



October 27, 2022

Notice is hereby given of a Special Meeting of Nacogdoches City Council to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, beginning at 5:30 p.m. for the purpose of considering the following agenda items.

Some City Council Members may attend via videoconference but a quorum of the City Council and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at <https://www.nactx.us/21> There will be an opportunity for the public to comment on agenda items either by teleconference or in person in Council Chambers.

Members of the public who wish to submit comments on a listed agenda item by telephone must contact the City Secretary's office by email at vinsonj@nactx.us or by calling 936-559-2506 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 12:00 p.m. on October 27, 2022. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. OPEN FORUM. Open Forum is an opportunity for citizens to speak about items not listed on the agenda. In order to address City Council please complete the Open Forum Form and submit it to the City Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, City Council shall not discuss, deliberate, or make any decisions on items discussed during Open Forum. Comments are limited to 3 minutes per person. Open Forum is limited to the first 5 citizens who submit an Open Forum Form.
4. WORK SESSION. Items included under Work Session are intended to provide opportunities for City Council to study and discuss various issues, and gather and analyze information. Council will not take formal action on matters presented at a work session, but may direct staff to place items relating to the matter on future agendas for formal consideration.
 - A. Hold a discussion regarding the Capital Improvement Plan for the City of Nacogdoches. (City Manager, Fire Chief, Public Works Director, Community Services Director, and Finance Director)
5. ADJOURN.



Jan Vinson, City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at 936/559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on October 21, 2022 at 2:15 p.m. and remained posted until meeting convened.

Jan Vinson, City Secretary



City Council Meeting

Date: October 27, 2022

Agenda Item: 4.A.

PRESENTER: Mario Canizares, City Manager

ITEM/SUBJECT: Hold a discussion regarding the Capital Improvement Plan for the City of Nacogdoches. (City Manager, Fire Chief, Public Works Director, Community Services Director, and Finance Director)

SUMMARY/BACKGROUND: There are two scheduled work sessions to discuss the City's Capital Improvement Plan (CIP). One is set for October 27, 2022 and the other is November 10, 2022.

On October 27th, staff is seeking a broad discussion with the City Council regarding the strategic direction of the CIP. Staff is prepared to update the City Council on the tiered projects that have been discussed in the past. There are also a few questions staff would like to pose to City Council regarding the process for a potential bond program.

Staff will also discuss with the City Council the immediate needs that require attention. There are identified projects that have no funding and, as a result, we need some direction on how to proceed. The intent of the meeting on October 27th is for discussion purposes only about the subjects mentioned above, to provide time for questions, and allow City Council to contemplate them for the November 10th meeting. No action of any kind is requested for October 27th, as it is informational only.

At the November 10th meeting, staff would like to re-visit the discussion from October 27th in an attempt to gain consensus from the City Council on the direction of the Capital Improvement Plan. This would also include seeking direction on the immediate needs that have been identified.

FINANCIAL:

No financial impact associated with this item

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Not Applicable

CITY CONTACT: Mario Canizares, City Manager
vinsonj@nactx.us
936-559-2501

ATTACHMENTS:

1. 22-23 Master Spreadsheet with Tiers
2. CIP Needs Council 10-27-22

Capital Projects Summary

PROJECT	Priority Tier	Total Project Cost	Adopted Budget FY 22 - 23
GENERAL FUND			
Community Facility:			
New Central Station	1	\$ 8,080,000	
Maintenance Stations 1,3&4	1	\$ 594,000	\$ 594,000
Relocate SW Fire Station	2	\$ 4,360,000	
Relocate NW Fire Station	2	\$ 4,050,000	
Renovate Fire Station 4	2	\$ 2,754,000	
Fire Training Facility	3	\$ 870,000	
Community Facility Total		\$ 20,708,000	\$ 594,000
Parks:			
Restrooms - Banita North Park	1	\$ 220,000	
Restrooms - Mill Pond Park	1	\$ 220,000	
Restrooms - McCrimmon and Ritchie Parks	1	\$ 440,000	
Restrooms - Lake Nacogdoches West	1	\$ 440,000	
Playground - McCrimmon Park	1	\$ 240,000	
Playground - Mill Pond Park	1	\$ 240,000	
Lake Nac West Park accessible walk to swim area	1	\$ 165,000	\$ 165,000
Pioneer Park Pedestrian Bridge (#1)	1	\$ 120,000	\$ 120,000
Playground - Lake Nacogdoches West	2	\$ 230,000	
Plarground -Maroney	2	\$ 400,000	
Pioneer Park Pedestrian Bridge (#2)	2	\$ 120,000	
Maroney Tennis Courts	2	\$ 550,000	
Baseball Parking Expansion	2	\$ 165,000	
Skate Park	3	\$ 400,000	
Parks Total		\$ 3,950,000	\$ 285,000
Downtown:			
Electrical Service Main Street & Festival Park	1	\$ 350,000	\$ 350,000
Sidewalk Repl. & Accessible Ramps (Main St.)	2	\$ 375,000	
Central Garbage Sites	2	\$ 60,000	
Downtown Total		\$ 785,000	\$ 350,000
Facilities:			
Animal Services Center	2	\$ 8,625,000	
Sunset Office & Equipment Building	2	\$ 425,000	
City Hall Renovations: Phase I	3	\$ 1,170,000	
City Hall Renovations: Phase II	3	\$ 4,800,000	
New Service Center	3	\$ 6,400,000	
City Warehouse & Stores Facility	3	\$ 800,000	
Facilities Total		\$ 22,220,000	\$ -
Streets:			
Annual Street Rehab (incl sidewalks) *Mandatory by ordinance	1	\$ 1,250,000	\$ 250,000

City-wide Street Rebuild to Maint. Level Tier 1	1	\$	5,700,000	
City-wide Street Rebuild to Maint. Level Tier 2	2	\$	6,000,000	
Sidewalk Repairs and Additions	3	\$	3,000,000	
Streets Total		\$	15,950,000	\$ 250,000

Drainage:

Annual Storm Sewer System Repairs	1	\$	4,000,000	
Critical Storm System Reconstruction Tier 1	1	\$	2,200,000	
Critical Storm System Reconstruction Tier 2	2	\$	4,100,000	

Drainage Total		\$	10,300,000	\$ -
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GENERAL FUND TOTAL:			\$ 73,913,000	\$ 1,479,000
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PROJECT	Priority Tier	Total Project Cost	Adopted Budget FY 22 - 23
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AIRPORT CONSTRUCTION FUND

Airport Facilities:

Runway and Taxiway Pavement	1	\$	1,500,000	\$ 1,500,000
Airport Development Phases (1, 2 & 3)	2	\$	14,575,000	
Airport Facility Total		\$	16,075,000	\$ 1,500,000

AIRPORT CONSTRUCTION FUND TOTAL:			\$ 16,075,000	\$ 1,500,000
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PROJECT	Priority Tier	Total Project Cost	Adopted Budget FY 22 - 23
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HOTEL TAX FUND

Community Facility:

Zion Hill Church Exhibits	1	\$	200,000	\$ 200,000
Zion Hill Church Parking	1	\$	35,000	\$ 35,000
Community Facility Total		\$	235,000	\$ 235,000

HOTEL TAX FUND TOTAL:			\$ 235,000	\$ 235,000
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PROJECT	Priority Tier	Total Project Cost	Adopted Budget FY 22 - 23
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CAPITAL PROJECTS FUND

Annual Street Maintenance	1	\$	3,750,000	\$ 750,000
Street Maintenance Fund Projects Total		\$	3,750,000	\$ 750,000

CAPITAL PROJECTS FUND TOTAL:			\$ 3,750,000	\$ 750,000
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Total

Adopted

PROJECT	Priority Tier	Project Cost	Budget FY 22 - 23
UTILITY FUND			
Waterworks:			
Water Line Additions/Replacements Tier 1	1	\$ 50,000,000	\$ 2,750,000
Water Line Additions/Replacements Tier 2	2	\$ 7,800,000	
Water Line Developer Reimbursements	1	\$ 1,250,000	\$ 250,000
Major Water Line Repairs	1	\$ 5,000,000	
Water Well Rehab (one annually)	1	\$ 1,200,000	\$ 225,000
SWPS Transmission Line Replacement	1	\$ 4,550,000	
AMI System Replacement	1	\$ 4,772,000	\$ 4,772,000
N Middle Plane Elevated Storage Tank	2	\$ 1,600,000	
SSPS - SWPS Interconnect	2	\$ 2,000,000	
Annual Filter Rehab	2	\$ 875,000	
Central Heights Distribution System	2	\$ 3,100,000	
Central Heights Elevated Storage Tank	3	\$ 1,300,000	
Waterworks Total		\$ 83,447,000	\$ 7,997,000

PROJECT	Priority Tier	Total Project Cost	Adopted Budget FY 22 - 23
UTILITY FUND			
Wastewater:			
Banita Creek Sewer Line Replacement	1	\$ 12,925,000	
Lanana Creek Sewer Line Replacement	1	\$ 13,650,000	
Sewer Line Additions/Replacements Tier 1	1	\$ 10,500,000	\$ 6,300,000
Sewer Line Additions/Replacements Tier 2	2	\$ 5,650,708	
Sewer Line Developer Reimbursements	1	\$ 1,250,000	\$ 250,000
Belt Press Building	1	\$ 1,350,000	\$ 1,350,000
Clarifier Rebuild	2	\$ 1,150,000	
TDS & Phosphate Plant Upgrades	3	\$ 2,100,000	
Sludge Thickener System	3	\$ 775,000	
Diffused Air Conversion for Digester	3	\$ 870,000	
Wastewater Total		\$ 50,220,708	\$ 7,900,000

UTILITY FUND TOTAL:	\$ 133,667,708	\$ 15,897,000
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PROJECT

SANITATION FUND			
Solid Waste Collection & Disposal			
Construct New Landfill Cell Improvements	1	\$ 3,000,000	\$ 3,000,000
Landfill Major Permit Amendment & Expansion	1	\$ 500,000	\$ 500,000
Solid Waste Collection & Disposal Total		\$ 3,500,000	\$ 3,500,000

SANITATION FUND TOTAL:	\$ 3,500,000	\$ 3,500,000
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GRAND TOTAL:	\$ 231,140,708	\$ 23,361,000
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CAPITAL PROJECTS



Nacogdoches 
the oldest town in Texas

Priority Tiers Defined

- Tier 1 Immediate Need
 - » Within 1-2 years
 - » Failure may occur
 - » Possible regulatory or safety issue
- Tier 2 Expected Need
 - » Within 5 years
 - » Not a current safety issue
- Tier 3 Not a Necessity
 - » an efficiency
 - » an economical solution
 - » an enhancement to quality of life

Prioritized Projects - 2022

ALL FUNDS	Recurring		Tier 1		Tier 2		Tier 3	
Fire Facilities	\$	-	\$	8,674,000	\$	11,164,000	\$	870,000
Parks	\$	-	\$	2,085,000	\$	1,465,000	\$	400,000
Downtown	\$	-	\$	350,000	\$	435,000	\$	-
City Facility	\$	-	\$	-	\$	9,050,000	\$	13,170,000
Streets	\$	1,250,000	\$	5,700,000	\$	6,000,000	\$	3,000,000
Drainage	\$	4,000,000	\$	2,200,000	\$	4,100,000	\$	-
Water	\$	5,000,000	\$	61,772,000	\$	15,375,000	\$	1,300,000
Wastewater	\$	4,450,000	\$	35,225,000	\$	6,800,708	\$	3,745,000
Landfill	\$	-	\$	3,500,000	\$	-	\$	-
Streets Maintenance	\$	3,750,000	\$	-	\$	-	\$	-
Historic Sites Facility	\$	-	\$	235,000	\$	-	\$	-
Airport	\$	-	\$	1,500,000	\$	14,575,000	\$	-
Subtotal by Tier	\$	18,450,000	\$	121,241,000	\$	68,964,708	\$	22,485,000
TOTAL COST	\$	231,140,708						

Funding Sources

- Cash Reserves
- User Fees
- Debt
 - Property Tax Supported
 - Revenue Supported
- Grants
 - State
 - Federal
 - Private
- Federal Stimulus
 - ARPA
 - Infrastructure Bill

QUESTIONS FOR DISCUSSION

NOVEMBER 10TH MEETING

1. Do we want to consider a bond program for our unfunded capital needs?
2. Would a bond program include only the \$20 million CO package or something more?
3. What is the timeline for a bond program (May or Nov. 2023)?
4. Does City Council want to appoint a Capital Needs Advisory Committee?
5. If a bond program is contemplated, can funds be appropriated now to engage consultants?
6. How can we address funding some of our immediate needs without the COs?

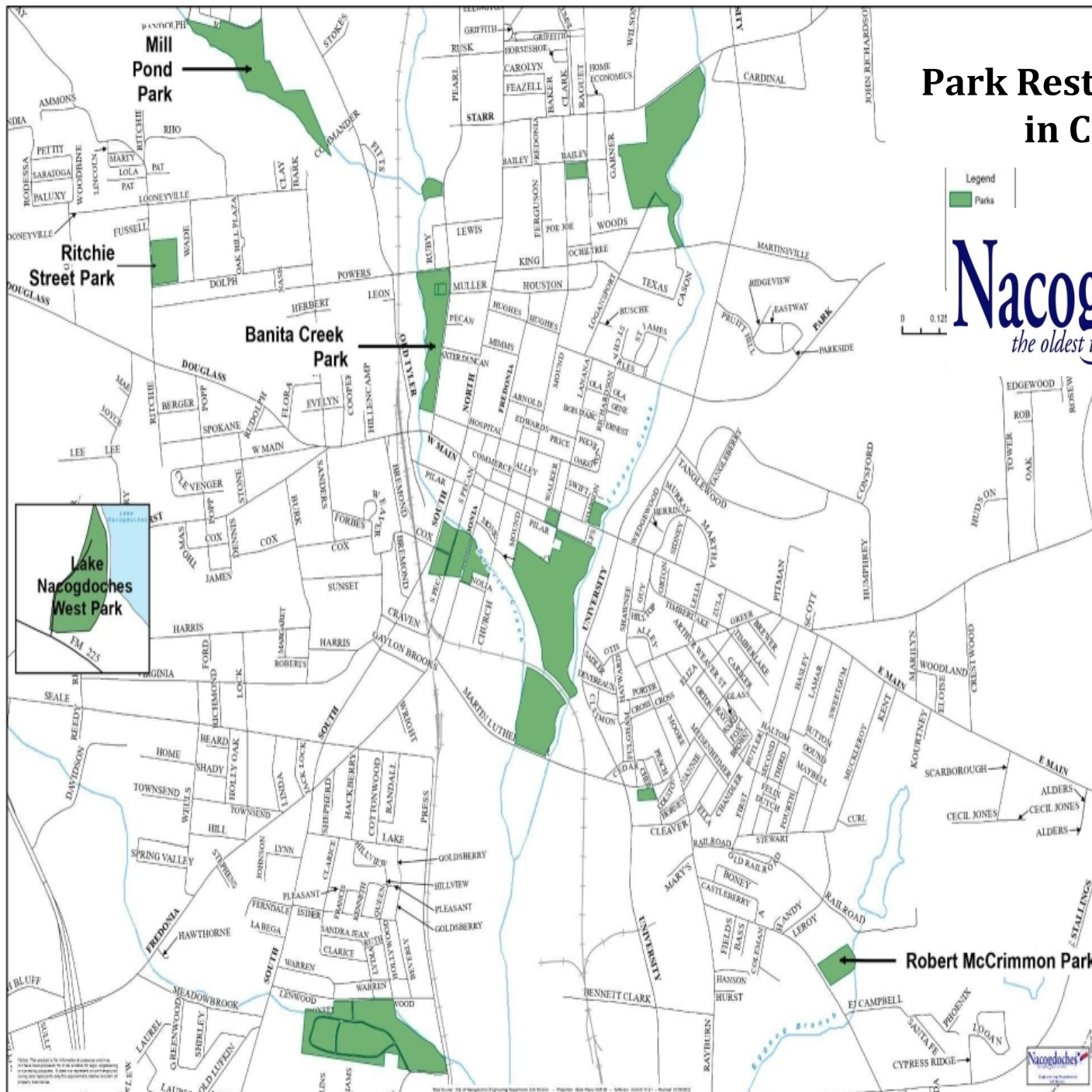
IMMEDIATE NEEDS

FY '23 Fire Station Capital Funded \$594k

Station 1 <i>North at Austin</i>	Station 3 <i>SW Stallings Dr</i>	Station 4 <i>NE Stallings Dr</i>
Foundation	HVAC	Smoke control
Exterior walls	Smoke control	
Roof	Storage buildings	
Smoke control		
Bay doors		
HVAC		
Design		

FY '23 Fire Station Capital Recommended \$800k (est.)

Station 2 <i>Main at MLK</i>	Station 5 <i>Downtown</i>
Roof	Exterior walls
HVAC	HVAC
Smoke control	Roof
Bay doors	Smoke control
Design	Generator
	Fire suppression
	Fire alarm
	Bay doors
	Asbestos?
	Design



Park Restrooms included in CO Request



Park Restrooms requested in CO

Restrooms at the parks listed below were built in the late 1970's to early 1980's.

Park Restrooms were inspected by Parks Staff and Maintenance Staff and the following issues were found:

- Broken, damaged and missing fixtures
- Rusted doors that will not close
- Rusted walls with no connection to foundation
- Missing and broken stall doors & stall partitions
- Leaking plumbing
- Rusted and damaged bolts and brackets

Restrooms Inspected:

- Banita Creek Park
- Mill Pond Park
- Ritchie Street Park
- Robert McCrimmon Park



Demolition Cost: \$20,000



Lake Nacogdoches West Park - Repairs

Restrooms at the park were built in the late 1970's to early 1980's.

Park Restrooms were inspected by Parks Staff and Maintenance Staff and the following repairs are needed:

- New fixtures (sinks & toilets)
- Repair plumbing
- New stall doors
- New entrance doors
- Paint (interior and exterior)



Repair Cost: \$50,000
(\$25,000 per restroom)

Restroom Pricing

Prefabricated restrooms:

- Pecan Park
- Maroney Park
- Sportsplex
- Festival Park

Price: \$251,900 per restroom

Total: \$1,007,600

New build for restrooms:

- Pecan Park
- Maroney Park
- Sportsplex
- Festival Park

Price: \$247,500 per restroom

Total: \$990,000

Demolition of restrooms:

- Pecan Park
- Maroney Park
- Sportsplex
- Festival Park

Price: \$5,000 per restroom

Total: \$20,000

Immediate Needs

Demolition:

- Banita Creek
- Mill Pond
- Ritchie Street
- Robert McCrimmon

Cost: \$5,000 per restroom

Sub Total: \$20,000

Repair:

- Lake Nacogdoches West X 2

Cost: \$25,000 per restroom

Sub Total: \$50,000

Project Total: \$70,000

STORM DRAINAGE *(IMMEDIATE NEEDS)*

- APPROXIMATELY 7 OF THE PRIORITY AREAS (*OF 22*)
- **\$1,400,000**
- SHOVEL READY
- NO FUNDING IN CURRENT BUDGET OR CIP



WATER SYSTEM *(IMMEDIATE NEEDS)*

- REPAIR OR REPLACE NON-COMPLIANT AREAS
- **\$3,000,000**
- HIGH PRIORITY PROJECTS
- NO FUNDING IN CURRENT BUDGET OR CIP



WASTEWATER SYSTEM *(IMMEDIATE NEEDS)*

- APPROXIMATELY 7 OF OUR PRIORITY AREAS (*OF 26*)
- **\$1,871,000**
- SHOVEL READY
- NO FUNDING IN CURRENT BUDGET OR CIP



FUNDING OPTIONS FOR IMMEDIATE NEEDS

FUNDING FOR IMMEDIATE NEEDS

INITIAL PROPOSAL FOR ARPA FUNDS

- WASTEWATER PROJECTS \$6,000,000
- WATER SYSTEM PROJECTS \$1,881,000
- GRANT CONSULTANT \$281,000

REVISED PROPOSAL FOR ARPA FUNDS

- STORM DRAINAGE \$1,400,000
- WATER SYSTEM \$3,000,000
- WASTEWATER \$1,871,000
- FIRE STATIONS \$800,000
- PARK RESTROOMS \$70,000
- ARCHITECT & ENGINEER FEES \$740,000
- GRANT CONSULTANT \$281,000



With our ever increasing capital demands, we need to
configure a plan of deliberate and purposeful
solutions to restore our city's infrastructure and pave
the way for growth and prosperity.