

Strategic Plan Funding

August 26, 2025

Charles F. Dodge

City Manager

Agenda

The purpose of this workshop is to outline a path for funding the strategic plan projects.

- New Public Safety Facility
- Roadway and Infrastructure Improvements
- New Community Facilities & Recreation Facility Improvements



Original Strategic Plan – Categories and Projects Values

Project Categories	Original Strategic Plan Project Total
Public Safety Facilities	\$110,000,000
New Community Facilities & Recreation Facility Improvements	86,335,732
Purchase and Development of Future Space	30,500,000
Roadway and Infrastructure Improvements	69,609,180
Total Value of Project List	<u>\$296,444,912</u>

Current Funding Available

Possible Funding Options

Fund Balance Reserves set aside for Projects	66,444,912
Surtax proceeds Year 1	3,300,000
Revenue Bond \$14.0 million utilizing annual surtax proceeds	14,000,000
Total Available Funding	83,744,912

Public Safety Facility



Finalize design-build plans by early 2026



Issue bid solicitation with estimated project cost identified by spring 2026



Bring item back to Commission once Estimated Cost is identified for funding considerations

Summary of Roadway Improvement and Recreation Prioritized Project Totals

Project Categories	Original Project Total	Prioritized Project Totals
New Community Facilities & Recreation Facility Improvements	86,335,732	46,989,176
Roadway and Infrastructure Improvements	69,609,180	50,755,736
Total Value of Project List	\$155,944,912	\$97,744,912

Possible Funding Options

Fund Balance Reserves set aside for Projects	66,444,912
Surtax proceeds Year 1	3,300,000
Revenue Bond \$14.0 million utilizing annual surtax proceeds	14,000,000
Total Available Funding	83,744,912
Summary of Prioritized Project Total	97,744,912
Net Funding Shortage	(14,000,000)
Remaining Hayden Glade sale proceeds after \$30.0 million set aside for workforce housing	14,000,000
Revised Shortfall if Remaining Hayden Glade Sale Proceeds are utilized	0

No Tax Increase Necessary

Summary - Roadway & Infrastructure Improvements Priority Projects

Subcategories of Roadway Infrastructure Improvements	Original Project Total	Prioritized Project Total using ONLY Surtax Funding	Prioritized Project Total using all available funds
Capacity/Road Expansion	\$ 20,884,000	\$ 17,056,000	\$ 20,884,000
Drainage Improvements	\$ 3,905,188	\$ -	\$ 3,905,188
Multimodal Walkpaths	\$ 3,617,135	\$ -	\$ 3,617,135
Pedestrian walkpaths	\$ 2,880,795	\$ -	\$ 828,382
Road Resurfacing	\$ 31,302,062	\$ -	\$ 15,651,031
Safety Improvements	\$ 495,000	\$ -	\$ 345,000
School Traffic Calming Improvements	\$ 1,665,000	\$ -	\$ 1,665,000
Streetscape	\$ 1,000,000	\$ -	\$ -
Traffic Calming Improvements	\$ 3,860,000	\$ -	\$ 3,860,000
Total Value of Roadway Infrastructure Improvements	\$ 69,609,180	\$ 17,056,000	\$ 50,755,736

Roadway and Infrastructure Projects – \$17M Million Summary
Two Projects – Using Surtax Money

LOCATION	PROPOSED IMPROVEMENTS	Total	SUBCATEGORY
SW 196th Avenue	Widening SW 196th Ave - Pines Blvd. to Pembroke Road (from two lanes to four lanes)	\$ 7,656,000	Capacity/ Road Expansion
SW 208th Avenue	Construction of 208th Ave from Pines Blvd South to Pembroke Road (Two lane road)	\$ 9,400,000	Capacity/ Road Expansion

Total \$ 17,056,000

Roadway and Infrastructure Improvements Update

- Year 1 - Use \$3.3 million sales surtax for design of priority projects.
- Year 2 - Utilize \$1.0 million of the annual sales surtax proceeds to cover debt service (\$14.0 million).
- Total Surtax funding \$17.3 Million available for projects
- Remaining projects may be partially funded with available fund balance reserves.

Roadway and Infrastructure Projects – \$50.7M Summary

Subcategory	Summary			
	2025-2026	2026-2027	2027-2028	Prioritized Total
Capacity/Road Expansion	\$ 2,175,600	\$ 6,926,600	\$ 11,781,800	\$ 20,884,000
Drainage Improvements	\$ 962,188	\$ 2,943,000	\$ -	\$ 3,905,188
Multimodal pathways	\$ -	\$ 1,888,220	\$ 1,728,915	\$ 3,617,135
Pedestrian walk paths	\$ -	\$ 492,884	\$ 335,498	\$ 828,382
Road Resurfacing	\$ -	\$ 7,825,515	\$ 7,825,515	\$ 15,651,031
Safety Improvements	\$ 135,000	\$ 140,000	\$ 70,000	\$ 345,000
School Traffic Calming Improvements	\$ 600,000	\$ 1,065,000	\$ -	\$ 1,665,000
Streetscape	\$ -	\$ -	\$ -	\$ -
Traffic Calming Improvements	\$ 260,000	\$ 1,570,000	\$ 2,030,000	\$ 3,860,000
Totals	\$ 4,132,788	\$ 22,851,219	\$ 23,771,729	\$ 50,755,736

Recreation Facility Improvement

Project Categories	Original Strategic Plan Total	Prioritized Project Total
New Community Facilities & Recreation Facility Improvements	\$86,335,732	\$46,989,176

Recreation Projects – \$47 Million Summary

Category	2025-2026	2026-2027	2027-2028	Revised Total
Artificial Turf	\$ 400,000	\$ 4,800,000	\$ -	\$ 5,200,000
Golf Course	\$ -	\$ 500,000	\$ 7,500,000	\$ 8,000,000
LED Lighting Upgrades and Parking Lot Improvements	\$ 150,000	\$ 2,025,000	\$ 1,900,000	\$ 4,075,000
Major Park or Facility Renovation	\$ 1,700,000	\$ 5,800,000	\$ 16,149,826	\$ 23,649,826
Monument Signs and Wayfinding	\$ 200,000	\$ 800,000	\$ -	\$ 1,000,000
Playgrounds and Exercise Equipment	\$ 2,225,174	\$ 1,000,000	\$ -	\$ 3,225,174
Renovate Restrooms, Concession Stands, Pavilions, Clubhouses and other Park Amenities	\$ 500,000	\$ 850,000	\$ 89,176	\$ 1,439,176
Walkpath Improvements	\$ 400,000	\$ -	\$ -	\$ 400,000
Total	\$ 5,575,174	\$ 15,775,000	\$ 25,639,002	\$ 46,989,176

Summary of Roadway Improvement and Recreation Prioritized Project Totals

Project Categories	Original Project Total	Prioritized Project Totals
New Community Facilities & Recreation Facility Improvements	86,335,732	46,989,176
Roadway and Infrastructure Improvements	69,609,180	50,755,736
Total Value of Project List	<u>\$155,944,912</u>	<u>\$97,744,912</u>

Possible Funding Options

Fund Balance Reserves set aside for Projects	66,444,912
Surtax proceeds Year 1	3,300,000
Revenue Bond \$14.0 million utilizing annual surtax proceeds	14,000,000
Total Available Funding	83,744,912
Summary of Prioritized Project Total	97,744,912
Net Funding Shortage	(14,000,000)
Remaining Hayden Glade sale proceeds after \$30.0 million set aside for workforce housing	14,000,000
Revised Shortfall if Remaining Hayden Glade Sale Proceeds are utilized	0

No Tax Increase Necessary

Project Implementation Timeline

	2025-2026	2026-2027	2027-2028	Total
Recreation Projects	\$ 5,575,174	\$ 15,775,000	\$ 25,639,002	\$ 46,989,176
Roadway & Infrastructure Projects	\$ 4,132,788	\$ 22,851,219	\$ 23,771,729	\$ 50,755,736
Total	\$ 9,707,962	\$ 38,626,219	\$ 49,410,731	\$ 97,744,912

Year One Funding Request

Year 1 Total Projected Expenses	\$9,707,962
Funds to be Allocated:	
Surtax proceeds Year 1	\$2,175,000
Fund Balance Reserves set aside for Projects	\$7,532,962

Commission Considerations

Road & Traffic Improvements

- Revenue Bonds to Leverage Surtax

Public Safety and Parks

- Use Fund Balance Reserves to begin Parks & Roadways year 1 projects totaling \$7,532,962
- Acknowledge the steps for proceeding with the Public Safety Building

Questions/Comments

