



# **CITY OF FERGUSON MISSOURI**

## **FIVE YEAR CAPITAL IMPROVEMENT PROGRAM**

**FISCAL YEARS  
2012 – 2013 THROUGH 2016 - 2017**

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# CITY OF FERGUSON

MISSOURI 63135

November 1, 2011

Honorable Mayor Knowles and Members of the City Council  
City of Ferguson, Missouri

Transmitted herein is the proposed five-year Capital Improvement Program (CIP) for Fiscal 2012-2017, for the City of Ferguson in accordance with Section 6.4 of the Ferguson City Charter.

We have prepared this document, based primarily on the discussions held with the City Council during the Budget Work Sessions of the current Fiscal Year, and our Financial Planning Sessions this past Fall. Other items have since been added and subtracted based upon subsequent Council direction and more current requests and review by the City Departments. Therefore, please view this document as the "first draft" of the CIP that will be adopted along with the FY 2012-2013 Budget in June of 2012.

Through our numerous financial discussions in recent years, the City Council has worked with City staff in presenting lean capital improvements budgets that go hand-in-hand with extremely lean operating budgets. Because we only have a limited amount of funding from Capital Improvement Sales Taxes, and a sales tax base that is only just beginning to stabilize from the recent financial recession, we must be cautious not to take on too many expenditures until the economy begins to show some sustainable growth. As with last year, staff reviewed the requested projects and purchases from the last CIP, and assessed which could be deferred or even eliminated, while adding more immediate needs. This is evidenced through our continued deferral of the purchase of new vehicles and reduced allocations for street projects during the Forestwood Reconstruction Project.

The most significant changes Council will find from last year will be relative to debt service payments that will translate into greater revenues and decreased expenditures due to the final payments to the Suburban/Brotherton Street Lighting Project and the Halls Ferry TIF. Conversely, we also begin to see significant erosion in the Park Fund as it continues to be held accountable for expenses resulting from its demand on other City services, and the reassessment of calculations used in previous CIP documents. Therefore, it would be prudent to include Parks projects in the same conversation as all capital projects, as opposed to separately as we had before.

The City is again faced with a need to utilize reserve funds and make necessary cuts to bring spending closer in-line with projected revenues and still maintain a responsible fund balance for emergency use. During last year's CIP process, the Council established a \$1.25 million reserve floor would be adequate, as it represents about one year's average total expenditures. You will find that this year's 5-year ending fund balance lies at \$1.4 million, comfortably above the established floor. Therefore, there is room for some discussion on additional Council priorities which may be included in the coming fiscal years' budgets.

The material contained herein will offer the City Council an excellent base for discussion during our upcoming CIP Work Session. Our thanks to the entire City staff for their many hours of project review necessary for the production of this document.

Respectfully submitted,

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## **INTRODUCTION**

## **CAPITAL IMPROVEMENT PROGRAM PURPOSE AND DEFINITION**

The Capital Improvement Program (CIP) is one of three financial tools used to plan, measure, conduct, and evaluate the financial affairs of the City of Ferguson, Missouri (the City). The others are the annual budget and the comprehensive annual financial report.

The CIP is a five-year planning instrument which identifies needed capital projects. These in turn allow the City to plan and evaluate its financial requirements. Projects planned for start or completion in the first year must be incorporated into the fiscal year 2012-2013 annual budget appropriations which must be approved not later than June 30, 2012. Projects scheduled for subsequent years should be approved on a planning basis and do not receive expenditure authority until incorporated into an annual budget. Council adoption of the CIP represents a serious but non-binding assertion of intent.

The CIP applies discipline to the planning of capital projects by permitting Council and staff to consider the needs of the City on a long-range basis. A comprehensive review of all proposed projects weighed against available funding sources should produce optimal use of public funds, by allowing Council, representing the public, to evaluate and choose between various infrastructure and facilities.

A well developed CIP should avoid financial crises created by emergency projects which "come from nowhere". In addition, the CIP can help businesses and private citizens predict their future tax responsibilities as well as availability of public facilities - particularly important because of the impact on development and business decisions.

Although the CIP implies some continuity through changes in Council or administrative leadership, it is not meant to be static. Changing priorities of the community, emergencies which may arise, and changing cost estimates are some of the many factors which may modify the CIP plan. Each year the CIP must plan one more year into the future, and previously listed projects must be updated and reconsidered in light of changing circumstances.

In effect, the CIP becomes the first step in the annual budget process. It begins with a comprehensive assessment of the current year's capital spending projects. This step permits staff to determine which projects, if any, will not be completed on schedule in the current year. These will require funding in the subsequent fiscal year(s).

The next step in the CIP process is to challenge existing capital projects proposed in the previous year's CIP. This step challenges staff to determine if changes in facts and circumstances warrant any change in the need, timing, scope or cost of these projects.

The final step in the CIP process is to evaluate the City's capital spending needs five (5) years out. While not exclusive, for purposes of most capital project planning, this is the City's planning horizon.

## **CAPITAL PROJECT CLASSIFICATION CRITERIA**

The classification of items as capital or operating expenditures is based on two criteria - cost and asset life. The City typically defines a capital project as any project or item with a life of five years or more and a cost of over \$5,000. Major construction projects, including asphaltic overlay of streets, are considered capital expenditures. Most major equipment purchases also meet the criteria for capital

expenditures.

The supporting detail section of this document consists of capital project request forms submitted by City departments. Each page contains a narrative explanation of the nature of the proposed project and indicates whether it is to replace existing facilities or equipment, or is an addition involving an increase in service delivery. Each request also states the justification for the project - the need for the project and what it is expected to accomplish - as well as any relationship to other existing or planned facilities and services, and any alternatives to be considered.

This prioritization task is the next step in the CIP process. In the most recent two years, in part, as a result of diminishing revenues and in part as a result of a greater commitment to debt service, availability of resources to asset purchases has been diminished. Consequently, this step had been rigorously applied and has been as well this year.

A project's desirability depends not only on what it is, but how it is done, where it is located, its cost and the availability of funds and a number of other factors. Projects which might be rated low priority may be funded if outside funds are available.

## **CAPITAL EXPENDITURES**

As the City ages, public facilities - roads, bridges, buildings, water and sewer lines - and equipment increasingly need major repair, replacement, or expansion and changing community needs may require new facilities. CIP funding, for individual projects or as a whole, is dependent on many factors.

A number of years ago, the City's level of capital spending had been relatively high. This spending had been funded principally from the City's Capital Improvement Bond (previously referred to as the Line of Credit) and the receipt of federal grant funds. In the four fiscal years ending June 30, 2015, the City anticipates replicating this behavior, to a smaller degree, as a result of its receipt of grant funding from *East-West Gateway Council of Governments*. This funding will be used to replace approximately one mile of Forrestwood Avenue. The City anticipates grant receipts of about \$2.7 million in this four year period. The City will also be using \$8 million of general obligation bonds to construct a new Fire Station #1 in the current fiscal year and in 2012-2013.

While excess funds are currently not available, as a matter of policy, excess operating revenues may be used to fund capital expenditures. However, as a matter of law, capital funding designated revenues may not be used to fund operating expenditures.

## **CAPITAL FUNDING OPTIONS**

**Capital Improvements Sales Tax** – The 1/2% Capital Improvements Sales Tax approved by voters in 1994 is the City's primary capital expenditure funding revenue source. As an "A" sales tax or point-of-sale city, the City is required to share 15% of these revenues with other St. Louis County municipalities. The graph at the end of this section provides a summary of historical funding availability. On an ongoing basis, these revenues are the City's primary capital expenditure funding source. According to Missouri State Statute, these funds may only be used for streets, water mains, storm sewers, bridges, park improvements, buildings, and major equipment, for maintenance of those improvements, and for debt service on a bond issue used to construct public improvements.

**Parks and Stormwater Control Sales Tax** – State law allows cities, with voter approval, to levy a 1/2% sales tax for parks and stormwater control. The citizens of Ferguson approved this tax increase in 2004. This tax is not subject to sharing. These funds may be used for any parks or stormwater control operating or capital expenditure project, including debt service expenditures on a bond issue used for parks and/or stormwater facilities. It is the policy of the City that these revenues be used to retire the Splash @ Wabash [Certificates of Participation or COPS] debt.

**Tax Increment Financing** – In the past, the City has made prudent use of Tax Increment Financing (TIF). TIF funds have been used to fund construction of the satellite fire station, storm drainage and road improvements in the West Florissant/Pershall and the East Woodstock areas. The City's largest TIF project to date, the Crossings at Halls Ferry redevelopment, resulted in significant improvement to the Halls Ferry/I-270 area.

The Downtown TIF District is designed to provide a funding source which may be used to assist local businesses to make improvements as well as to encourage redevelopment of the downtown area. TIF financing allows Ferguson to capture the incremental increases in property taxes and economic activity taxes in the redevelopment area to pay for necessary improvements without increasing general obligation debt or general property taxes. However, use of TIF financing requires a well defined redevelopment project area, and cannot be used for all projects.

**General Obligation Debt** – The City is permitted by state statutes to incur general obligation bonded indebtedness up to 10% (20% for road projects) of total assessed value with either 4/7 or 2/3 voter approval, giving us a legal debt margin of approximately \$20.5 million.

On April 5, 2011, the City's voters authorized sale of up to \$11 million in general obligation bonds. Subsequent to ballot registration but prior to election date, this amount was restricted to \$8 million by City Council Resolution.

**Local Improvement Fund and Special Assessments** – The City maintains its Local Improvement Fund (LIF) to finance special assessments at below-market interest rates. Article X of Ferguson's Charter authorizes Council to declare the necessity of public improvements and assess the abutting property owners for the cost of such improvements. Current policy is to assess at the rate of \$20 per front foot for street improvements. This policy was established many years ago and is reviewed each time the City considers a street construction project.

**Leasing** - The City has utilized lease financing to purchase a wide range of equipment. While there is no new source of revenue for lease payments, leasing is an option for financing the purchase of property which might constitute too great an expenditure to be financed in a single year from current revenues. For statutory reporting purposes, leasing allows the cost of the asset to be amortized over the term of the lease.

In a leasing arrangement, the lender's primary collateral is the asset. In addition, in most cases, the City promises to appropriate funds in its annual budget to meet each lease obligation's payment needs until such obligation is extinguished. Typically, failure to appropriate constitutes an event of default resulting in repossession of the asset.

In the fiscal year ended June 30, 2009, the City used this financing technique to acquire two fire trucks

and lighting equipment for Brotherton Road and Suburban Avenue.

## **CAPITAL IMPROVEMENTS PROGRAM RECOMMENDATIONS**

Capital projects recommended by staff for fiscal years 2011 – 2012 through 2016 – 2017 are summarized on pages 7 and 8. The following table summarizes projected selected revenue and expenditure and fund balance of both the Capital Improvements Sales Tax Fund and the Parks Fund over the current and succeeding five years.

NOTE	(Note: All amounts in thousands)					
	FISCAL YEAR					
	2012	2013	2014	2015	2016	2017
<b>CAPITAL IMPROVEMENTS SALES TAX FUND</b>						
<b>REVENUES</b>						
Sales Taxes	\$ 1,080	\$ 1,142	\$ 1,176	\$ 1,211	\$ 1,267	\$ 1,367
Interest	64	35	29	26	27	26
Grants - CDBG	120	102	102	102	102	102
Grants - East - West Gateway	280	1,080	256	1,024		
Transfer In - GOB Fund	4,335	3,500	-	-	-	-
Transfer In - Parks Fund	-	47	59	68	66	75
Available funds	5,879	5,906	1,622	2,431	1,462	1,570
<b>EXPENDITURES</b>						
Assets	5,250	5,600	838	1,747	901	796
Debt Service	761	761	699	647	647	647
	6,011	6,361	1,537	2,394	1,548	1,443
<b>NET CHANGE IN FUND BALANCE</b>	<b>(132)</b>	<b>(455)</b>	<b>85</b>	<b>37</b>	<b>(86)</b>	<b>127</b>
<b>FUND BALANCE</b>						
Beginning of fiscal year	1	1,825	1,693	1,238	1,323	1,360
End of fiscal year		\$ 1,693	\$ 1,238	\$ 1,323	\$ 1,360	\$ 1,274
<b>PARKS FUND</b>						
<b>REVENUES</b>						
Net Operating Revenues	2	337	347	358	368	398
Grants - Municipal Parks Com		70	123		114	190
Available funds		407	470	358	482	588
<b>EXPENDITURES</b>						
Assets		330	130	147	140	279
Debt Service - Splash		261	260	264	264	264
Transfer Out - CIST		-	47	59	68	66
		591	437	470	472	609
<b>NET CHANGE IN FUND BALANCE</b>	<b>(184)</b>	<b>33</b>	<b>(112)</b>	<b>10</b>	<b>(21)</b>	<b>16</b>
<b>FUND BALANCE</b>						
Beginning of fiscal year	1	971	787	820	708	718
End of fiscal year		\$ 787	\$ 820	\$ 708	\$ 718	\$ 697
<b>NOTES</b>						
1 Represents closing fund balance at June 30, 2011 from FY2011-2012 Budget						
2 Net Operating Revenues - Operating revenues less operating expenses and general fund transfer						

A number of factors or items in this table bear explanation. The needs of the City to continue to invest in assets and infrastructure are great. This is due to many factors. Among them are the age of its assets

and infrastructure and consumption of assets in the rendering of service. At the same time, the weakened economy limits available funds.

Since the fiscal year ended June 30, 2007, the City has experienced continued erosion of sales tax receipts in each fiscal year. This is the City's primary source of revenue for capital improvements, as well as other activities. As a result of a continued reduction in consumer spending through the fiscal year ended June 30, 2010, sales tax receipts had eroded to a 13 - year low. Beginning in the latter half of the fiscal year ended June 30, 2011, this situation began to slowly improve. The City is guardedly optimistic that sales tax receipts will increase slightly in the fiscal year ending June 30, 2012.

Depending on district sales tax receipts, in fiscal 2015-2016, the City anticipates making final payment on TIF related debt in its Halls Ferry TIF Fund. This action would provide additional sales tax receipts of approximately \$20,000 in that year and \$82,000 in fiscal 2016-2017.

In fiscal year 2009, in response to diminishing revenues and the possibility of exhausting Capital Improvements Sales Tax Fund reserves, staff undertook an intensive and thorough review of all capital projects proposed at that time. As a result of this exercise, some capital acquisitions were deferred, some were scaled back, while other, non-essential items were eliminated. This review process was continued in 2010 and 2011. With this report, that process has again been repeated.

The current rate of Capital Improvements Sales Tax Fund CIP spending exceeds revenue collection in three of the six years ending June 30, 2017. Consequently, given current CIP needs, excess or reserve fund balance of the Fund will continue to be employed to meet CIP funding requirements. During this six year period, the total spending excess is about \$424,000 and results in a corresponding decrease in fund balance. While significant, this amount does not result in an unnecessary erosion of fund balance. At approximately \$1,401,000 on this date, there should be sufficient reserves available to meet most unforeseen capital requirements. However, it is important to note that this may not be the case in future years, if the City does not expand its revenue base.

Less than two weeks prior to final preparation of this report, the City received recommendations from the bikable/walkable study. This study will help staff in creating appropriate park projects as well as other necessary infrastructure upgrades focused on improved connectivity of our entire transportation system that achieve established goals, once approved by Council. Therefore, Parks Fund capital expenditures, as well as CIST, will increase in future fiscal years once bikable/walkable study recommendations are translated into concrete projects and assuming availability of funds.

It should be noted that it is difficult to compare the Parks Fund's five year projection on page 4 with that same projection in last year's CIP document. In last year's projection, the computation of Parks Fund net operating income inadvertently included grant income of \$177,000 in the base year, fiscal year 2010-2011. Over the base year and five year projection period, this error had a six fold compounding effect of about \$1,062,000, on the fund balance at the end of the projection period fiscal year 2015-2016. As a planning document, the CIP is not tied directly into our budget document or our financial software, which unfortunately made this error more difficult to discover. However, this error is corrected in this year's projections and the base year net operating income reflects that in the fiscal year 2011-2012 budget.

An additional factor complicating the comparison of the current year's projection with that of the prior

year is that there are spending changes in the current year's projection which differ from those of the prior year. These changes reflect changes in facts, assumptions or circumstances.

The last item of note in this CIP report is that on September 13, 2011, the City sold \$8,000,000 of general obligation bonds to finance the construction of a replacement for Fire Station #1. Transfer of sale proceeds, less issue costs of about \$135,000, and project construction and property acquisition costs totaling about \$7,835,000 are included in fiscal years 2011-2012 and 2012-2013.

### **MODIFICATION OF THE CIP**

Adoption of the CIP is a statement of policy regarding the City's approach to meeting future capital acquisition and funding needs. Although it is a statement of serious intent, adoption does not constitute a commitment to finance or appropriate funds for approved projects. Actual budget commitments will be made when the annual budget is approved.

Some of the estimates contained in this document may require further study, analysis and refinement. These tasks may not be feasible unless and until the project concept is tentatively approved by Council.

The Capital Improvements Program is not static. Facts, circumstances and priorities will change, emergencies may arise, and professional advice may change the City's approach to some projects. The annual review and update of the CIP should adjust for such modifications both currently and in future years.

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**CITY OF FERGUSON, MISSOURI**  
**SCHEDULE OF CAPITAL IMPROVEMENT PROJECTS BY DEPARTMENT AND FUND**  
**FISCAL YEARS 2011 - 2012 THROUGH 2016 - 2017**

PROJECT TITLE	FUND	PAGE REFER- ENCE	FISCAL YEAR 2011 - 2012									
			BUDGET	FORECAST	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017			
<b>DISTRIBUTION OF CAPITAL IMPROVEMENT PROJECTS BY FUND AND DEPARTMENT</b>												
<b>PARKS FUND</b>												
<b>PARKS FACILITIES</b>												
City Wide -Trail Plan and Phases 1 - 3	Parks		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
January Wabash - ADA compliance & lot partial overlay	Parks		95,000	95,000								
Jeske - Loop Trail	Parks		70,000	59,000								
Jeske - Pavilion and Playground (Grant = \$114,000)	Parks	CIP - 1		-				120,000				
Lange Royce Park Pavilion	Parks		76,200	73,300								
Hudson ADA Walking Path	Parks		20,000	30,200								
Hudson Park Pedestrian Bridge	Parks		18,000	18,000								
Victorian Plaza Lighting Replacement	Parks		21,400	21,400								
Band Shell Replacement (Grant = \$190,000)	Parks	CIP - 2		-				200,000				
Hudson Loop Trail (Grant = \$123,500)	Parks	CIP - 3		-	130,000							
Forestwood Sand Volley Ball	Parks	CIP - 4				15,000						
Forestwood Energi Fitness Center	Parks	CIP - 5				26,000						
January Wabash Pavilion Upgrade	Parks	CIP - 6				60,000						
Splash - Café Shade	Parks	CIP - 7				11,000						
Pool Ultraviolet System	Parks	CIP - 8							80,000			
<b>PARKS VEHICLES</b>												
Log Splitter	Parks	CIP - 9		-				11,000				
Stump Grinder	Parks	CIP - 10		-			20,000					
Pick-up Trucks (Park Maintenance) [Units 73, 71]	Parks	CIP - 11, 12	35,000	33,000		35,000		38,000				
Tractors	Parks	CIP - 13		-				30,000				
Chipper	Parks	CIP - 14		-					36,000			
<b>Parks Fund Total</b>			335,600	329,900	130,000	147,000	140,000	279,000	116,000			
<b>CAPITAL IMPROVEMENTS SALES TAX FUND</b>												
<b>POLICE</b>												
Police Cars	CIST	CIP - 15	96,000	98,000	100,000	100,000	100,000	105,000	105,000			
Canine Car	CIST			-								
Mobile Traffic Ticket Printing	CIST		18,600	18,600								
Hand Gun Weapons Replacement	CIST	CIP - 16		-		60,000						
Replace Laptops in Vehicles	CIST	CIP - 17	20,000	20,000	20,000	20,000	20,000	20,000	20,000			
<b>Police Total</b>			134,600	136,600	120,000	180,000	120,000	125,000	105,000			
<b>FIRE DEPARTMENT</b>												
Self Contained Breathing Apparatus Upgrades	CIST	CIP - 18		-	50,000							
Command Vehicle No 1	CIST		43,000	43,000								
Command Vehicle No 2	CIST	CIP - 19		-	35,000							
<b>Fire Department Total</b>			43,000	43,000	85,000	-	-	-	-			
<b>INFRASTRUCTURE (STREETS, SIDEWALKS &amp; PARKING LOTS)</b>												
Street Replacement	CIST	CIP - 20 - 21	75,000	75,000	75,000	75,000	75,000	375,000	375,000			
Sidewalk Replacement	CIST	CIP - 22	25,000	25,000	25,000	25,000	25,000	25,000	25,000			
Forestwood Dr Reconstruction Phs I (Grant \$1,360,000)	CIST	CIP - 23	1,700,000	350,000	1,350,000							
Forestwood Dr Reconstruction Phs II (Grant \$256,000)	CIST	CIP - 23		-		320,000	1,280,000					
<b>Infrastructure (Streets, Sidewalks &amp; Parking Lots) Total</b>			1,800,000	450,000	1,450,000	420,000	1,380,000	400,000	400,000			
<b>COMMON FLEET</b>												
Dump Truck, 1 ton (plow/spreader) [Units 2, 16]	CIST	CIP - 24, 25		-		65,000		70,000				
Dump Truck, 2 1/2 Ton (plow/spreader) [Unit 7]	CIST	CIP - 26		-				150,000				
Dump Truck, 2 1/2 ton - snow plow trucks (Units: 5, 6)	CIST	CIP - 27 - 28		-	125,000	130,000						
Dump Truck, 5 ton (Unit 10)	CIST	CIP - 29		-					160,000			
High-lift, major repair	CIST			-								
Pick-up Trucks	CIST	CIP - 30		-			26,000					
Street Sweeper	CIST	CIP - 31		-			200,000					
Skid Loader	CIST	CIP - 32		-					50,000			
Pick-Up Truck (1/2 Ton)	CIST	CIP - 33							40,000			
Tar Pot	CIST	CIP - 34			30,000							
<b>Common Fleet Total</b>			-	-	155,000	195,000	226,000	220,000	250,000			
<b>FACILITIES</b>												
Municipal Garage - Salt Storage Bin	CIST	CIP - 35		-				150,000				
New Carpeting at 222 S Florissant	CIST			35,000								
Municipal Garage Roof Repair - Main Building	CIST	CIP - 36		-	15,000							
City Hall Electrical Upgrade	CIST		11,000	11,500								
Municipal Garage Electrical Upgrade	CIST		18,000	18,800								
Pit Pumps	CIST	CIP - 37		-	9,000							
<b>Facilities Total</b>			29,000	65,300	24,000	-	-	150,000	-			

**CITY OF FERGUSON, MISSOURI**  
**SCHEDULE OF CAPITAL IMPROVEMENT PROJECTS BY DEPARTMENT AND FUND**  
**FISCAL YEARS 2011 - 2012 THROUGH 2016 - 2017**

PROJECT TITLE	FUND	PAGE REFER- ENCE	FISCAL YEAR 2011 - 2012		2012 - 2013					2013 - 2014		2014 - 2015		2015 - 2016		2016 - 2017		
			BUDGET	FORECAST	2012 - 2013		2013 - 2014		2014 - 2015		2015 - 2016		2016 - 2017					
<b>NON-DEPARTMENTAL</b>																		
Document Management System	CIST		65,000	65,000														
IT Infrastructure	CIST	CIP - 38	48,000	48,000	31,000	43,000	21,000	6,000	41,000									
House Demolition	CIST				-													
Firehouse No 1	CIST	CIP - 39	7,835,000	4,335,000	3,500,000													
Court Docket System	CIST				-													
Financial Statement Reporting	CIST			10,000														
Suburban Avenue Home Buyout Program	CIST	CIP - 40	235,000	-	235,000													
Time Clocks	CIST		7,500	2,500														
<b>Non-Departmental Total</b>			<b>8,190,500</b>	<b>4,460,500</b>	<b>3,766,000</b>	<b>43,000</b>	<b>21,000</b>	<b>6,000</b>	<b>41,000</b>									
<b>PLANNING AND DEVELOPMENT DEPARTMENT</b>																		
Neighborhood League Projects	CIST		30,000	30,000														
Complete Streets	CIST			65,000														
<b>Planning &amp; Development Department Total</b>			<b>30,000</b>	<b>95,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>									
<b>DOWNTOWN TIF FUND</b>																		
Downtown Property Purchases	DTTIF			-														
Police Department Renovation	DTTIF	CIP - 41	50,000	50,000	1,500,000	1,100,000												
<b>Downtown TIF Fund Total</b>			<b>50,000</b>	<b>50,000</b>	<b>1,500,000</b>	<b>1,100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>									
<b>DEBT SERVICE (see FISCAL POLICIES)</b>																		
Capital Improvement Bond Principle (to 2020)				81,756	155,000	500,000	495,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	
Capital Improvement Bond Interest (to 2020)					345,000	345,000												
Capital Improvement Bond (to 2020)	CIST		426,756	500,000	500,000	495,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	
Halls Ferry TIF (to 2017)	HFTIF		758,700	869,150	530,770	960,250	104,700	1,324,450	-									
Fire Trucks Lease (to 2017)	CIST		147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	
Street Lights Lease Payments (to 2013)	CIST		114,000	114,000	114,000	57,000	-	-	-	-	-	-	-	-	-	-	-	
Splash at Wabash (to 2023)	Splash		261,400	261,400	260,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	
General Obligation Bond (to 2031)	GOB		450,000	425,000	523,000	527,000	525,000	523,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	
<b>Debt Service Total</b>			<b>2,157,856</b>	<b>2,316,550</b>	<b>2,074,770</b>	<b>2,450,250</b>	<b>1,540,700</b>	<b>2,758,450</b>	<b>1,437,000</b>									
<b>TOTAL CAPITAL IMPROVEMENT PROGRAM EXPENDITURES</b>			<b>\$ 12,770,556</b>	<b>\$ 7,946,850</b>	<b>\$ 9,304,770</b>	<b>\$ 4,535,250</b>	<b>\$ 3,427,700</b>	<b>\$ 3,938,450</b>	<b>\$ 2,349,000</b>									
<b>SUMMARY OF CAPITAL IMPROVEMENT PROJECTS BY FUND, TYPE AND ACCOUNT</b>																		
<b>FUND</b>																		
Parks	Parks		\$ 335,600	\$ 329,900	\$ 130,000	\$ 147,000	\$ 140,000	\$ 279,000	\$ 116,000									
Halls Ferry TIF	HFTIF		758,700	869,150	530,770	960,250	104,700	1,324,450	-									
Splash	Splash		261,400	261,400	260,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	
Downtown TIF	DTTIF		50,000	50,000	1,500,000	1,100,000	-	-	-									
Capital Improvements Sales Tax	CIST		10,914,856	6,011,400	6,361,000	1,537,000	2,394,000	1,548,000	1,443,000									
General Obligation Bond	GOB		450,000	425,000	523,000	527,000	525,000	523,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	
<b>TOTAL CAPITAL IMPROVEMENT PROGRAM EXPENDITURES</b>			<b>\$ 12,770,556</b>	<b>\$ 7,946,850</b>	<b>\$ 9,304,770</b>	<b>\$ 4,535,250</b>	<b>\$ 3,427,700</b>	<b>\$ 3,938,450</b>	<b>\$ 2,349,000</b>									
Parks Fund	Buildings & Grounds	20-72-03960	\$ 300,600	\$ 296,900	\$ 130,000	\$ 112,000	\$ 120,000	\$ 200,000	\$ 80,000									
Parks Fund	Equipment	20-72-03970	-	-	-	-	20,000	11,000	-									
Parks Fund	Vehicles	20-72-03975	35,000	33,000	-	35,000	-	68,000	36,000									
Halls Ferry TIF	Debt Service		758,700	869,150	530,770	960,250	104,700	1,324,450	-									
Splash Fund	Debt Service		261,400	261,400	260,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	
CIST Fund	Buildings & Grounds	40-81-03960	271,500	67,800	259,000	-	-	150,000	-									
CIST Fund	Equipment	40-81-03970	151,600	151,600	101,000	123,000	41,000	26,000	41,000									
CIST Fund	Capital Projects	40-81-03980	7,865,000	4,440,000	3,500,000	-	-	-	-									
CIST Fund	Street & Sidewalk	40-81-03981	1,800,000	450,000	1,450,000	420,000	1,380,000	400,000	400,000									
CIST Fund	Lease Pmts & Debt Sv		687,756	761,000	761,000	699,000	647,000	647,000	647,000	647,000	647,000	647,000	647,000	647,000	647,000	647,000	647,000	
CIST Fund	Vehicles	40-81-03975	139,000	141,000	290,000	295,000	326,000	325,000	355,000									
Downtown TIF Fund	Buildings & Grounds	44-84-03960	50,000	50,000	1,500,000	1,100,000	-	-	-									
Downtown TIF Fund	Equipment	44-84-03970	-	-	-	-	-	-	-									
GO Bond	Debt Service		450,000	425,000	523,000	527,000	525,000	523,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	526,000	
<b>TOTAL CAPITAL IMPROVEMENT PROGRAM EXPENDITURES</b>			<b>\$ 12,770,556</b>	<b>\$ 7,946,850</b>	<b>\$ 9,304,770</b>	<b>\$ 4,535,250</b>	<b>\$ 3,427,700</b>	<b>\$ 3,938,450</b>	<b>\$ 2,349,000</b>									

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**CAPITAL IMPROVEMENTS  
PROGRAM REQUEST FORMS**

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PARKS FACILITIES**

**PROJECT**  
**JESKE PARK PROJECT – PAVILION & PLAYGROUND**

**Description:**

Project includes installing 26' x 26' steel frame pavilion and all-steel pre-cut metal roof panels including a concrete surface floor.

Also the installation of a small playground unit that will feature several slides, small climbing wall, twisted vine climber, and bridge including installation of playground and 36' x 31' wood chip surface.



**Existing Condition:**

Jeske Park currently has no pavilion or playground equipment.

**Justification, Goals & Impacts:**

- ◆ Would create a gathering place for families and neighborhood activities.
- ◆ Provide a shaded resting area.
- ◆ Provide a safe place for neighborhood children to play.
- ◆ Recommended in the 2007 Parks & Recreation Master Plan.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$120,000				\$120,000			

**Funding Source: Available Funds**

This project would be funded from the Parks Fund with an anticipated offsetting grant of \$114,000) from the Municipal Parks Commission.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PARKS**

PROJECT  
**JW BAND SHELL RENOVATION**

**Description:**

Update and improve the band shell and the surrounding area creating a more inviting venue for entertainment and events. This project would include upgrading the band shell and landscaping.



**Existing Condition:**

The band shell is aging and showing signs of deterioration. It does not provide complete coverage from weather conditions and the appearance is not as inviting.

**Justification, Goals & Impacts:**

- ◆ Create an additional event and entertainment venue in the City of Ferguson
- ◆ Improve the band shell and surrounding area to be more useful and inviting
- ◆ Improve the band shell structurally
- ◆ Provide better protection from weather conditions

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
200,000					\$200,000		

**Funding Source: Available Funds**

This project would be funded from the Parks Fund with an anticipated offsetting grant of \$180,000) from the Municipal Parks Commission

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PARKS FACILITIES**

PROJECT  
**HUDSON PARK LOOP TRAIL**

**Description:**

As part of the master plan trail system a loop trail would be installed throughout Hudson Park. The cost for this project is based on actual square footage cost of materials and labor.



**Existing Condition:**

There is currently no loop trail at Hudson Park.

**Justification, Goals & Impacts:**

- This project will increase the amount of walking trails in City Parks to meet recommendations of the Park Master Plan and Live Well Ferguson.
- This project will increase the use of Hudson Park, allowing walkers/runners additional paved trails to encourage physical fitness and better health.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$130,000		\$130,000					

**Funding Source: Available Funds**

This project would be funded from the Parks Fund with an anticipated offsetting grant of \$123,500) from the Municipal Parks Commission.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PARKS FACILITIES**

PROJECT  
**FORESTWOOD – SAND VOLLEYBALL COURT**

**Description:**

Project includes installing a lighted sand volleyball court. Cost also includes: excavation of court area, addition of sand, poles, net, and one light pole.



**Existing Condition:**

No current courts at the Sports Complex.

**Justification, Goals & Impacts:**

- ◆ This project will increase usage at the Forestwood Park Sports Complex.
- ◆ Outdoor court has been requested by volleyball players currently playing in our fall/winter volleyball programs.
- ◆ System promotes an active, vibrant and healthy community.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$15,000			\$15,000				

**Funding Source: Available Funds**

This project would be funded from the Parks Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PARKS FACILITIES**

PROJECT  
**SPORTS COMPLEX ENERGI FITNESS CENTER**

**Description:**

Project includes installing Energi Total Body Fitness system designed to deliver a total body workout. System consists of five stations that offer a total body workout. Cost also includes concrete pad and installation.

**Existing Condition:**

Current fitness system was installed in 1993 and is out of date.



**Justification, Goals & Impacts:**

- Current system is out of date.
- Energi's five stations offer a total of 120 exercises.
- Energi's stations promote cardiovascular and muscular fitness, flexibility and body composition.
- System promotes an active, vibrant and healthy community.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$26,000			\$26,000				

**Funding Source: Available Funds**

This project would be funded from the Parks Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PARKS FACILITIES**

PROJECT  
**JANUARY WABASH PAVILION UPGRADE**

**Description:**

Project includes demolishing current pavilion and installing a 22' by 34' pavilion with tongue and groove roof decking on existing concrete pad, ornamental handrails, and cupola. Cost includes demolition and installation.



**Existing Condition:**

Current pavilion is out of date and showing signs of wear and tear and age.

**Justification, Goals & Impacts:**

- ◆ Create an up to date gathering place for families.
- ◆ Aesthetically pleasing.
- ◆ Recommended pavilion upgrades in the 2007 Parks and Recreation Master Plan.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$60,000			\$60,000				

**Funding Source: Available Funds**

This project would be funded from the Parks Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PARKS FACILITIES**

PROJECT  
**SPLASH CAFÉ SHADE STRUCTURES**

**Description:**

The Splash Café features an eating area with 10 tables. Shade structures will be added creating a comfortable sun safe concession area. Cost includes installation.

**Existing Condition:**

Currently each table has individual umbrellas. The life span of individual umbrellas is short, has high maintenance, and provides less shade.



**Justification, Goals & Impacts:**

- ◆ This project will increase the amount of shade area in the concession area.
- ◆ Comfortable eating area.
- ◆ U.V. protection.
- ◆ Aesthetically pleasing.
- ◆ Splash upgrades recommended by master plan.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$11,000			\$11,000				

**Funding Source: Available Funds**

This project would be funded from the Parks Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PARKS FACILITIES**

PROJECT  
**POOL ULTRAVIOLET SYSTEM**

**Description:**

Project includes adding on an Ultraviolet Unit for each of three pools. The system would attach to the inlet water flow pipes in the pool basement. The unit creates wavelengths for destroying micro-organisms when the water passes through the unit.



**Existing Condition:**

We have no Ultraviolet Units at the pool. They are not required by the Health Department at this point.

**Justification, Goals & Impacts:**

- ◆ Destroys micro-organisms immediately, including crypto, giardia, bacteria, etc.
- ◆ UV rays penetrate to the heart of the DNA and disturb the metabolism of cells until they are totally destroyed.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$80,000						\$80,000	

**Funding Source: Available Funds**

This project would be funded from the Parks Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**PARKS**

PROJECT  
**REPLACE UNIT # 62**

**Description:**

1998 Built-Rite Log Splitter



**Existing Condition:**

This unit is in fair shape with minor repairs needed.

**Justification, Goals & Impacts:**

- ❖ This unit is used daily from October to February splitting firewood for residents.
- ❖ We will continue to offer this “free to all residents” wood for years to come. If we didn’t split this wood, it would cost us considerably more to rent a tub grinder to dispose of the wood.

**Funding Schedule:**

	Expended						Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17
\$11,000					\$11,000		

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**PARKS**

PROJECT  
**REPLACE UNIT # 61**

**Description:**

1992 VERMEER – STUMP  
GRINDER



**Existing Condition:**

This unit is five years past its life expectancy, but still in good operating condition. Normal wear is evident.

**Justification, Goals & Impacts:**

- ❖ This piece of equipment is on a 10 year replacement cycle.
- ❖ It is used to rout out stumps from storm damaged, fallen or diseased, and removed trees.

**Funding Schedule:**

	Expended						Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17
\$20,000					\$20,000		

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**PARKS**

PROJECT  
**REPLACE UNIT # 73**

**Description:**

2001 CHEVROLET – ½ Ton  
Pick-Up



**Existing Condition:**

This vehicle is in good shape and could be extended beyond its replacement date.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 10 year replacement cycle
- ❖ Used to pull trailers for hauling mowers in the summer and general maintenance during all other months.

**Funding Schedule:**

	Expended						Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17
\$35,000			\$35,000				

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**PARKS**

PROJECT  
**REPLACE UNIT # 71**

**Description:**

2005 FORD 250 – 3/4 Ton  
Pick-Up



**Existing Condition:**

This unit is still in good condition, with normal wear evident.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 10 year replacement cycle
- ❖ Used to pull trailers for hauling mowers in the summer and general maintenance during all other months.

**Funding Schedule:**

	Expended						Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17	2017
\$38,000					\$38,000		

**Funding Source: Available Funds**

This project would be funded from the Vehicle Replacement Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**PARKS**

PROJECT  
**REPLACE UNIT # 14**

**Description:**

1994 JOHN DEERE  
TRACTOR w/ Arm Mower



**Existing Condition:**

This tractor is in excellent shape and should last beyond the replacement cycle.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 15 year replacement cycle
- ❖ This vehicle is used to mow right of way ditches and remove hazardous limbs and bushes from the roadways.

**Funding Schedule:**

	Expended							Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17		2016-17
\$30,000					\$30,000			

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**Public Works Municipal Garage**

PROJECT  
**Parks Department**

**Description:**

2004 Vermeer Brush Chipper  
BC 1400 XL



**Existing Condition:**

Our existing chipper is in fair condition and is used year round. It is normally on a 10 year replacement schedule.

**Justification, Goals & Impacts:**

This is one of our most valuable pieces of equipment. We use this piece of equipment for all of our tree trimming, tree removal, and grounds and street maintenance throughout the year.

**Funding Schedule:**

Total	Expended To Date	2012-13					Beyond 2017
		2013-14	2014-15	2015-16	2016-17		
\$36,000						\$36,000	

**Funding Source: Available Funds**

This Project will be funded from the Park Fund

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC SAFETY**  
DIVISION  
**POLICE**

PROJECT  
**MARKED POLICE UNITS**

**Description:**

This project involves the replacement of three current police units each year. These vehicles are purchased through state bid.



**Existing Condition:**

The current police units have high mileage and/or are in need of major repairs. Some of these vehicles can be used for other needs within the city such as use by the Code Enforcement Division.

**Justification, Goals & Impacts:**

- ◆ Continued upgrade of police fleet to ensure the safest cars possible for the rigors of police activity.
- ◆ Due to the elimination of Crown Victorias by Ford Motors, existing vehicles will be replaced with Chevrolet Tahoes.

**Funding Schedule:**

Total	Expended To Date	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond 2016-2017
\$515,000		\$100,000	\$100,000	100,000	105,000	105,000	

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC SAFETY**  
DIVISION  
**POLICE DEPARTMENT**

PROJECT  
**HAND GUN WEAPONS REPLACEMENT**

**Description:**

Replace all department hand gun weapons (60), upgrade weapons with night sight.



**Existing Condition:**

As of 2014, all existing weapons will be 15 years old. Night sights on these weapons will no longer be under warranty.

**Justification, Goals & Impacts:**

- ◆ Provide up-to-date and quality weapons for each officer.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$60,000			\$60,000				

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC SAFETY**  
DIVISION  
**POLICE DEPARTMENT**

PROJECT  
**REPLACE LAPTOPS IN VEHICLES**

**Description:**

Replace vehicle laptops each year.

**Existing Condition:**

Vehicle laptops will be three years old and out of warranty by July, 2010.



**Justification, Goals & Impacts:**

- ◆ Replacement of regularly used laptop equipment on a three-year rotation.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 201617
\$100,000		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**Public Safety**  
DIVISION  
**Fire**

PROJECT  
**SCBA upgrade**

**Description:**

Upgrade current SCBA packs to increase performance and longevity.



**Existing Condition:**

Current packs are 7 years old and no longer under warranty. The upgrade will extend the life of the packs 5-7 years and they will be covered by warranty.

**Justification, Goals & Impacts:**

Provide reliable Self Contained Breathing Apparatus to the firefighters.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$50,000		\$50,000					

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**Public Safety**  
DIVISION  
**Fire**

PROJECT  
**Replace Unit # 3000**

**Description:**

1999 Chevrolet Tahoe



**Existing Condition:**

Vehicle in good condition with 51,000 miles.

**Justification, Goals & Impacts:**

This vehicle is for the Fire Chief to use in his/her everyday duties.

The current Fire Chief vehicle will be reassigned to the Fire Marshal. This will replace the 1991 Chevrolet pickup currently used as the Fire Marshal's vehicle

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$35,000		\$35,000					

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

# CITY OF FERGUSON, MISSOURI

## CAPITAL IMPROVEMENT PROJECT REQUEST FORM

DEPARTMENT  
PUBLIC WORKS

PROJECT  
STREET REPAIR

### Description:

Street repairs are prioritized based on annual ratings. Streets rated 5 or above are generally streets in good condition and at most need in-house maintenance. Those streets rated 4 or below are in need of more extensive repair which requires the use of a contractor.



### Existing Condition(s):

Streets are rated annually and added to the upcoming street repair list.

### Justification, Goals & Impacts:

- ◆ The citywide street repair program will address all streets rated 4 or below.
- ◆ Our long-term goal is to bring all streets up to a minimum of a 5 or better rating.
- ◆ Due to the Forestwood Drive Projects (Phase I and II) only \$75,000 will be spent on other streets each year from 2012/13 – 2014/15

### Funding Schedule:

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$2,950,000		\$75,000	\$75,000	\$75,000	\$375,000	\$375,000	\$375,000

### Funding Source:

This project would be funded from the Capital Improvement Sales Tax Fund.

# CITY OF FERGUSON



## STREET REPAIR PRIORITY LIST

2012 / 2013

Street	Rating	From	To	Lin. Ft.	Type
Alicia	2	Elizabeth	Dead End	1563	Asphalt
Raymar	5	Wesley	Dead End	157	Asphalt
Carson	5	S.Harvey	C.L.	1,573	Asphalt
Estelle	5	Harvey	Georgia	647	Asphalt
Tiffin	5	Georgia	Harvey	629	Asphalt
Winshire	5	Georgia	Cul-de-sac	235	Asphalt
Drummond	5	Ford	Frost	1,371	Asphalt
North Hills	5	Brotherton	C.L.	240	Asphalt
Chatelet Dr	5	Hudson	Chatelet Woods	1200	Asphalt
Dade Bridge	4	North	South		Concrete
Larkin	4	Elizabeth	722 Larkin	602	Concrete
Grove	5	Hern	Brotherton	732	Concrete
Payne	5	Woodstock	Rowles	1,122	Concrete
Delworth Ct	5	Chambers	Dead End	501	Concrete
Harvey	5	Suburban	S.Marguerite	1,067	Concrete
Harvey	5	S.Marguerite	Estelle	1,040	Concrete

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS**

PROJECT  
**SIDEWALK REPLACEMENT**

**Description:**

This project requires the removal and reconstruction of sidewalk slabs on City owned properties, and residential sidewalks including installation of ADA ramps.

**Existing Condition(s):**

3' & 4' - 4" Some concrete slab sidewalks are broken, deteriorated, and unlevel. Some ADA ramps are needed in certain locations.

**Justification, Goals & Impacts:**



- ◆ Ongoing program of replacing sidewalks on City owned properties and residential sidewalks to promote public safety, and good appearance.
- ◆ Comply with the Americans with Disabilities Act.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$150,000		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

**Funding Source:**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS**

PROJECT  
**FORESTWOOD DRIVE RECONSTRUCTION**

**Description:**

Forestwood Drive is .89 miles long running from Chambers Road to Ferguson Avenue. East-West Gateway manages the grant program for STP-S Grant Funds for road projects. Due to funding limitations in the STP-S Grant, this project will be done in two phases. Phase 1 will include Forestwood Drive between Chambers Road and Highmont Drive. Phase 2 will include Forestwood Drive between Highmont Drive and Ferguson Avenue. Both phases will include new curb, guttering, handicap ramps, stamped concrete crosswalks, ADA sidewalks, resurfacing of traffic lanes, and new decorative street lights. These improvements will make access to the Sports Complex at Forestwood Park easier and safer.



**Existing Condition(s):**

Forestwood Drive is in poor condition and continues to deteriorate. Forestwood Drive carries a large amount of traffic with access to Chambers Road, Highmont Drive, Ferguson Avenue, and West Florissant Road. The sidewalks are not ADA compliant.

**Goal(s), Impact, Priority, Other:**

This project will have several effects on the community; it will improve road conditions, safety, accessibility and appearance. ADA sidewalks, improved crosswalks, and improved lighting will make the area safer and more accessible including Forestwood Park. Due to the opportunity to receive funding through the STP-S Grant it makes the project much more affordable. Phase 1 has been approved by East-West Gateway for \$1,700,083 consisting of grant funding of \$1,360,066 and City funding of \$340,017. The release of funds has been changed with engineering funding available 2011/2012 and the construction in 2012/2013. The application for Phase 2 has been submitted for \$1,600,000 with City matching funds of \$320,000.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$2,950,000		\$1,350,000	\$320,000	\$1,280,000			

**Funding Source:**

This project would be funded from the Capital Improvement Sales Tax Fund and Federal STP-S Grant funds.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**STREETS**

PROJECT  
**REPLACE UNIT # 2**

**Description:**

2002 GMC 1 Ton Dump  
Truck  
3500 Heavy Duty Chassis



**Existing Condition:**

- ❖ This vehicle is on a 10 year replacement cycle and will need to be replaced as scheduled.

**Justification, Goals & Impacts:**

- ❖ This vehicle is used for asphalt and cold patch.
- ❖ This truck is used for hauling various materials.

**Funding Schedule:**

	Expended							Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17		2016-17
\$65,000		\$65,000						

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**STREETS**

PROJECT  
**REPLACE UNIT # 16**

**Description:**

2002 Chevy – 1 Ton Dump -  
KC3500  
w/ Plow & Spreader



**Existing Condition:**

- ❖ This vehicle is on a 10 year replacement cycle and should be replaced as scheduled.

**Justification, Goals & Impacts:**

- ❖ This vehicle is used for snow plowing in the winter and hauling in the summer.

**Funding Schedule:**

	Expended						Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17
\$70,000					\$70,000		

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**STREETS**

PROJECT  
**REPLACE UNIT # 7**

**Description:**

2000 GMC – 2 ½ Ton Dump  
Truck w / Plow and Spreader



**Existing Condition:**

This vehicle is in good shape with only minor rust and wear visible.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 10 year replacement cycle.
- ❖ Used for salt spreading and snow plowing during the winter and for asphalt street maintenance during the summer.

**Funding Schedule:**

	Expended		2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
Total	To Date							
\$150,000						\$150,000		

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**STREETS**

PROJECT  
**REPLACE UNIT # 5**

**Description:**

1999 GMC – 2 ½ Ton Dump  
Truck w/ Plow and Spreader



**Existing Condition:**

This vehicle is in fair operating condition. Rust is visible throughout the body and salt hopper.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 10 year replacement cycle
- ❖ Used for salt spreading and snow plowing during the winter and for asphalt street maintenance during the summer.

**Funding Schedule:**

	Expended							Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17		2016-17
\$125,000		\$125,000						

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**STREETS**

PROJECT  
**REPLACE UNIT # 6**

**Description:**

1999 GMC – 2 ½ Ton Dump  
Truck w/ Plow & Spreader



**Existing Condition:**

This unit is in good shape due to all the maintenance, with normal wear and bed rust evident.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 10 year replacement cycle.
- ❖ Used for salt spreading and snow plowing during the winter and for asphalt street maintenance during the summer.

**Funding Schedule:**

	Expended							Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17		2016-17
\$130,000			\$130,000					

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**STREETS**

PROJECT  
**REPLACE UNIT # 10**

**Description:**

1999 GMC – 5 Ton Dump  
Truck w / Plow and Spreader



**Existing Condition:**

This vehicle is used more for hauling large concrete slabs and heavy loads, has rust throughout bed. Vehicle is showing normal wear.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 10 year replacement cycle
- ❖ Used for salt spreading and snow plowing during the winter and for asphalt street maintenance during the summer.
- ❖ Used for hauling logs from tree removal sites, rock, mulch, and asphalt to various construction projects.

**Funding Schedule:**

	Expended							Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17		2016-17
\$160,000							\$160,000	

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**STREETS**

PROJECT  
**REPLACE UNIT # 17**

**Description:**

2000 CHEVROLET – ½ Ton  
Pick-Up



**Existing Condition:**

This vehicle is in fair shape.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 10 replacement cycle
- ❖ This vehicle is used for general street maintenance, and for mosquito fogging during the season.

**Funding Schedule:**

	Expended						Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17
\$26,000				\$26,000			

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS**  
DIVISION  
**STREETS**

PROJECT  
**REPLACE UNIT # 22**

**Description:**

2002 ELGIN – Pelican Street  
Sweeper



**Existing Condition:**

This vehicle is beginning to show its age and wear. Repair cost is beginning to climb. This unit should be replaced as recommended.

**Justification, Goals & Impacts:**

- ❖ This vehicle is on a 12 year replacement cycle.
- ❖ This vehicle is used on a weekly basis for street sweeping throughout the City
- ❖ This vehicle should be replaced on a timely basis to avoid excessive repair cost.

**Funding Schedule:**

	Expended							Beyond
Total	To Date	2012-13	2013-14	2014-15	2015-16	2016-17		2016-17
\$200,000				\$200,000				

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS**

PROJECT  
**REPLACE UNIT #78**

**Description:**

2000 New Holland Skid Loader



**Existing Condition(s):**

This unit is in good shape at the present time. Minimal monies have been needed to maintain this vehicle.

**Justification, Goals & Impacts:**

- ❖ This unit must be replaced as scheduled.
- ❖ It is the workhorse of the Public Works Department.
- ❖ This skid loader is used daily in every aspect of our operations.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$50,000						\$50,000	

**Funding Source:**

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**Public Works Municipal Garage**

PROJECT  
**Replace Unit #19**

**Description:**

2006 Chevrolet ½ Ton Pickup



**Existing Condition:**

\*This vehicle is in good shape

\*This vehicle is on a 10 year replacement schedule

**Justification, Goals & Impacts:**

**\*This vehicle is primarily used for our sign maintenance and replacement program.**

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2017
\$40,000						\$40,000	

**Funding Source: Available Funds**

This project will be funded from the vehicle replacement fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS MUNICIPAL GARAGE**  
DIVISION  
**STREETS**

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PROJECT

**REPLACE UNIT # 93**

**Description:**  
1993 KERA TAR-POT



**Existing Condition:**

This piece of equipment is in very poor condition.

**Justification, Goals & Impacts:**

Existing tar pot is currently beyond repair. The tar pot is used to crack seal asphalt and concrete streets and is a very necessary piece of equipment for our streets. We have kept it operational for several years past its life expectancy. We have now reached the point that it can no longer be repaired properly to serve its purpose.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2017
\$32,000.		\$30,000.					

**Funding Source: Available Funds**

This project would be funded from the Capital Improvement Sales Tax Fund.

# CITY OF FERGUSON, MISSOURI

## CAPITAL IMPROVEMENT PROJECT REQUEST FORM

DEPARTMENT  
PUBLIC WORKS

PROJECT  
SALT STORAGE BUILDING

### Description:

This project would involve the purchase and construction of a self standing "Dome Style" salt storage facility located at the Municipal Service Maintenance Facility. This structure would be approximately 55' x 100' with asphalt floor, concrete block wall and 20' X 16' steel entrance door. When completed this would be a totally enclosed structure.



### Existing Condition(s):

The existing storage structure is an open-air facility that is approximately 20 years old. The roof and support structures are rusted and in poor condition. The concrete walls, floors and support piers are crumbling with rebar exposed in numerous places. In one location, the walls are separating from the roof.

### Justification, Goals & Impacts:

Our goal is to properly store bulk salt according to EPA and the Salt Institutes guidelines. This enclosed facility will eliminate the possibility of contaminating, creeks, and groundwater with salt runoff. This will also improve the handling, loading and spreading of salt during the snow season. Salt will not be lost due to precipitation and humidity.

### Funding Schedule:

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$150,000					\$150,000		

### Funding Source:

This project would be funded from the Capital Improvement Sales Tax Fund.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**PUBLIC WORKS**

PROJECT  
**MUNICIPAL GARAGE ROOF REPAIR**

**Description:**

Repair and seal entire flat roof at the Municipal Garage. This will require cleaning, sealing the entire perimeter of flat roof with a triple course formula. Seal all pipes and vents, install Ruberoid torch down in all large cracks. Recoat flat roof with fiber aluminizer. Paint all stacks



**Existing Condition(s):**

The existing roof is starting to deteriorate and leak in numerous places throughout the garage.

**Justification, Goals & Impacts:**

- ♦ Repairing now will reduce the chances down the road for a total roof removal and repair.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$15,000		\$15,000					

**Funding Source:**

This project would be funded from the Capital Improvement Sales Tax Fund

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
**Public Works Municipal Garage**  
DIVISION  
**Garage**

PROJECT  
**PIT PUMPS REPLACEMENT**

**Description:**

Electric Non Explosive Motorized  
Pumps



**Existing Condition:**

Currently the pumps are barely working to capacity and we have attempted to keep them working. Both pumps were installed when the garage was originally built and have reached the point that they are worn out and must be replaced.

**Justification, Goals & Impacts:**

These pumps are part of the garage floor drain system. They work through the oil separator and water is pumped to the sanitary sewer line while the oil is separated out and pumped into a tank. Then the tank is cleaned by a service provider, Safety-Kleen.

**This is mandatory and monitored by DNR and EPA**

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2017
\$9,000		\$9,000					

**Funding Source: Available Funds**

Capitol Improvement Sales Tax Fund

# CITY OF FERGUSON, MISSOURI

## CAPITAL IMPROVEMENT PROJECT REQUEST FORM

DEPARTMENT  
OFFICE OF THE CITY MANAGER

PROJECT  
IT INFRASTRUCTURE

### Description:

Upgrade old VMware host servers; upgrade critical Access 97 applications to a more recent version of Access; make software upgrades; conduct a needs assessment, and increase the annual PC replacement schedule from five pc's per year to 10 per year. The need to relocate the server room to a more suitable location is also included.



### Existing Condition:

The IT Needs Assessment conducted in 2007 highlighted several areas where needed infrastructure improvements are required. All of the above upgrades and replacements are several years behind schedule.

### Justification, Goals & Impacts:

- ◆ Server upgrades will help allow us to move to a more virtualized environment.
- ◆ We have seven critical applications that run on Access 97, which is no longer supported by Microsoft.
- ◆ The city has approximately 60 computers in use by employees; by purchasing an additional 5 pc's per year, the annual life cycle of each computer is reduced from 12 years to only six years, which is more in-line with industry standards.
- ◆ The current server room lacks proper cooling capabilities and is at risk of water damage. A new location could be found in the old fire house #1 once it is vacant.
- ◆ A new needs assessment is scheduled in 2012-13 as it will have been five years since the previous assessment.

### Funding Schedule:

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$142,000		\$31,000	\$43,000	\$21,000	\$6,000	\$41,000	

### Funding Source: Available Funds

This project would be funded from the Capital Improvement Sales Tax Fund.

# CITY OF FERGUSON, MISSOURI

## CAPITAL IMPROVEMENT PROJECT REQUEST FORM

DEPARTMENT  
**FIRE**

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PROJECT  
**CONSTRUCTION OF FIRE STATION #1 REPLACEMENT**

### Description:

Fire Station #1 is being replaced with a modern 25,000 square foot facility that will replace the aging station currently located next to City Hall. The new station will provide for better training opportunities, improved location and additional space for added personnel and equipment. The new station will have room and capabilities to operate an Emergency Operations Center during times of large scale emergencies and added meeting space for civic groups. The station will be energy efficient and a welcomed addition to the redevelopment of our downtown area.



### Existing Condition:

The building's structure and infrastructure are antiquated and deteriorating. The current station is also too small to house modern vehicles, equipment and personnel.

### Justification, Goals & Impacts:

This project was approved by the voters in Proposition S (the Public Safety bond issue).

### Funding Schedule:

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$7,835,000	\$4,335,000	\$3,500,000					

### Funding Source: Available Funds

Acquisition and construction expenditures will be paid by the Capital Improvements Sales Tax Fund and will be funded by transfer of General Obligation Bond sale proceeds authorized by passage of the City's Public Safety Bond - Proposition S.

**CITY OF FERGUSON, MISSOURI**  
**CAPITAL IMPROVEMENT PROJECT REQUEST FORM**

DEPARTMENT  
NON-DEPARTMENTAL

PROJECT  
**FEMA BUYOUT OF HOMES ON SUBURBAN AVE.**

**Description:**

To purchase up to 24 homes along the south side of Suburban Avenue, located within the flood plain of Maline Creek, in conjunction with the application to FEMA that would cover 75% of the acquisition and demolition costs.



**Existing Condition:**

All homes that have been considered for the buyout were submitted voluntarily by the homeowners. Most are less than 1,000 sq. ft. in size, with one or two bedrooms. Some homes in the area are more susceptible to flooding than others, but all of them are located in the floodplain, making them eligible for buyout assistance under the FEMA Hazard Mitigation Grant Program.

**Justification, Goals & Impacts:**

- ◆ Long-term plans for the south side of Suburban include turning it into a greenway to connect a county-wide trail system.
- ◆ If approved, the local cost to purchase and demolish these homes would come out to less than \$10,000 per home.
- ◆ Demolition would alleviate the risk of future flood damages to these homes and remove the health risks associated with residents living in flood-damaged homes.

**Funding Schedule:**

Total	Expended To Date	2012-13	2013-14	2014-15	2015-16	2016-17	Beyond 2016-17
\$235,000	\$0	\$235,000					

**Funding Source: Available Funds**

This project is funded from the Capital Improvement Sales Tax Fund. The project is funded by a grant from CDBG of \$1,100,000 and a grant from the Missouri State Emergency Management Agency of \$193,000. The City has also received a commitment from Great Rivers Greenway of \$235,000. The City would be responsible for \$235,000 in matching funds.

# CITY OF FERGUSON, MISSOURI

## CAPITAL IMPROVEMENT PROJECT REQUEST FORM

DEPARTMENT  
**POLICE**

PROJECT  
**POLICE STATION RENOVATION**

### Description:

A three phase project to upgrade, remodel and renovate the police facility located at 222 S. Florissant Road. The first two phases would consist of additions to the building including a new prisoner processing area, a new courtroom, a new communications room, landscaping and an elevator. Interior upgrades include restroom facilities, evidence and property storage, HVAC, training and dining areas and remodeled locker rooms.



### Existing Condition:

The building is designed for far fewer employees, equipment, evidence and property than it currently holds. Court personnel must transport substantial amounts of files and documents to City Hall twice each week for Municipal Court. The HVAC system is in need of substantial upgrade. The sally port is too small for many prisoner conveyance vehicles.

### Justification, Goals & Impacts:

Originally, this project was to be part of Proposition S (the Public Safety bond issue). Circumstances forced its removal from Prop S, however Council and staff agreed the upgrades are badly needed. The desired improvements will greatly increase functionality and efficiency at both the police department and the courts. The phasing is also designed to keep the police department fully operational during the construction.

### Funding Schedule:

Total	Expended To Date	2011-12	2012-13	2013-14	2014-15	2015-16	Beyond 2016
\$2,650,000		\$50,000	\$1,500,000	\$1,100,000			

### Funding Source: Available Funds

This project would be funded from the TIF fund. The most cost effective way to proceed is to schedule the construction and design process to take advantage of doing all the phases in one "swath of time". Under this scenario, the entire project could be completed in approximately one year. Doing each phase non-contiguous will require mobilization/start up costs from the general contractor for each phase.