Park Imp	-	-	-	-	-
Westside Park	1,000	-	-	4,000	-
Splash pads	-	-	300	-	-
Gamble New Park Dev. Exp	-	-	-	-	-
New Park development	-	200	200	-	-
Gamble / HEB park	-	400	-	-	-
Cemetery Columbarium	-	-	-	150	-
Garey Park*	-	-	-	-	10,000

**Operating Budget Impact (000):**

<b>Basis for Estimate</b>	12/13	13/14	14/15	15/16	16/17
Amphitheater - operations	-	-	253	300	300
Westside Park - operations	-	-	-	830	830

**Notes:**

\* Dependent on terms of the agreement

**City of Georgetown, Texas**  
**Capital Improvement Program**

**Park Improvements**

**Responsible Division:** Parks and Recreation

**Financial Plan (thousands of dollars) :**

Prior Years	Budget 12/13	Projected					Total
		13/14	14/15	15/16	16/17		
-	623	733	364	86	83		1,889

**Description :**

The Parks and Recreation Department as well as the P & R Board have been developing a comprehensive list of all parks identifying needed maintenance and repairs as well as opportunities for new park development. Priorities identified include renovation of San Jose Park, parking lot improvements, repairs to the Village Pool deck and developments of recently dedicated parkland at Georgetown Village. Other park improvement include adding recreation amenities.



**Funding Sources :**

Funded with Parkland Dedication -  
 Unrestricted and CO Bonds

**Subprojects :**

	12/13	13/14	14/15	15/16	16/17
Booty's Park	45	29	-	-	33
Park Improvements	50	700	242	11	50
McMaster Park	50	-	-	75	-
Parking Lot improvements	113	-	-	-	-
Village Park	155	-	-	-	-
San Jose Park	210	-	-	-	-
Tennis Center	-	4	122	-	-

**Operating Budget Impact (000):**

<b>Basis for Estimate</b>	12/13	13/14	14/15	15/16	16/17
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**Notes:**



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