

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-6

Urgent

Routine

AGENDA DATE October 17, 2006

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Consideration of the Preliminary (Twenty Year) Capital Improvement Plan Project List for Stanislaus County

STAFF RECOMMENDATIONS:

1. Approve the County's Preliminary Capital Improvement Plan Project List.
2. Direct Staff to Submit the Preliminary Capital Improvement Plan Project List to the County Planning Commission for findings of General Plan Consistency.
3. Direct Staff to Submit the Preliminary Capital Improvement Plan Project List to the Environmental Review Committee.

FISCAL IMPACT:

The Preliminary Capital Improvement Plan (CIP) includes 287 requested projects with an estimated total cost at \$1.2 billion over the next twenty years. Of the total cost the County's share is estimated to be approximately \$929 million. Projects have been placed in one of four categories, depending on a project approval status and/or level of available funding. Category A "Approved/Funded" includes 44 projects and a total cost of approximately \$180 million, of which \$87 million is the estimated county cost. In the other three categories, which are possible future projects, there is a total of \$1,063,123,087, with a future estimated county cost of \$841,583,442.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2006-827

On motion of Supervisor Mayfield, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: O'Brien, Mayfield, Grover, DeMartini, and Chairman Simon

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

ATTEST:

  
ELIZABETH A. KING, Assistant Clerk

File No.

4. Direct Staff to work with the Public Facility Fee Committee to determine the estimated amount of public facility fees revenue from projected development growth over the next twenty years.
5. Authorize Staff to Proceed with all the steps necessary to prepare the Preliminary Capital Improvement Plan (CIP) for the Board's final consideration and adoption.

**FISCAL IMPACT: (Continued)**

The categorization of projects in the Preliminary CIP is important to set both the priority and the implementation plan steps needed before a Capital Project is recommended for funding and project consideration. Many of the future projects represent a need, for which full funding has not yet been identified. It is anticipated that Public Facility Fees will fund a significant portion of future capital projects that are required to meet the needs of future population growth. It is essential to integrate capital improvement planning, financial planning, budgeting, forecasting and debt capacity analysis to determine the County's actual capital improvement implementation strategy. The debt capacity work is underway. Each individual capital project ready for implementation will require specific future Board of Supervisors' approval at each major project milestone, including the project specific financing plan.

The Capital Improvement Plan is also organized by the Board of Supervisors' Priorities consistent with the Budget and the County's focus on a safe community, a healthy community, a strong local economy, a well planned infrastructure system, efficient delivery of public services, a strong agricultural economy/heritage and effective partnerships.

**DISCUSSION:**

The Preliminary CIP Project List identifies projects that may be needed over the next twenty years based on such factors as population growth, changes in service delivery, replacement of existing facilities and implementation of Board priorities. The Board's adoption of a CIP does not give approval or provide funding for individual projects in the CIP. Each project requires its own implementation and financing plan along with an environmental impact assessment. The last Preliminary Capital Improvement Plan that was adopted by the Board on September 17, 2002

Members of the Chief Executive Office – Capital Project Staff, have worked extensively with County Department Heads and their staff to discuss their requests to include projects in the CIP. Relevant data was reviewed such as need requirements, cost estimates, funding possibilities and time constraints.

Also, Board priorities, and master plans previously approved by the Board were reviewed. Once the information is compiled and projects categorized, the Preliminary

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CIP Project List is submitted to the Board of Supervisors for their review, modification and approval. The approved CIP Project List is then submitted to the County Planning Commission via the County Planning Department for findings of General Plan consistency.

Each individual Capital Improvement are presented to the Board of Supervisors for implementation approval.

CIP Implementation Categories are as follows:

**“Approved/Funded Projects”** – Includes those projects that have either been approved by the Board or for which funding sources have been budgeted.

**“Projects Pending Implementation”** – Includes those projects that were either included in the 2002-2003 Preliminary Capital Improvement Plan or have been discussed with, but not necessarily approved by, the Board of Supervisors. In some cases, projects “pending implementation” may be awaiting additional funding or approvals prior to proceeding.

**“Future Project - Master Planned”** – Includes those projects included in a Board approved master plan or the 1992 Public Facilities Fees Plan.

**“Future Project - Pending Analysis”** – Includes proposed projects awaiting further Board direction, further business case justification, or identification of potential funding sources.

In this Preliminary CIP Project List, an appendix contains a comprehensive list of Deferred Building Maintenance and Annual Road Maintenance requests based on total projected needs over the next twenty years. The Preliminary CIP Project List includes an annual contribution toward these projects based on anticipated annual funding.

A summary of the Preliminary Project List by Implementation category is provided on the following table:

Implementation Category	Projects	Total Est. Cost	Pct	Est. County Cost	Pct
Approved/Funded Projects	44	180,045,560	14.48%	87,364,353	9.40%
Projects Pending Implementation	84	172,094,984	13.84%	84,454,831	9.09%
Future Project/Master Planned	117	426,588,346	34.31%	330,663,844	35.60%
Future Project/Pending Analysis	42	464,439,757	37.36%	426,464,767	45.91%
<b>TOTAL</b>	<b>287</b>	<b>1,243,168,647</b>	<b>100.00%</b>	<b>928,947,795</b>	<b>100.00%</b>

The majority (54%) of “approved/funded” projects are associated with the Board of Supervisors’ priority to provide a well-balanced infrastructure system as the Preliminary Project List includes numerous roads and traffic improvements. The following chart identifies how the “approved/funded” projects are divided among the priorities of the Board of Supervisors.

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Since the Board of Supervisors' last approved the Preliminary Capital Improvement Plan in 2002, several projects have been completed and removed from the list, and several others added:

### **Capital Improvement Plan projects have been completed:**

- The Animal Services Quarantine Unit remodel
- Grayson/United Community Center and Park
- McHenry Medical Office Replacement Facility
- 830 Scenic (former County Hospital) 3<sup>rd</sup> floor remodel for expanded office space, and various security upgrades at County Center II
- 14 various parks and recreation projects, including Woodward Saddle Dams and Intake Pipe projects, and Empire Park.
- Main Modesto Courthouse Expansion project was removed from the project list as expansion of the Courts is now the responsibility of the State of California, Administrative Office of the Courts (AOC.)

### **New Projects that have been requested in this Preliminary Project List:**

- Expansion of BHRS Juvenile Justice MHSA (Proposition 63) facility
- BHRS Family Partnership Kitchen Remodel
- Relocation of Superior Court Department 16 into the Main Modesto Courthouse
- Long-range relocation of services from County Center II to new facilities
- Remodeling of the Paradise Medical Office at the West Modesto Community Center
- Future expansion of the District Attorney within the new 12<sup>th</sup> Street Office Building and relocation of utility lines adjacent to the new building
- Development of a permanent CAIRE Center and a Turlock Outstation for Community Services
- Expansion of the Household Hazardous Waste Collection Facility
- Completion of the Salida Regional Library Phase II Improvements (Roof, Restrooms, Café, Parking Lot and Landscaping), and relocation of Modesto Library services to Salida.
- An update of the Library Facilities Master Plan project to consider funding availability and timing of project implementation.
- Completion of the Shackelford/Robertson Road Sewer Lateral connection
- Development of a new Coroner facility and expansion of the Public Safety Center facilities (jail and evidence facilities)

In addition to these, there are several efforts underway, including but not limited to the full completion of the 12<sup>th</sup> Street Project, the Gallo Center for the Arts, the Empire Pool Project, the Animal Services Needs Assessment Robertson Road Sewer and the Crows Landing Master Plan.

### **Stanislaus County Debt Capacity**

Debt service is budgeted annually in the General Fund. The County has maintained a General Fund reserve equal to the amount of one year of annual debt service, or approximately \$11.7 million.

The debt burden for the County has fallen steadily every year from 1998 through 2006, other than a slight rise in debt burden between Fiscal Year 2003-2004. The steady decrease is due largely to the substantial increase in assessed value.

For Fiscal Year 2005-2006, the County spent about 5.8¢ on debt repayment per every dollar of General Fund expenditure. The County's ratio falls below the median for all S&P A-rated counties and into the "average" category. In general, the County's debt ratios are moderate in comparison to other counties.

A Debt Capacity Analysis is currently nearing completion by our Municipal Finance Advisor work with the County Debt Advisory Committee. Preliminary results indicate that the County's minimum additional debt capacity over the next 5 years may range from a conservative additional \$72 million to approximately \$150 million. This range is based on a per capita ratio, assessed value ratio and a percent of general fund expenditures.

It is anticipated that future changes in the County's CIP will be reviewed concurrently with the County Final Budget. This review process will make possible that the cost impacts of proposed CIP projects are considered relative to funding availability and other priorities.

A copy of the Preliminary Capital Improvement Plan is available from the Clerk and is on-line on the County's web site at [www.co.stanislaus.ca.us](http://www.co.stanislaus.ca.us).

### **POLICY ISSUES:**

The Board should determine if Preliminary CIP adequately addresses the County's current and future capital needs consistent with the Board's priorities and the County's financial resources. The Preliminary CIP then goes through the Planning Commission process for determination of consistency with the County's General Plan. The Final CIP is expected to return to the Board of Supervisors in early 2007 for final adoption.

### **STAFFING IMPACT:**

Staff from the Chief Executive Office Capital Projects are dedicated to the successful delivery of the Capital Improvement Plan as well as each approved project. Staffing impact within individual projects included in the CIP will be presented with each project's conceptual plan and funding approval review by the Board of Supervisors. Staff from the Planning Department will conduct an analysis of the project list's consistency with

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for Stanislaus County

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the County General Plan for consideration by the County Planning Commission prior to returning a Final Recommended CIP in early 2007 to the Board of Supervisors for final consideration.

ATTACHMENTS AVAILABLE  
FROM YOUR CLERK

**Capital Improvement Plan**