

**CAPITAL PLANNING:
TOWN OF NOLENSVILLE**

Nolensville – Capital Improvement Plan

Board of Commissioners Strategic Planning Session

Brainstorming Session (What would you like to accomplish?)

Priority Selection (Sticky Dot Exercise)

Capital Improvements Advisory Committee

Publishing the Plan

Nolensville – Capital Improvement Plan

Important Considerations in Preparing and Adopting a CIP:

- Public “buy in” and engagement is very important
- Detail the components within each project
- Project timelines vary from single budget cycle to multi-year
- Identify all sources of funding

Nolensville – Capital Expense Categories

- Land Purchase
- Planning
- Preliminary Design/NEPA
- Design
- R.O.W. Acquisition
- Utility Relocation
- Construction
- Contingency - Design (10%)
- Contingency - Construction (30%)
- CEI (10%)
- FF&E
- Technology
- Resurfacing
- Other Design Services
- Major Equipment
- Bidding
- Miscellaneous

Nolensville – Capital Funding Categories

Direct Budget Appropriation (General Fund)
Capital Reserves (Savings - General Fund)

Long-Term Debt - (General Obligation)
Long Term Debt - (Roadway Impact Fee)
Short-Term Debt (Capital Outlay Note)

State Street Aid Fund
Stormwater/MS4 Fund
Hotel/Motel Tax

Federal and/or State Grants (including MPO)
American Rescue Plan Fund Direct Appropriation

Special Assessment District
Public-Private Partnership (P3)
Developer Contribution
Other Sources
Capital Improvements Fund

Traffic Impact Fee
Fire Impact Fee
Adequate Facilities Tax
Adequate Facilities Tax (Schools)
Parkland Dedication

Nolensville – 10 Year CIP Example with Major Projects

#17 Kidd Road Widening		FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	
3	Preliminary Design/NEPA		\$300,000	\$279,000									\$579,000
7	Construction			\$1,000,000	\$3,826,000								\$4,826,000
10	CEI (10%)			\$100,000	\$865,000								\$965,000
9	Contingency - Construction (5%)												\$0
													\$0
Subtotal Project Cost		\$0	\$300,000	\$1,379,000	\$4,691,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,370,000
FUNDING SOURCES													
5	Traffic Impact Fee		\$300,000	\$1,379,000	\$4,691,000								\$6,370,000
	#N/A												\$0
	#N/A												\$0
	#N/A												\$0
	#N/A												\$0
Subtotal Funding Sources		\$0	\$300,000	\$1,379,000	\$4,691,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,370,000
#18 Nolensville Road Center Turn Lane		FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	
2	Planning		\$50,000										\$50,000
3	Preliminary Design/NEPA		\$100,000	\$100,000									\$200,000
4	Design			\$550,000									\$550,000
5	R.O.W. Acquisition												\$0
7	Construction												\$0
7	Construction												\$0
8	Contingency - Design (4%)												\$0
													\$0
Subtotal Project Cost		\$0	\$150,000	\$650,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000
FUNDING SOURCES													
5	Traffic Impact Fee		\$150,000	\$650,000									\$800,000
17	Capital Improvements Fund												\$0
	#N/A												\$0
	#N/A												\$0
	#N/A												\$0
Subtotal Funding Sources		\$0	\$150,000	\$650,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000
#19 HD King St One-Way Pair		FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	
3	Preliminary Design/NEPA		\$30,000	\$300,000	\$326,000								\$656,000
5	R.O.W. Acquisition					\$2,500,000	\$2,400,000						\$4,900,000
6	Utility Relocation						\$560,000	\$1,000,000					\$1,560,000
7	Construction							\$2,600,000	\$3,000,000				\$5,600,000
9	Contingency - Construction (5%)							\$800,000	\$714,000				\$1,314,000
10	CEI (10%)							\$500,000	\$650,000				\$1,150,000
Subtotal Project Cost		\$0	\$30,000	\$300,000	\$326,000	\$2,500,000	\$2,960,000	\$4,700,000	\$4,364,000	\$0	\$0	\$0	\$15,180,000
FUNDING SOURCES													
5	Traffic Impact Fee		\$30,000	\$300,000	\$326,000			\$500,000	\$650,000				\$1,806,000
3.1	Long Term Debt - (Roadway Impact Fee)					\$2,500,000	\$2,960,000	\$4,200,000	\$3,714,000				\$13,374,000
	#N/A												\$0
	#N/A												\$0
	#N/A												\$0
Subtotal Funding Sources		\$0	\$30,000	\$300,000	\$326,000	\$2,500,000	\$2,960,000	\$4,700,000	\$4,364,000	\$0	\$0	\$0	\$15,180,000

Nolensville – 10 Year CIP Example with Major Projects

	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27
Preliminary Design/NEPA		\$30,000	\$300,000	\$326,000		
R.O.W. Acquisition					\$2,500,000	\$2,400,000
Utility Relocation						\$560,000
Construction						
Contingency - Construction (5%)						
CEI (10%)						
	\$0	\$30,000	\$300,000	\$326,000	\$2,500,000	\$2,960,000
FUNDING SOURCES						
5 Traffic Impact Fee		\$30,000	\$300,000	\$326,000		
3.1 Long Term Debt - (Roadway Impact Fee)					\$2,500,000	\$2,960,000
#N/A						
#N/A						
#N/A						
	\$0	\$30,000	\$300,000	\$326,000	\$2,500,000	\$2,960,000

Nolensville – 10 Year CIP Project Expense Summary

CIP SUMMARY (FY2022 - FY2032)	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	TOTAL
#1 Sunset Road Phase 3	\$1,000,000	\$2,525,000	\$2,510,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,035,000
#2 Sam Donald Ct/Rd Connection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
#3 Rocky Fork Road Widening	\$300,000	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000
#4 Rocky Fork/Neusome Round-a-bout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
#5 Rocky Fork Culvert Replacement	\$135,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,000
#6 Historic Distric Streetscape	\$1,200,000	\$3,850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,050,000
#7 Fire Station	\$6,325,000	\$3,075,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,400,000
#8 Police Headquarters	\$2,000,000	\$425,000	\$2,300,000	\$2,300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$7,025,000
#9 Maintenance Department Building	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
#10 NON-BYPASS MTP Priorities	\$25,000	\$1,200,000	\$1,775,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000
#11 Greystone Park Redevelopment	\$20,000	\$30,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000
#12 Gregory Fields Park	\$75,000	\$825,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900,000
#13 Fire Apparatus	\$1,250,000	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,520,000
#14 PW Apparatus	\$163,000	\$100,000	\$100,000	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$588,000
#15 Flood Wall - Summerlyn	\$340,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$340,000
#16 Town Hall Security Upgrades	\$157,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,500
#17 Kidd Road Widening	\$300,000	\$1,379,000	\$4,691,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,370,000
#18 Nolensville Road Center Turn Lane	\$150,000	\$650,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000
#19 HD King St One-Way Pair	\$30,000	\$300,000	\$326,000	\$2,500,000	\$2,960,000	\$4,700,000	\$4,364,000	\$0	\$0	\$0	\$15,180,000
#20 Special Census	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$13,620,500	\$15,559,000	\$12,002,000	\$5,295,000	\$2,960,000	\$4,700,000	\$4,364,000	\$0			\$58,500,500

Nolensville – 10 Year CIP Funding Summary

Funding Source	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	TOTAL
1 Direct Budget Appropriation (General Fund)	\$55,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0			## \$85,000
2 Capital Reserves (Savings) - General Fund	\$1,112,500	\$725,000	\$0	\$0	\$0	\$0	\$0	\$0			## \$1,837,500
3 Long-Term Debt - (General Obligation)	\$5,750,000	\$2,875,000	\$2,300,000	\$2,300,000	\$0	\$0	\$0	\$0			## \$13,225,000
3.1 Long Term Debt - (Roadway Impact Fee)	\$0	\$0	\$0	\$2,500,000	\$2,960,000	\$4,200,000	\$3,714,000	\$0			## \$13,374,000
4 Short-Term Debt (Capital Outlay Note - Economic Development)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
5 Traffic Impact Fee	\$1,480,000	\$4,854,000	\$7,527,000	\$0	\$0	\$500,000	\$650,000	\$0			## \$15,011,000
5.1 Fire Impact Fee	\$150,000	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0			## \$420,000
6 Adequate Facilities Tax	\$240,000	\$1,595,000	\$300,000	\$225,000	\$0	\$0	\$0	\$0			## \$2,360,000
7 Adequate Facilities Tax (Schools)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
8 State Street Aid Fund	\$298,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0			## \$398,000
9 Stormwater/MS4 Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
10 Hotel/Motel Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
11 Federal and/or State Grants (including Military Construction)	\$2,060,000	\$3,080,000	\$0	\$0	\$0	\$0	\$0	\$0			## \$5,140,000
11.1 American Rescue Plan Fund Direct Apportionment	\$1,650,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$1,650,000
12 Special Assessment District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
13 Public-Private Partnership (P3) - Private	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
14 Parkland Dedication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
15 Developer Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
16 Other Sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
17 Capital Improvements Fund	\$525,000	\$1,200,000	\$1,775,000	\$0	\$0	\$0	\$0	\$0			## \$3,500,000
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			## \$0
TOTAL	\$13,320,500	\$14,359,000	\$12,002,000	\$5,295,000	\$2,960,000	\$4,700,000	\$4,364,000	\$0			# \$57,000,500

Nolensville – 10 Year CIP Debt Service Summary

General Obligation Bond/Capital Outlay Note Payments (P&I)										
Projects	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32
<i>General Fund Only (Existing)</i>										
Rec Center Partnership	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
Town Hall	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000		
NEW PROJECTED DEBT PAYMENTS										
Fire Station	\$635,000	\$635,000	\$635,000	\$635,000	\$635,000	\$635,000	\$635,000	\$635,000	\$635,000	\$635,000
Police Station		\$339,000	\$339,000	\$339,000	\$339,000	\$339,000	\$339,000	\$339,000	\$339,000	\$339,000
Sunset Road				\$985,000	\$985,000	\$985,000	\$985,000	\$985,000	\$985,000	\$985,000
Total Bond/Capital Outlay Note Payments	\$1,005,000	\$1,344,000	\$1,344,000	\$2,329,000	\$2,329,000	\$2,329,000	\$2,329,000	\$2,329,000	\$2,099,000	\$1,959,000

Nolensville – Presentation of Project in Budget Document

Sunset Road Phase 3

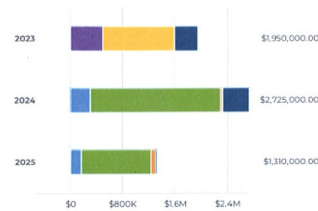
Description

This project is a continuation of the Sunset Road widening project for Section III. This proposed phase is for the widening improvements of Sunset Road between Waller Road/Town limits to the intersection of Nolensville Road, approximately 1.98 miles. RaganSmith was selected to perform transportation engineering and survey. In 2018, Phases I and II were let to bid and construction on these sections was completed by Jarrett Construction. Phase I was from west of Benington Place to east of the Elementary School access point. Phase II included east of the Elementary School access point to Nolensville Road intersection. RaganSmith has prepared a contract supplement for Phase III, between Waller Road and west of Benington Place, to meet the Town's objectives and prepare plans for future improvements.

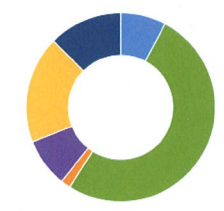
Capital Cost

Total To Date **\$50,000** FY2023 Budget **\$1,950,000** Total Budget (all years) **\$5.985M**

Capital Cost by Year



Capital Cost for Budgeted Years



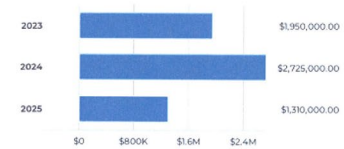
Capital Cost Breakdown

Capital Cost	To Date	FY2023	FY2024	FY2025
Design	\$50,000	\$500,000		
Land/Right-of-way		\$1,100,000		
Construction/Maintenance			\$2,000,000	\$1,070,000
Utility Relocation		\$350,000	\$400,000	
CEI (10%)			\$300,000	\$165,000
Contingency - Design (4%)			\$25,000	\$75,000
Total	\$50,000	\$1,950,000	\$2,725,000	\$1,310,000

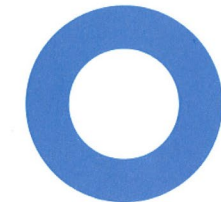
Funding Sources

Total To Date **\$50,000** FY2023 Budget **\$1,950,000** Total Budget (all years) **\$5.985M**

Funding Sources by Year



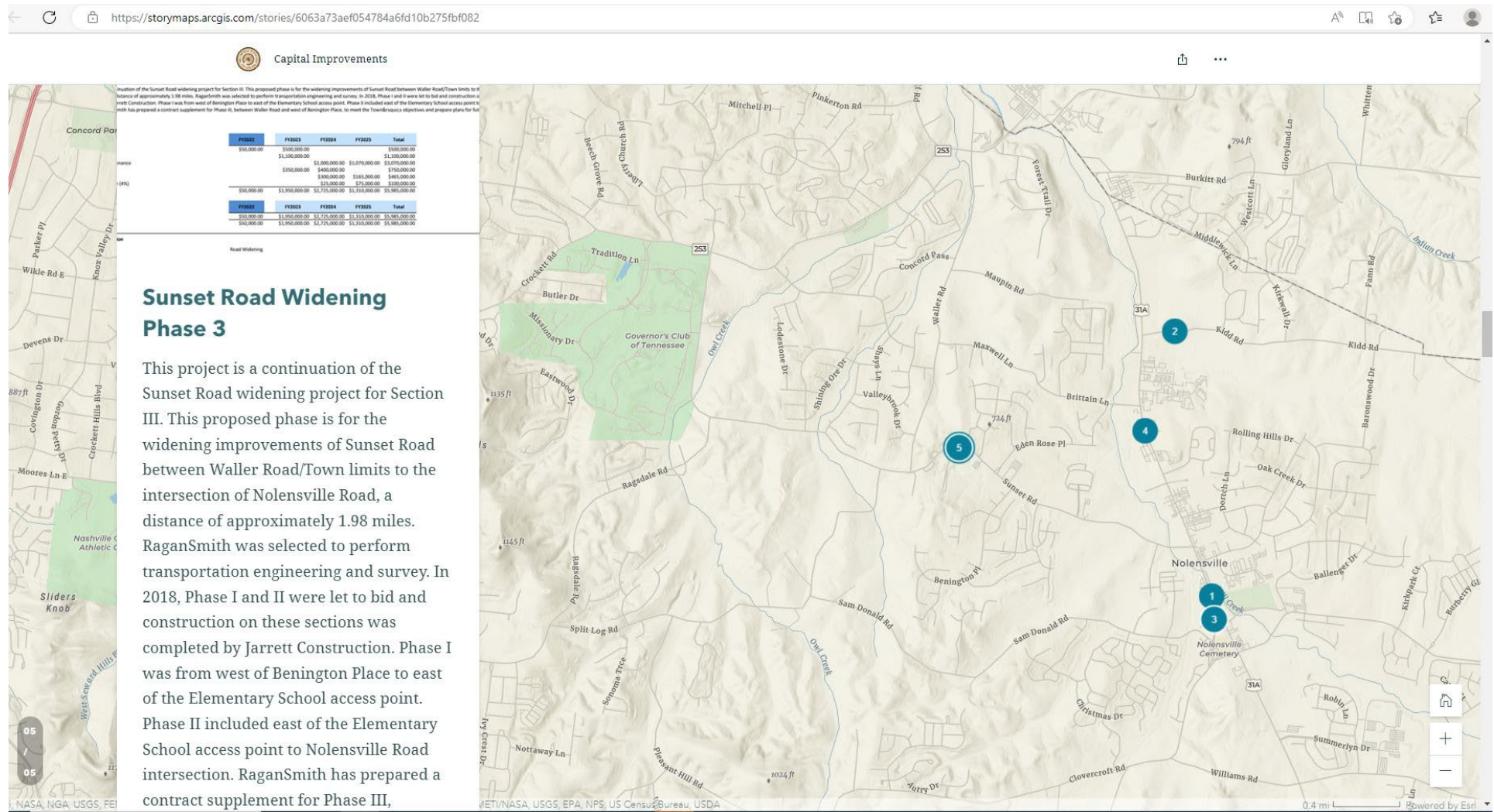
Funding Sources for Budgeted Years



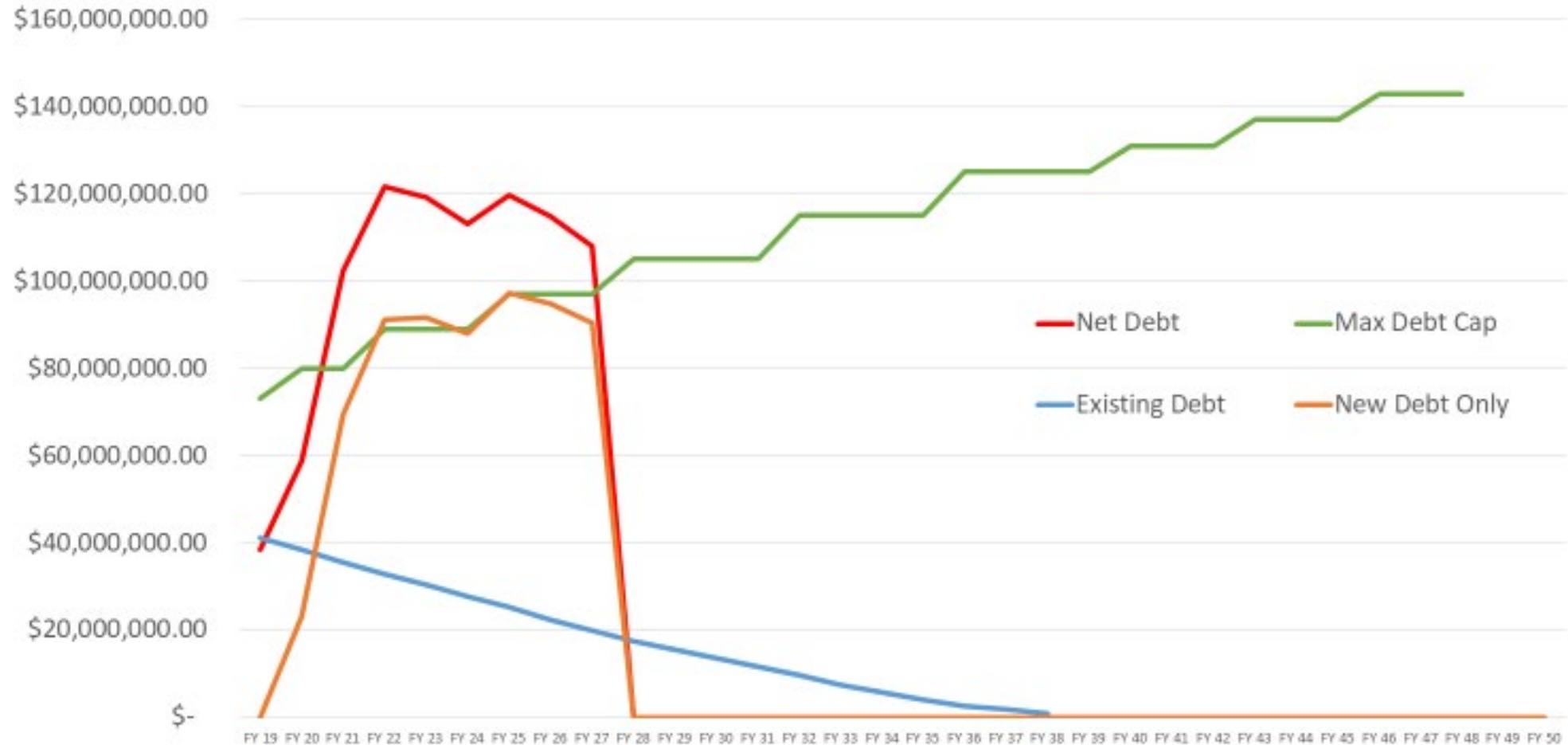
Funding Sources Breakdown

Funding Sources	To Date	FY2023	FY2024	FY2025
Impact Fee Fund	\$50,000	\$1,950,000	\$2,725,000	\$1,310,000
Total	\$50,000	\$1,950,000	\$2,725,000	\$1,310,000

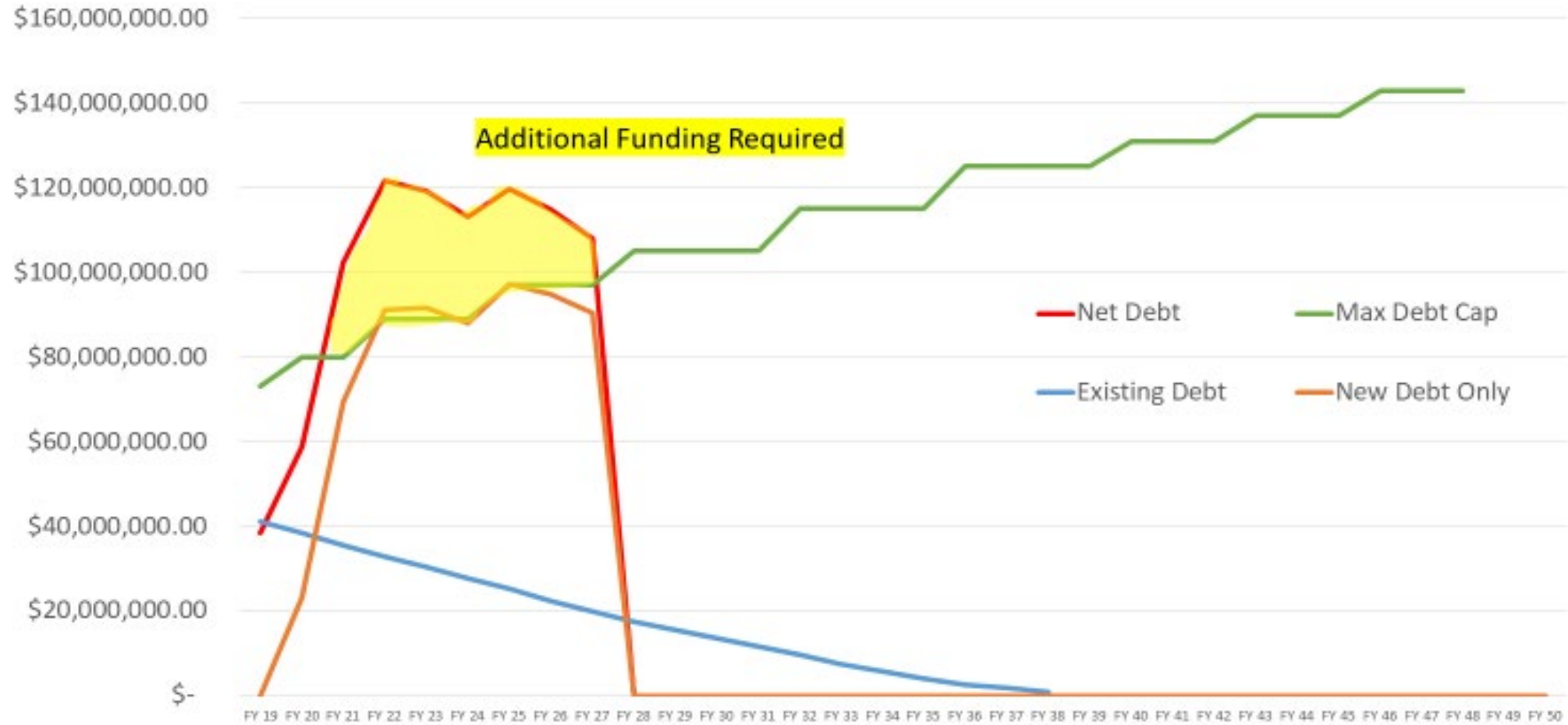
Nolensville – Sunset Road Widening Project (Example)



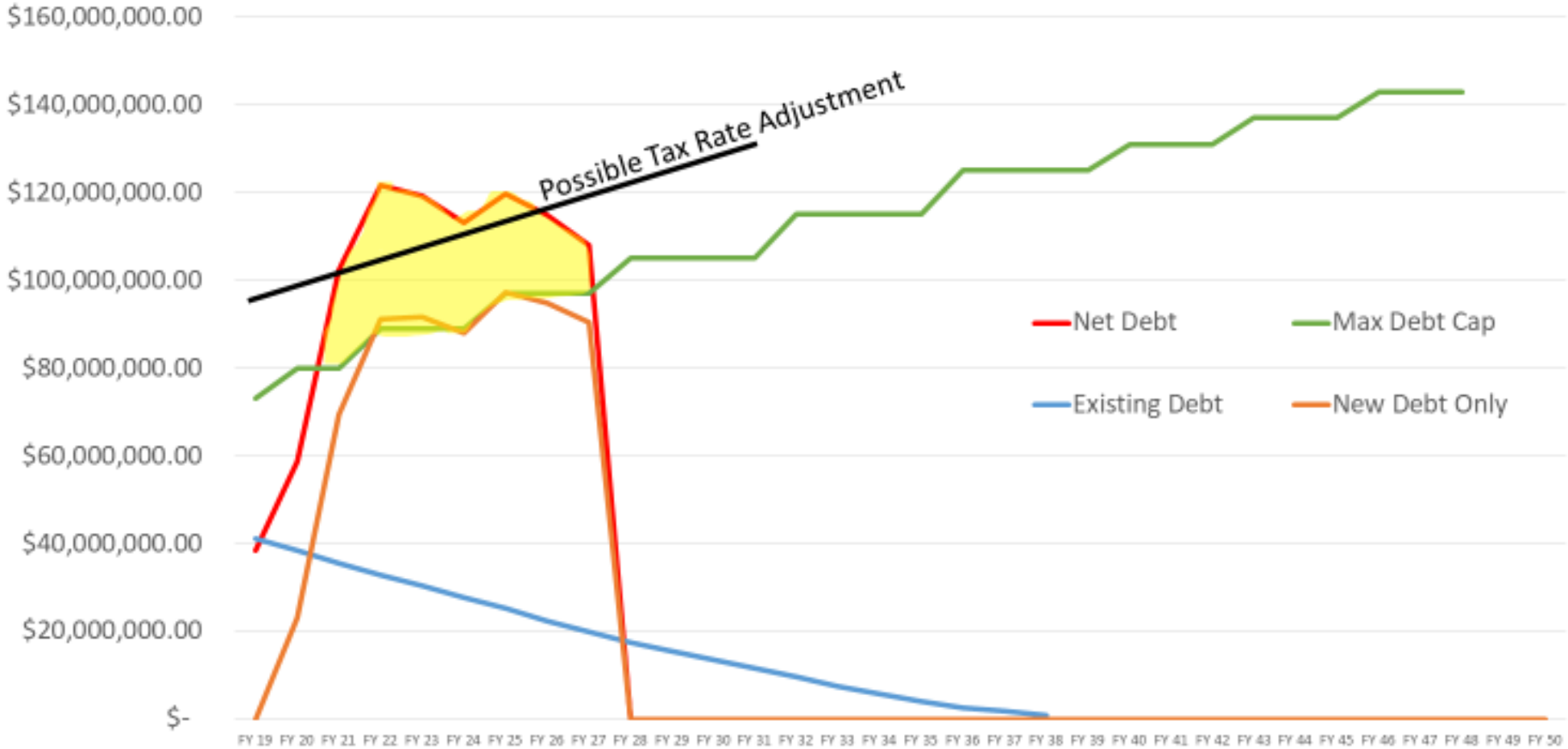
Existing Plus New Debt (Debt Capacity vs. Net Debt – 20-Yr Notes)



Existing Plus New Debt (Debt Capacity vs. Net Debt – 20-Yr Notes)



Existing Plus New Debt (Debt Capacity vs. Net Debt – 20-Yr Notes)



Nolensville – CIP Lessons Learned

- CIP's are only as good as the data and detail provided
- Be realistic about the time frames needed to complete a project
- Better component breakout yields better project implementation
- Plan and budget adequately for contingencies
- Public Involvement and “buy in” is a must either in constructing the plan or prior to the adoption by the elected officials
- If public has “buy in” on the CIP, rate increases are much easier
- Evaluate the plan annually since conditions constantly change
- Start small and add improvements to your plan over time

THE PERSPECTIVE OF PANELIST

Eric Stuckey, City Administrator
City of Franklin

EXPLAINING COMPLEX FINANCIAL TOPICS TO ELECTED OFFICIALS

TGFOA Fall Conference, October 2024

**BASS
BERRY
SIMS**

CENTERED TO DELIVER SINCE 1922

PRESENTER



LILLIAN BLACKSHEAR

MEMBER, NASHVILLE

lblackshear@bassberry.com



EXPLAINING COMPLEX TOPICS

❖ Getting Financing Team on Same Page

- City/County Finance/Management, City/County Legal (any other City/County departments, local government partners?)
- Financial Advisor (and Underwriters, if applicable)
- Bond Counsel (and other deal counsel, if applicable)
- Timely assembly group. Meetings generally should include everyone.

❖ The Art of the Explanation

- Understanding the real question (legal/financial or political or a mix?)
- Behind the scenes v. On stage
 - Who has direct contact with elected officials?
 - Strategic in building rapport
- In-person presentation to committee and/or full governing body?
 - Visual materials showing numbers, tables
 - Plain English v. Industry-Speak (knowing your audience)
- “Office Hours”



REAL-WORLD EXAMPLE

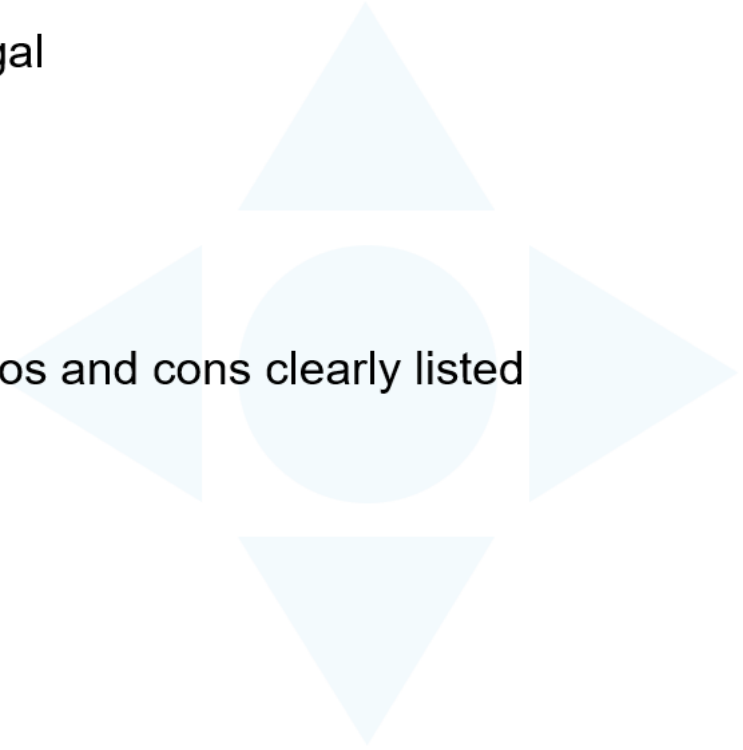
◆ Getting Financing Team on Same Page

- Someone had an idea! Let's finance privately-used property with tax-exempt general obligation bonds.
- City timely looped in entire financing team with multiple meetings where everyone attended (City Admin/Finance, City Legal, Financial Advisor, Bond Counsel).
- Financing team spotted issues and discussed as a group.
 - Concerns of City Admin/Finance/Legal, concerns of Financial Advisor, concerns of Bond Counsel
 - Discussed how concerns impacted each other. Multiple legal structures available with potentially different impacts on credit rating/interest costs, City logistics/staffing, flexibility of project use.
 - Got clear on pros and cons of each option.
 - Developed a recommendation based on pros and cons.

REAL-WORLD EXAMPLE

❖ The Art of the Explanation

- Explanation involved both financial and legal answers
- Financial Advisor and Bond Counsel “on stage” with City Admin/Finance/Legal
- Q&A session at workshop of full board
 - Developing relationship with board
- PowerPoint presentation, printed slides
 - Diagram of each financing option with (estimated) numbers/tables and pros and cons clearly listed
 - Recommendation given with reasoning
 - Plain-English speak accompanied by industry-speak for certain officials
- Next steps provided
- Offer of further Q&A and follow-up



QUESTIONS?



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THANK YOU



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