

POLICIES

CAPITAL IMPROVEMENT PROGRAM POLICY

I. PURPOSE

The purpose of the Capital Improvement Program (CIP) is to implement and facilitate the City's Master Plan. Also, new items and replacements may be considered for major public improvements. Due to the limited amount of available funds, the CIP serves to establish a priority for the many necessary projects. Therefore, the CIP will be updated annually in order to incorporate the changing priorities, needs, and funding sources.

The CIP is a necessary tool in the capital planning process, insuring that:

- A. City funds will be spent for improvements compatible with the City's long term goals and needs.
- B. City funds will be spent on high priority projects first.
- C. Improvements will not cause a financial burden on the City.

Generally, capital projects consist of purchasing, building, or renovating land and/or structures. Common CIP projects include but are not limited to roads, water & sewer line extensions, park developments and new city facilities such as: recreation centers, fire stations, airports, or water treatment facilities.

Major maintenance projects, such as street resurfacing or placing a new roof on a building, are not included in the CIP. Although these projects may meet the cost and useful life criteria for a CIP project they generally do not result in a new structure or a structure altered in design or use. Instead, these projects are periodically necessary to keep structures or facilities operating properly. These items will be included in the City's operating budget.

II. DEFINITIONS

- A. CITY OF MIDLAND MASTER PLAN:

A long range project plan to facilitate the development of the City.

- B. CAPITAL IMPROVEMENT PROGRAM (CIP):

A schedule of capital expenditures to be incurred over a five year period to carry out the City's program of public service.

- C. CAPITAL IMPROVEMENT:

An expenditure in excess of \$15,000 for the planning, design and construction of a physical improvement and/or associated fixed equipment and having a useful life of five years or more. An initial project cost shall include all factors of the project (ie. land, buildings, machinery, equipment). This definition is intended to include, but not limited to, the following:

CAPITAL IMPROVEMENT PROGRAM POLICY (continued)

II. DEFINITIONS (continued)

C. CAPITAL IMPROVEMENT: (continued)

1. Land: All related expenditures for land whether or not they meet the dollar limitation previously mentioned. This includes right-of-way acquisitions.
2. Structures: All related expenditures for structures regardless of cost (ie., architectural, renovation, addition to, engineering).
3. Machinery and Equipment: All related expenditures for machinery, furnishings, and equipment that are a part of the structure at the time of initial acquisition or construction. Such items that are not related at initial acquisition or construction must have a useful life of seven (7) years or more and cost \$25,000 or more to be included in the capital improvement program.

III. POTENTIAL FUNDING SOURCES

The City raises funds to finance capital improvements primarily by using reserves, through user fees, by grants in aids from other governmental units, and by issuing bonds.

A. EXPENDABLE/AVAILABLE RESERVES:

They are the "reserves" of the City. They can be used for any purpose approved by the City Council, unless constrained by ordinance.

B. ENTERPRISE FUNDS:

The City of Midland operates five Enterprise Funds - Solid Waste, Utilities, Airport, Scharbauer Sports Complex, and the Golf Course. Each entity operates solely on the revenue it generates. This revenue comes in the form of service fees, assessment fees and participation fees (user fees).

C. ASSISTANCE FROM OTHER GOVERNMENTS:

1. Federal Assistance: The Federal Government provides monetary assistance in the form of grants for various programs and projects. Certain restrictions may be attached.
2. State Assistance: The State Government provides local governments with loans and other assistance to ensure the delivery of services. Certain restrictions may be attached.

D. BONDS:

The City of Midland has the ability to issue bonds and incur debt based on its ability to pay and its credit rating.

CAPITAL IMPROVEMENT PROGRAM POLICY (continued)

III. POTENTIAL FUNDING SOURCES (continued)

D. BONDS: (continued)

1. General Obligation (G.O.) Bonds: General Obligation Bonds pledge full faith and credit of the City; repaid by ad valorem taxes; require voter approval; and can be used to finance items approved by voters.
2. Certificate of Obligation (C.O.) Bonds: Certificate of Obligation Bonds pledge full faith and credit of the City; can be issued without voter approval - except upon notice of the city's intent to issue certificates, five percent of the qualified voters can force an election on the issue by submission of a petition. Can be issued to finance construction work, equipment, machinery, material, supplies, land etc.
3. Revenue Bonds: Revenue Bonds are repaid from a specific non-ad valorem (pledged) source; no voter approval (but subject to referendum); and can be used to finance either general government projects or enterprise projects.

CAPITAL IMPROVEMENT PROGRAM AND DEBT LIMITS

Debt Limits and Debt Levels

The City of Midland carefully plans debt acquisition to fund only capital replacement and construction. This process includes matching the maturity of the debt to the useful lives of the assets to be funded, as closely as possible. This allows for the use of debt to compliment operations by allowing for matching the cash flows of asset cost to the period deriving the benefit from the asset. Additionally, this allows the City to plan for and structure debt payments in such a manner that debt service tends to be fairly level across the years creating a known, even demand upon resources for debt service and limiting the demand upon resources to a managed level. As a result of the development and refinement of this process, the impact of current debt upon present and future operations is minimized and annual operations can be based upon a known level of expendable, available resources to respond to the immediate needs of the city.

The Constitution and Statutes of the State of Texas and the Charter of the City of Midland do not provide for a legal debt limit. The 8% debt limit rate used herein is that recommended by the Finance Advisory Board of the City of Midland and adopted by the City Council as a safe debt limit.