City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614.410.4400 • Fax: 614.410.4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: August 11, 2016

Initiated By: Angel L. Mumma, Director of Finance

Re: 2017 – 2021 Capital Improvements Program

Summary

On Monday, August 15, 2016, City Council will hold a workshop to review the proposed 2017 – 2021 Capital Improvements Program (CIP).

Based on discussions between the City Manager and City Council, the CIP process has been modified from past years. At the June 27 City Council meeting, Director of Finance Angel Mumma made a presentation to City Council, which provided the resources available to fund capital projects. Following that meeting, a comprehensive listing of all capital requests for the five-year period were submitted to Council. This was done so that Council would be aware of all project requests, not just those that are programmed as part of the Administration's proposed CIP. Also included was a listing of "miscellaneous projects for consideration." These projects represented various improvements that have come up for consideration in the near or distant future. When available, staff included a "best estimate" in terms of the cost of these miscellaneous projects and requested that Council advise if additional projects should be included. To date, no additional projects were identified or submitted to staff.

The Administration's proposed CIP was included in the packet for the August 10 City Council meeting, and included descriptions of each project.

The format of the workshop will be different than in past years as well. First, City Manager Dana McDaniel will provide an introduction for the evening's workshop. Following Mr. McDaniel's opening remarks, Ms. Mumma will make a presentation to Council, which identifies the resources to fund capital improvements; outlines the initial project requests; outlines the prioritization that was used in determining which projects to program; and, finally, highlights the key projects/ improvements proposed within the Administration's proposed 2017 – 2021 CIP.

A copy of the presentation is attached for Council's review in advance of the meeting. Given that much of the first portion related to resources available to fund capital projects is repetitive from the June 27 Council meeting, Ms. Mumma will quickly skim over slides 3-13, only providing brief highlights.

Department and Division heads will be present during the workshop to answer any specific questions that may arise; however, they will not be making any presentation to Council regarding their projects.

Recommendation

Information only. In an effort to make the workshop more productive for all involved, we are going to modify the format.

August 15, 2016

2017 – 2021 Proposed Capital Improvements Program

City of Dublin
OHIO, USA

2017 – 2021 Proposed CIP

Items for Discussion

- Resources to fund capital improvements
- Project requests
- Prioritization
- Recommendation

2017 – 2021 Proposed CIP

Funding sources for capital improvement projects

2017 – 2021 Proposed CIP

Income Tax Revenue

- 25% of income tax revenue dedicated to Capital Improvements Tax Fund
  - 40% allocated to cash fund capital projects
  - 60% allocated to pay debt service on capital projects
    - Any ‘excess’ money not spent on debt service is available to cash fund projects

2017 – 2021 Proposed CIP

Income Tax Projections

Year	Income Tax Projection	% Change over prior year	Income Tax Funding (25%)	Cash Capital Allocation (40%)	Debt Service Allocation (60%)
2016	$85,590,000	-1.0%	$21,397,500	$8,559,000	$12,838,500
2017	84,734,100	-1.5%	21,183,525	8,473,410	12,710,115
2018	86,005,000	1.5%	21,501,250	8,600,500	12,900,750
2019	87,295,000	1.5%	21,823,750	8,729,500	13,094,250
2020	89,933,000	1.5%	22,483,250	8,993,300	13,489,950
2021	91,282,000	1.5%	22,820,500	9,128,200	13,692,300

2017 – 2021 Proposed CIP

Debt Financing

- Sources of repayment for debt
  - Income tax revenues
  - Service payments (TIF districts)
  - Enterprise funds
  - Special assessments
  - Property tax revenues
  - Other revenues

2017 – 2021 Proposed CIP

Income Tax Projections

Year	Income Tax Projection	% Change over prior year	Income Tax Funding (25%)	Cash Capital Allocation (40%)	Debt Service Allocation (60%)
2016	$85,590,000	-1.0%	$21,397,500	$8,559,000	$12,838,500
2017	84,734,100	-1.5%	21,183,525	8,473,410	12,710,115
2018	86,005,000	1.5%	21,501,250	8,600,500	12,900,750
2019	87,295,000	1.5%	21,823,750	8,729,500	13,094,250
2020	89,933,000	1.5%	22,483,250	8,993,300	13,489,950
2021	91,282,000	1.5%	22,820,500	9,128,200	13,692,300

2017 – 2021 Proposed CIP

Debt Financing

Year	Income Tax Funding	Cash Capital Allocation	Debt Service Allocation	Debt Payments[1]	Remaining Debt Service Allocation[2]
2016	$21,397,500	$8,559,000	$12,838,500	$4,187,115	$8,651,385
2017	21,183,525	8,473,410	12,710,115	8,654,720	4,055,395
2018	21,501,250	8,600,500	12,900,750	7,760,526	5,140,224
2019	21,823,750	8,729,500	13,094,250	8,657,818	4,436,432
2020	22,483,250	8,993,300	13,489,950	9,588,687	3,901,262
2021	22,820,500	9,128,200	13,692,300	10,287,089	3,405,211

1. Based on actual debt payments and anticipated debt payments proposed in 2017-2021 CIP.
2. Any portion of the remaining debt allocation not used for debt payments may be used to cash fund projects. 2017-2021 Proposed CIP anticipates the remainder to be available to cash fund projects.

2017 – 2021 Proposed CIP

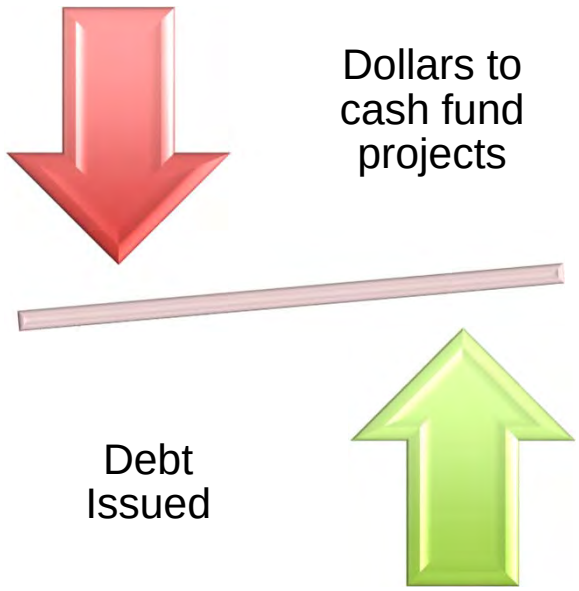
Debt Financing

Year	Income Tax Funding	Debt Service Allocation	Debt Payments	Remaining Debt Service Allocation	Additional Debt Capacity (based on remaining debt service allocation)
2016	$21,397,500	$12,838,500	$4,187,115	$8,651,385	$97,328,081
2017	21,183,525	12,710,115	8,654,720	4,055,395	45,623,194
2018	21,501,250	12,900,750	7,760,526	5,140,224	57,827,520
2019	21,823,750	13,094,250	8,657,818	4,436,432	49,909,860
2020	22,483,250	13,489,950	9,588,687	3,901,262	43,889,197
2021	22,820,500	13,692,300	10,287,089	3,405,211	38,308,624

2017 – 2021 Proposed CIP

Debt Financing

Remaining Debt Service Allocation	Additional Debt Capacity (based on remaining debt service allocation)
$8,651,385	$97,328,081
4,055,395	45,623,194
5,140,224	57,827,520
4,436,432	49,909,860
3,901,262	43,889,197
3,405,211	38,308,624



2017 – 2021 Proposed CIP

Property Tax Revenue

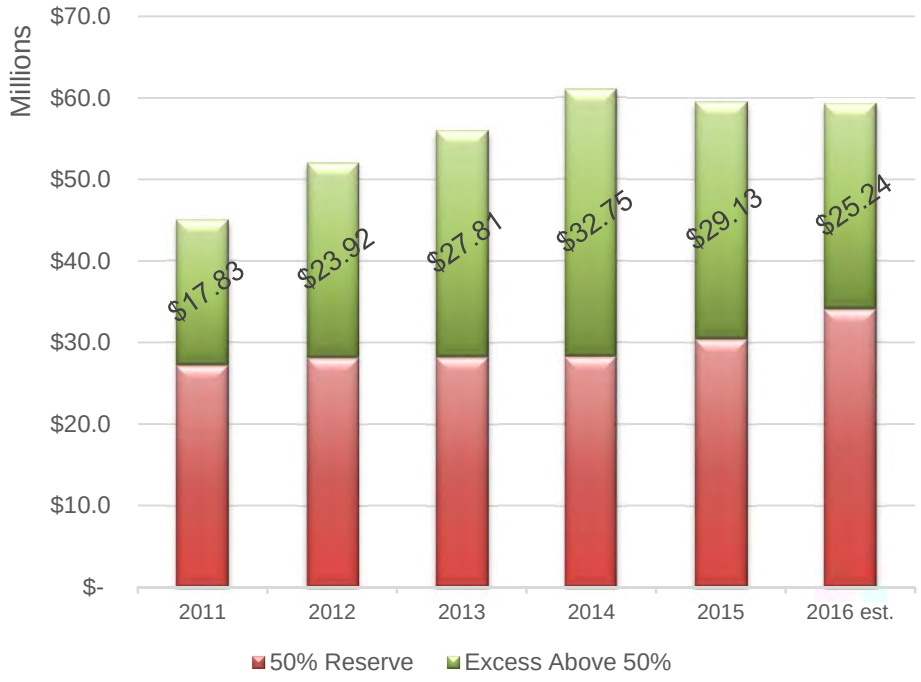
- Assessed Valuation: $2,039,280,850
- 1.75 mills (inside millage)
    - .35 to Parkland Acquisition Fund (approx. $700,000 annually)
        - Funds debt service on Coffman Park (last payment in 2020)
        - Annual payment to Metro Parks for Glacier Ridge (last payment in 2017)
    - 1.4 mills to Capital Improvements Tax Fund (approx. $2,800,000 annually)
        - 0.6 mills allocated to cash fund projects
        - 0.8 mills reserved to debt finance SR 161/Post Road Interchange
            - Interchange is programmed for construction in 2020
            - City has committed 50% of the funding

2017 – 2021 Proposed CIP

Reserves

- General Fund
  - Policy regarding transfer of 25% of the GF balance in excess of 75% to Capital Improvements Tax Fund
  - General Fund balance used to finance projects
    - Mid-Century Streets
    - Sewer extensions
    - Cardinal Health parking lot
  - Fund balance used to advance fund projects; repayment from future TIF revenues
- Capital Improvement Tax Fund
  - Amount available from year-to-year is rolled into the following year as available reserves

General Fund Balance as of December 31



2017 – 2021 Proposed CIP

Tax Increment Financing (TIF) Service Payments

- Used to cash fund projects (funds available in applicable TIF fund balances)
- Used to pay debt service on improvements benefiting TIF areas
- Funds are oftentimes advanced from General Fund or Capital Improvement Tax Fund to finance a project with repayment from future TIF revenues

Other Sources of Revenue

- Water and Sewer Fund Revenue/Fund Balances
- Hotel/Motel Tax Revenue
- Permissive Tax
- State Highway Funds
- Grants
- Developer Contributions
- Interest Income

2017 – 2021 Proposed CIP

- Administration
- City Facilities
- Fleet
- Parks
- Public Safety
- Sewer
- Stormwater
- Technology
- Transportation
  - Bicycles & Pedestrians
  - Bridges & Culverts
  - Streets & Parking
- Water

Maintenance

Enhancements/ New Infrastructure & Assets

Initial Project Requests:

2017 - $95,596,500

2018 - $56,942,000

2019 - $104,499,000

2020 - $68,589,000

2021 - $49,823,000

TOTAL - $375,449,500

2017 – 2021 Proposed CIP

Resources Available

	2017	2018	2019	2020	2021
Beginning Capital Improvement Tax Fund Balance	$2,000,000	$0	$0	$0	$0
Income Taxes – Cash Allocation	8,473,410	8,600,500	8,729,500	8,993,300	9,128,200
Income Taxes – Surplus from Debt Allocation	4,048,995	5,133,824	4,430,032	3,894,863	3,398,811
Property Tax Revenue (0.8 mills Reserved for Debt)*	1,200,000	1,200,000	1,200,000	712,000	712,000
Property Tax Revenues (0.6 mills)	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
Transfer from General Fund (from Reserve)	2,053,875	0	0	0	0
Interest Earnings	150,000	150,000	150,000	150,000	150,000
Repayment of Advances	708,500	708,500	1,208,500	1,902,000	2,113,500

*Decrease in 2020 is related to debt issued for SR 161/Post Road Interchange

2017 – 2021 Proposed CIP

Prioritization of Projects

- Maintenance and renovation of existing assets and infrastructure
  - Aging City infrastructure
  - Work plans developed based on inventorying assets, condition of assets and preparation of maintenance schedules
  - Parks, Roadways, Neighborhoods
- Economic Development/Technology
  - Bridge Street District
  - Ohio University/West Innovation District
  - Legacy Office
- Enhancements/New Infrastructure & Assets
  - Parks, Roadways, Neighborhoods

MAINTENANCE

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Facilities - $2,080,000 programmed over 5 years
  - DAC interior repairs, plumbing
  - Window replacement in Chamber of Commerce building
  - Elevator replacement in City Hall
  - Reception and sign shop renovation at Fleet
  - Parks
    - Coffman Park - Soft top cover for amphitheater, renovations to Coffman House, main barn
    - Various barn renovations

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Fleet - $6,790,000 programmed over 5 years
  - Replacement vehicles and equipment as determined by years of service and/or mileage, physical evaluation

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Parks - $4,185,000 programmed over 5 years
  - 2017 projects include:
    - Kaltenbach Park improvements to playground, basketball courts, ball field fence replacement
    - Brandon Park pond enhancements
    - Llewellyn Farms (South) split rail fence repairs
    - Donegal Cliffs Park wrought iron and ornamental fence repairs and painting
    - Basketball court resurfacing at Kendall Ridge and Monterey Parks
    - Tennis court resurfacing at Wellington Park
    - Avery Park (South) dugout shade structures
    - Indian Run Falls safety improvements
    - Public art maintenance

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Public Safety - $620,000 programmed over 5 years
  - Replacement lasers, radars
  - Replacement ballistic helmets, shields
  - Replacement AEDs
  - Walkie upgrades
  - Gas mask replacements

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Sanitary Sewer - $4,725,000 programmed over 5 years
  - Sewer lining and repair
    - Deer Run and North Fork Indian Run sewer sheds
      - Muirfield Village Sections 1, 23, and 36
      - Moors at Muirfield
      - Muirfield Greene
      - Lochslee Condos
      - Muirfield Square
      - Berkshire Commons
      - Muirfield Association Office/South Pool
  - Annual funding allocation for repairs and maintenance
  - Manhole rehabilitation

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Stormwater - $3,180,000 programmed over 5 years
  - Annual stormwater maintenance allocation
  - Ditch maintenance (new program)

- Technology - $5,030,000 programmed over 5 years
  - System upgrades, computer hardware/software replacements/upgrades

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Transportation – Bicycles & Pedestrians - $2,635,000 programmed over 5 years
  - Annual shared use path maintenance
    - Work plan created which included inventorying and inspection of all paths; assigning a condition score for each segment
    - Overall average condition is 79.9/100 with a goal of an 80 rating citywide.
      - Crack sealing, sealcoating
      - Replacement or overlay portions of the paths
  - Annual sidewalk program – Continuation of the shaving program
  - Historic Dublin brick sidewalk repair maintenance (new program beginning in 2019)

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Transportation – Bridges & Culverts - $7,900,000 programmed over 5 years
  - Annual bridge maintenance
    - Work plan created which included inventorying and inspection of all bridges; assigning a rating to each bridge
  - Emerald Bridge deck overlay - $2.5 million
  - Annual pedestrian tunnel maintenance
    - Based on established work plan
  - Annual concrete sealing maintenance (new)
  - Annual culvert maintenance (new)
  - Riverside Drive culvert replacement

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Transportation – Streets & Parking - $35,350,000 programmed over 5 years
  - Annual street maintenance program
    - Work plan created which included inventorying and inspection of all streets; assigning a PCI rating to each roadway
    - Overall average PCI is 77/100 with a goal of a 75 PCI rating citywide.
    - Funding geared toward maintaining an estimated 75 PCI
  - Annual guardrail replacement & maintenance
  - Annual parking lot maintenance
    - Based on work plan which included inventorying and inspection of all parking lots; assigning a rating
    - Average condition score is 69.9 with a goal of 70
  - Annual retaining wall & decorative wall maintenance (new)
  - Annual pavement preventive maintenance (new)

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Maintenance and renovation of existing assets and infrastructure

- Water - $525,000 programmed over 5 years
  - Water quality unit relocation from the Blazer water tank to the Tartan West water tank
  - Tartan West water tank repainting
  - Avery water tank air gap structure

ECONOMIC DEVELOPMENT

2017 – 2021 Proposed CIP

Prioritization of Projects : Economic Development

- Bridge Street District
  - Riverside Drive park development - $19,300,000 (will likely be spread out over additional years)
  - Scioto River Pedestrian Bridge - $22,750,000
  - Shawan Falls extension, Phase 1 - $5,500,000 (design, site acquisition and construction)
  - Historic Dublin High Street improvements - $2,500,000 (construction)

- Historic Dublin Columbus Metropolitan Library street network - $4,600,000 (construction)
- Historic Dublin Columbus Metropolitan Library parking deck - $10,000,000 (construction)

2017 – 2021 Proposed CIP

Prioritization of Projects : Economic Development

- Ohio University/West Innovation District
  - West Innovation Park sanitary sewer installation - $135,000
  - Construction of SR 161/Cosgray Road Roundabout - $640,000
  - Eiterman Road relocation - $340,000 (design); construction dependent on OU development
  - University Boulevard extension – Phase 2 - $260,000 (design); construction dependent on OU development

2017 – 2021 Proposed CIP

Prioritization of Projects : Economic Development

- Legacy Office
  - US 33/SR 161Frantz Road intersection - $3,025,000 (design, site acquisition, utility burial)
  - Post Road realignment and Kilgour Place widening - $8,550,000 (design, site acquisition and construction)
  - Frantz Road at Bradenton Avenue Signalized Intersection upgrade - $305,000
  - Dublink extensions - $600,000
  - Dublink/100gb transport network - $750,000

Enhancements/New Infrastructure & Assets

2017 – 2021 Proposed CIP

Prioritization of Projects : Enhancements/New Infrastructure & Assets

- Facilities - $4,675,000
  - 5800 building renovations
  - Construction of two new salt barns (total capacity 12,000 tons)
  - Pool tile replacement at the DCRC

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Enhancements/New Infrastructure & Assets

- Parks - $9,005,000
  - DAC site renovations
  - Llewellyn Farms South Park
  - IGS Park
  - Barronsmore Mound (Ballantrae)
  - Darree Fields
  - Amerleigh Park
  - Emerald Fields
  - Coffman Park
  - Holder-Wright Farm and Earthworks
  - Dublin Community Pools North and South

2017 – 2021 Proposed CIP

Prioritization of Projects : Enhancements/New Infrastructure & Assets

- Public Safety - $845,000
  - NextGen 911 Upgrade
    - Grant funding as well as Wireless 911 funds
  - Automatic License Plate readers
  - Interview room camera system
  - New K9

2017 – 2021 Proposed CIP

Prioritization of Projects : Enhancements/New Infrastructure & Assets

- Stormwater - $1,420,000
  - Limerick Lane (Design and construction: 2017)
  - Hirth Woolpert Creek Watershed (Design: 2019; construction 2020)
  - May Apple, Tamarisk Creek, Hawk's Nest (Design and site acquisition: 2019; construction 2020)
  - Glencree Place (Design and site acquisition: 2021; construction: Beyond)

2017 – 2021 Proposed CIP

<u>Prioritization of Projects :</u> Enhancements/New Infrastructure & Assets

- Transportation – Bicycles & Pedestrians - $3,210,000
  - Shared Use Paths
    - Glick Road Section 3 (Carnoustie Drive to Muirkirk Drive)
    - Rings Road (Frantz Road to Dublin Road)
    - Concord Road
    - Riverside Drive East – Section 1 (Emerald Parkway to southern edge of Riverside Woods)
    - Summit View Road
    - Wedgewood Hills Park
    - Wilcox Road
  - Avery Road sidewalk connections

2017 – 2021 Proposed CIP

Prioritization of Projects : Enhancements/New Infrastructure & Assets

- Transportation – Streets & Parking
  - Tuttle Crossing Boulevard extension - $14,990,000
  - Avery Road widening from Woerner Temple Road to Rings Road East - $7,860,000
  - Mid-Century Neighborhood uncurbed streets - $3,560,000
  - Dublin Cemetery Drive Improvements - $475,000
  - Riviera Hyland Croy Connector - $2,395,000
  - Bright Road Cul de Sac - $375,000
  - Avery Road/Brand Road Roundabout - $2,135,000
  - US 33/SR 161/Post Road Interchange - $6,525,000
  - SR 161/Hyland Croy Road Temporary intersection improvements - $340,000
  - Hyland Croy/Post Preserve Roundabout - $1,905,000
  - Post Preserve access modification - $1,610,000

2017 – 2021 Proposed CIP

Prioritization of Projects : Enhancements/New Infrastructure & Assets

- Water & Sewer
  - Extensions programmed in accordance with the 15-year buildout schedule presented to Council in 2015.
    - Water $4,120,000 in extensions
    - Sewer $7,675,000 in extensions

2017 – 2021 Proposed CIP

Summary

	2017	2018	2019	2020	2021
Total Requests	$88,490,000	$33,480,000	$45,310,000	$54,855,000	$16,290,000
Total Requests (Not funded through other Sources)	$18,475,000	$18,525,000	$17,255,000	$17,910,000	$16,290,000
Total Resources Available	$20,234,780	$19,152,604	$17,945,636	$17,942,799	$17,135,310
Balance of Resources Available (carried over into following year)	$1,759,780	$627,604	$690,636	$32,799	$845,310

2017 – 2021 Proposed CIP

Total Programmed Projects
$252,460,00

Facilities $2,080,000

Fleet $6,790,000

Parks $4,185,000

Public Safety $620,000

Sanitary Sewer $4,725,000

Stormwater $3,180,000

Technology $5,030,000

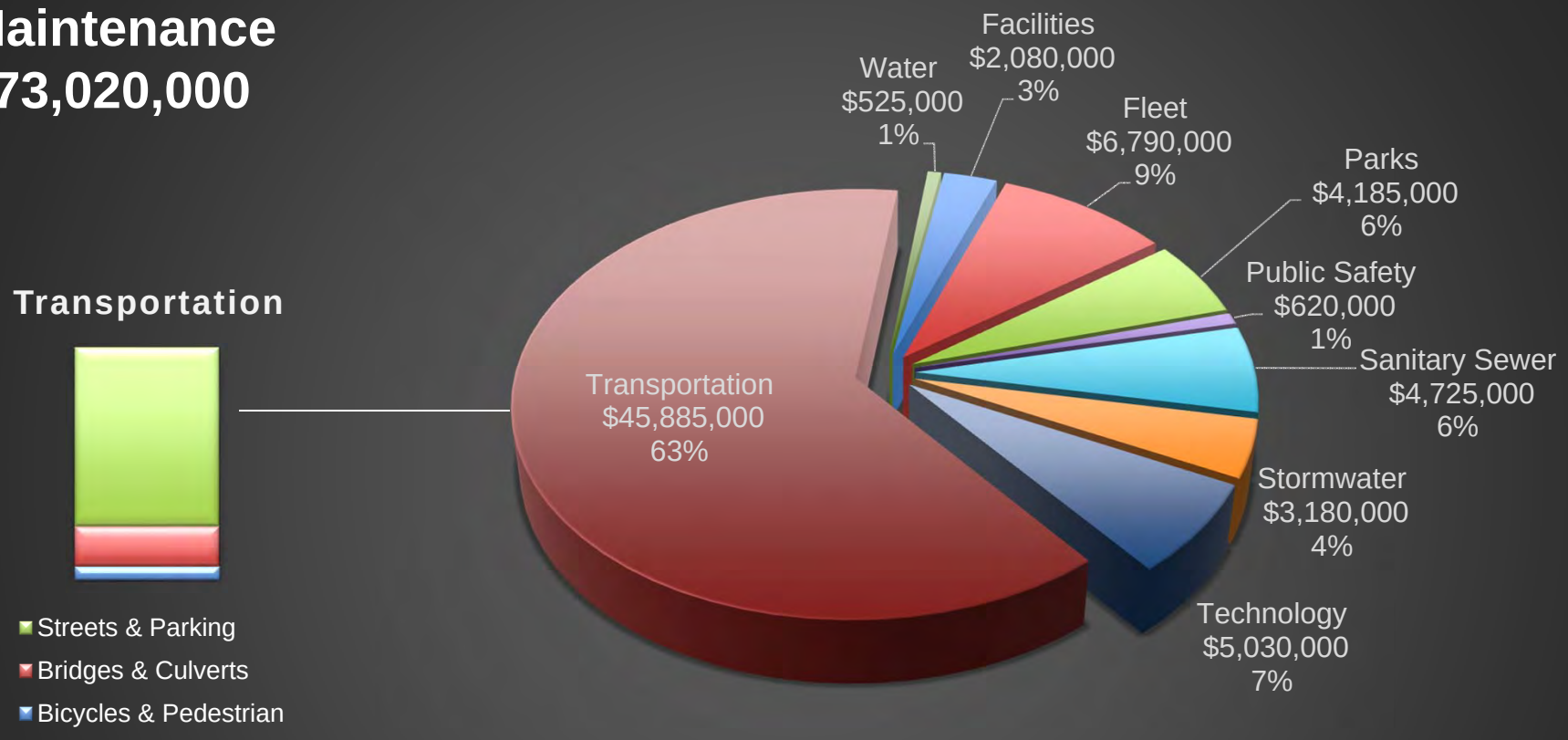
Transportation

- Bicycles & Pedestrian $2,635,000
- Bridge & Culverts $7,900,000
- Streets & Parking $35,350,000

Water $525,000

TOTAL $73,020,000

Maintenance
$73,020,000



2017 – 2021 Proposed CIP

Total Programmed Projects
$252,460,000

Enhancements/ New Infrastructure and Assets

Administration $9,000,000

Facilities $4,675,000

Fleet $660,000

Parks $28,305,000

Public Safety $845,000

Sanitary Sewer $13,445,000

Stormwater $1,420,000

Technology $1,600,000

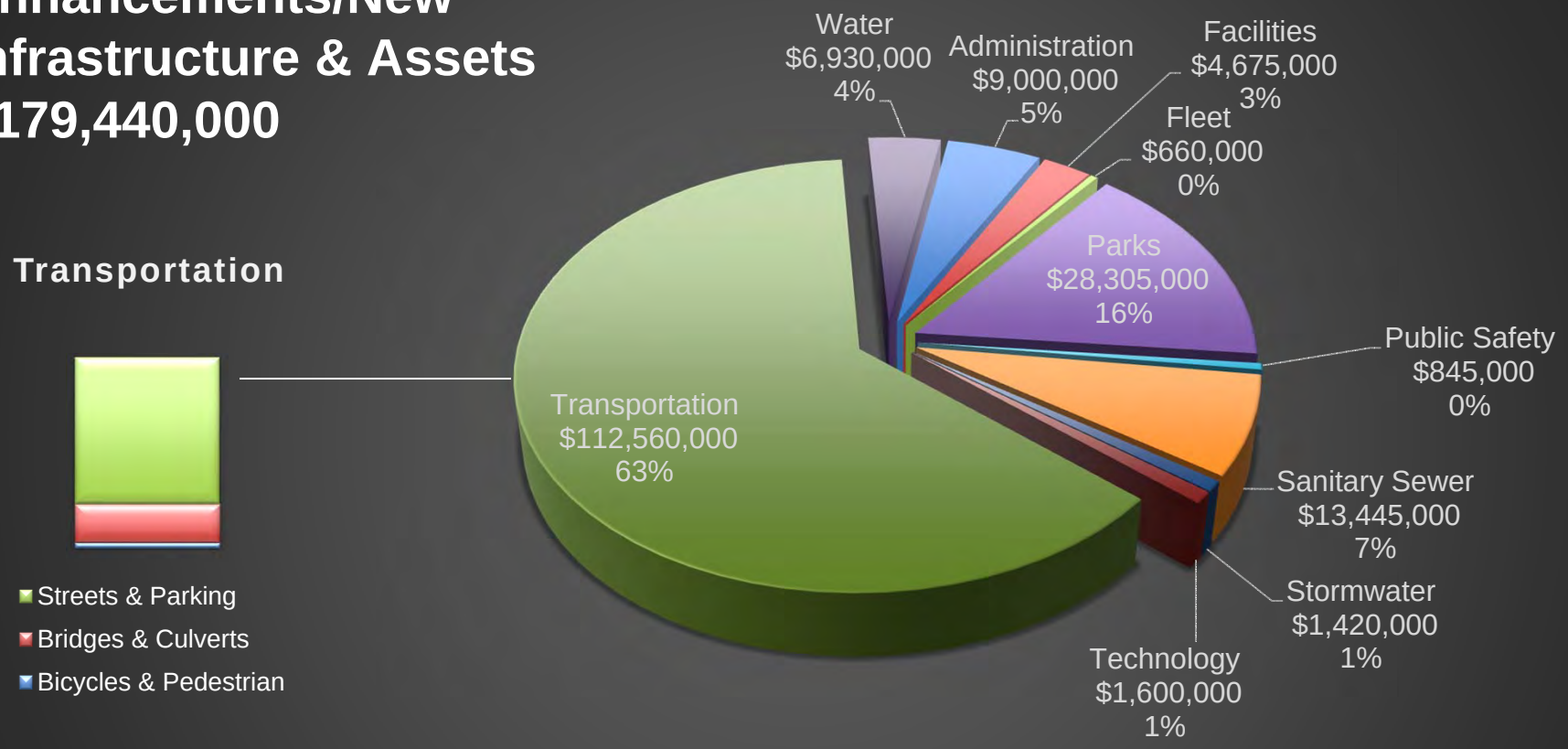
Transportation

- Bicycles & Pedestrian $3,210,000
- Bridge & Culverts $22,750,000
- Streets & Parking $86,600,000

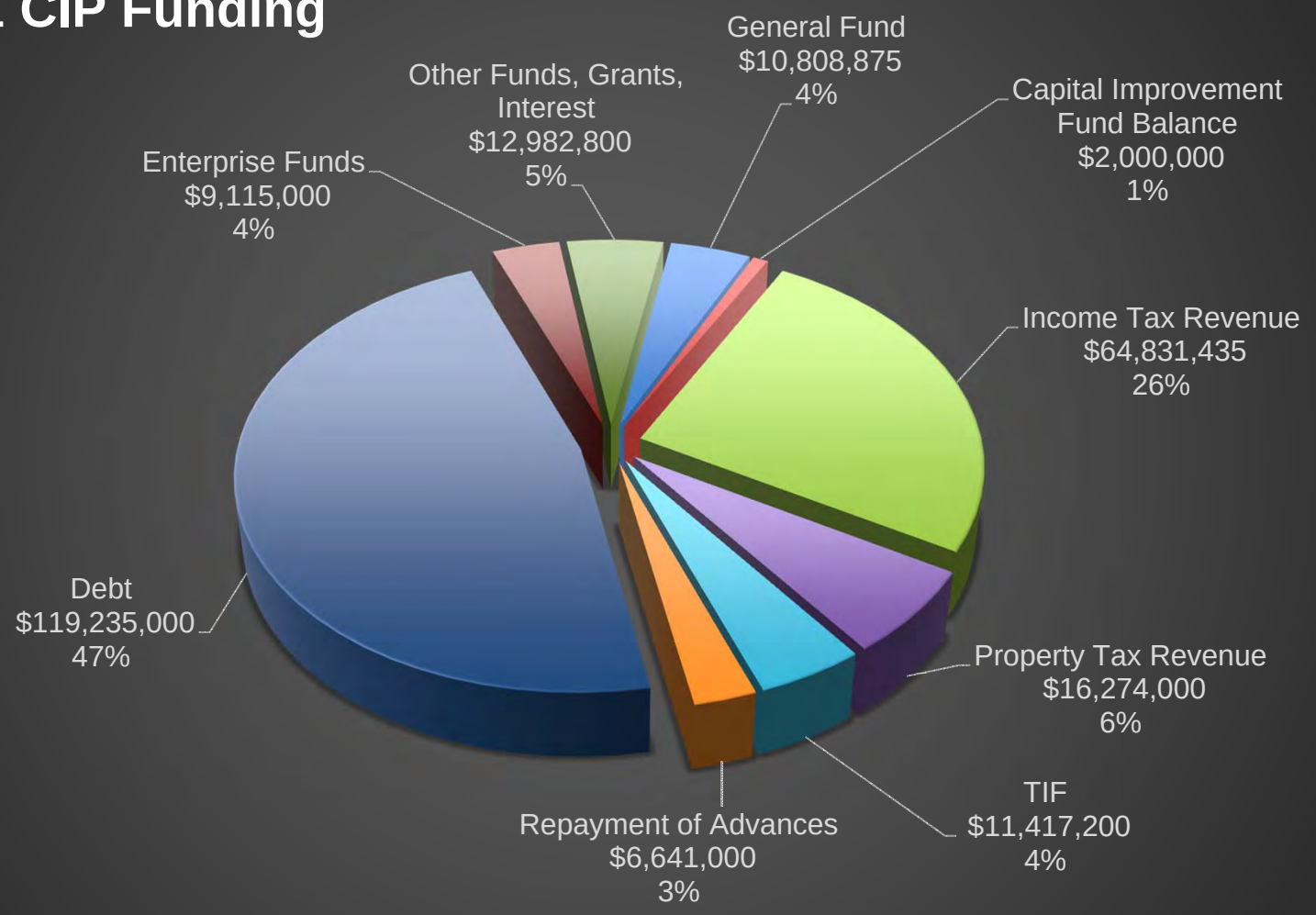
Water $6,930,000

TOTAL $179,440,000

Enhancements/New Infrastructure & Assets $179,440,000



2017-2021 CIP Funding



2017 – 2021 Proposed CIP

Summary

	2017	2018	2019	2020	2021
Total Requests	$88,490,000	$33,480,000	$45,310,000	$54,855,000	$16,290,000
Total Requests (Not funded through other Sources)	$18,475,000	$18,525,000	$17,255,000	$17,910,000	$16,290,000
Total Resources Available	$20,234,780	$19,152,604	$17,945,636	$17,942,799	$17,135,310
Balance of Resources Available (carried over into following year)	$1,759,780	$627,604	$690,636	$32,799	$845,310

Miscellaneous projects not programmed:

- Corozon
- Athletic Complex
- Cultural/Performing Arts Center
- Recreation Center Expansion
- New City Hall
- Solar Installation at Various City Facilities
- Chiller Ice Rink
- Trolley Cars
- Bus Circulators/Shuttles

City of Dublin

OHIO, USA