



City of San Marcos

Planning and Zoning Commission

Shaun Condor, PE – Director of Engineering and CIP

April 22nd , 2025



Purpose of today's meeting

- To obtain a list of recommended capital improvements projects which will be submitted to City Council for review and approval.





Capital Improvements Program

- Long-range plan and schedule for capital projects and system assets
 - Identifies workload for Departments
 - Identifies funding needs for City
- Identifies options for financing
- Planning Tool
 - Year 1 is only year approved in budget
 - Years 2-10 placeholders for planning purposes

Projects in year 1 are evaluated for:

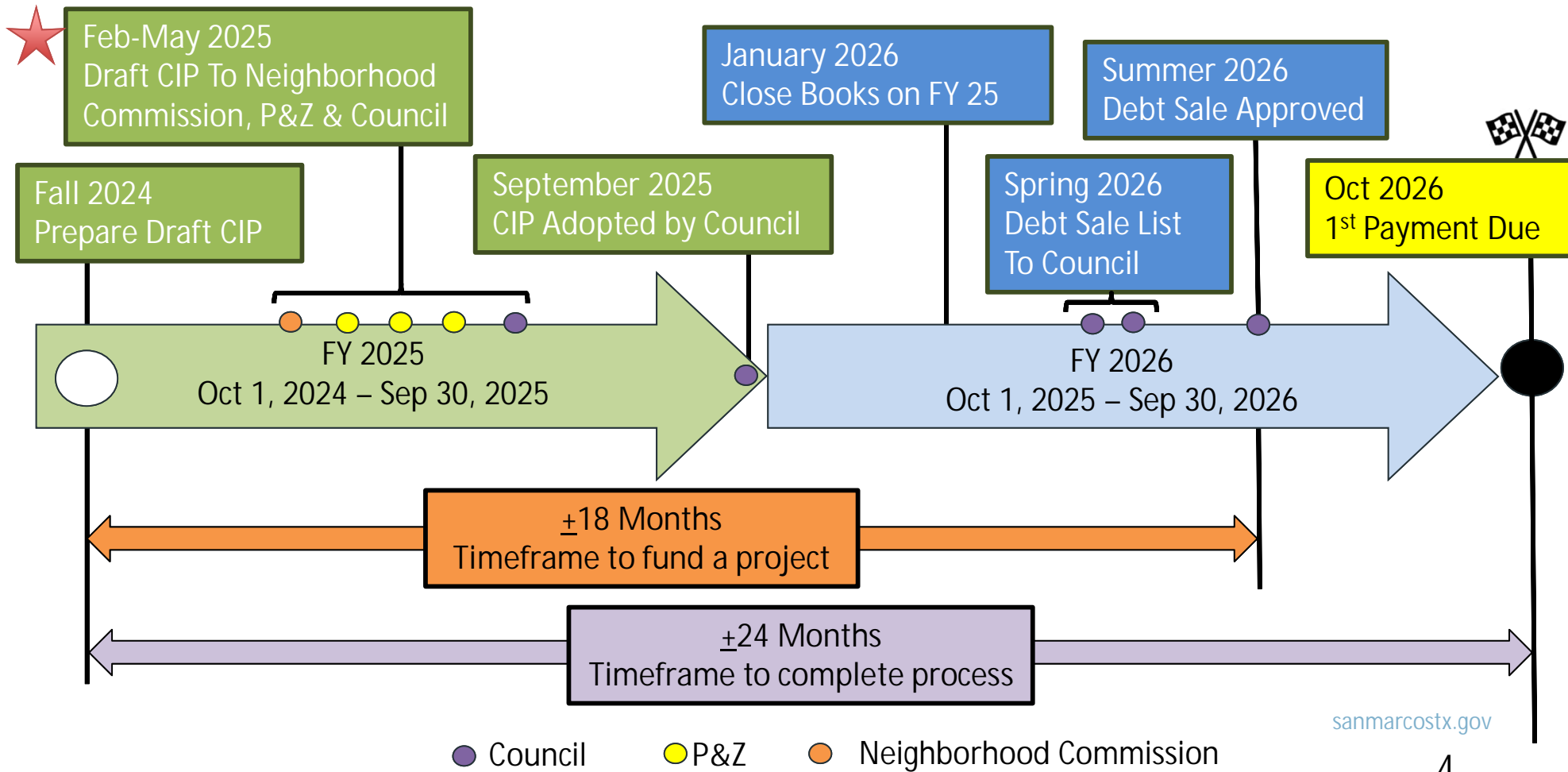
- Project Readiness
- Staff Work Load
- City Ability to Fund The Project

FY	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TBD
Year #	1	2	3	4	5	6	7	8	9	10	Bond

To Be Approved
In Budget

Not Approved In Budget
Placeholders For Future Needs

FY 26 CIP Schedule



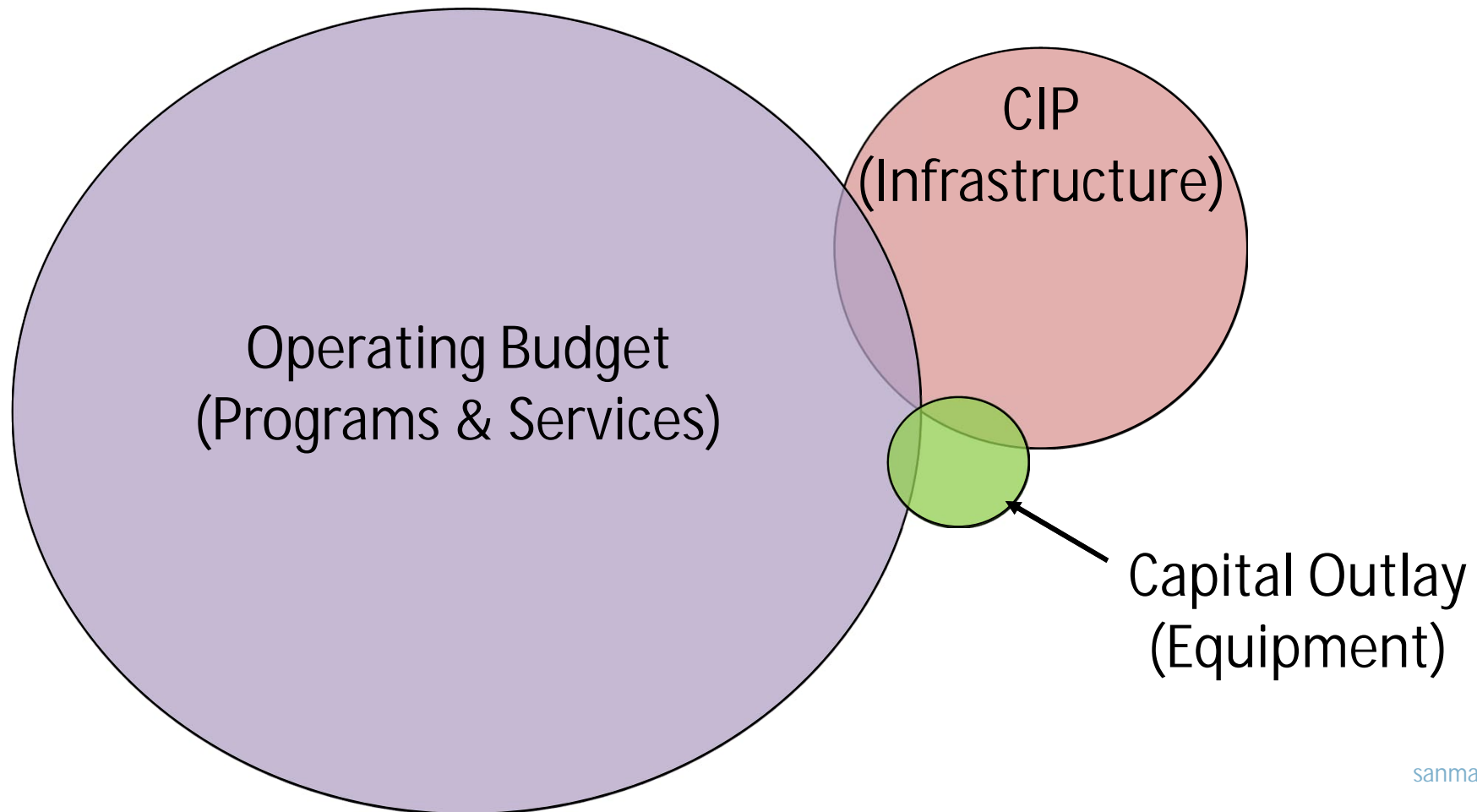


Funding CIP Projects

- **How do we fund CIP Projects?**
 - Debt Issuance
 - Certificates of Obligation (CO) – Council Approved (Majority)
 - General Obligation (GO) – Voter Approved
 - Cash
 - Impact Fees
 - Grant Funding
 - Sale of city assets (not typical)



Categorized expenses by City





How does the City fund Projects?

- Similar to a managing your own home
- Revenue ~ Salary

- Operation Cost ~ Utility Bills

- Phone Bill
- Electric Bill

- Maintenance Cost ~ Maintenance Bills

- Replace Air Filter
- Replacing a running toilet

- Debt ~ Loans (*tied to long term asset*)

- Car Payment
- House Payment

- Small Improvement with Left Over Cash

- Buy new tires
- Buy refrigerator

Operating Budget

CIP

Capital Outlay



FY 26 CIP Funding Process

ANALOGY
Buying A Home



24 Months



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FY 2026 Funding For CIP Projects



Fund	FY 2026
General	\$11.2M
Storm*	\$6.8M
Water/Wastewater**	\$86.9M
Electric	\$10M
Total	±\$115M

*Any costs above \$2M-5M will need to be supplemented by the General Fund

**\$70M will be mostly funded by Developer Agreement

Next Steps



Mar 25th – P&Z For CIP Overview

Apr 8th – P&Z For Public Hearing & Discussion Item

Today → Apr 22nd – P&Z Action on Recommendation to City Council

Next Meeting → May 20th – City Council Receives P&Z Recommendation

May - Aug – City Council Budget Workshops

Sept - Budget Adoption by City Council including CIP

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Location of CIP

- **Digital Copy & Interactive Map**

- <http://www.sanmarcostx.gov/366/10-Year-Capital-Improvements-Plan>
- City Of San Marcos Webpage > Departments > Engineering > 10 Year Capital Improvements Program

- **Hard Copy**

- San Marcos Public Library, 625 E. Hopkins, during normal library hours: San Marcos Public Library Services
- Engineering and Capital Improvements office located at 630 E. Hopkins, San Marcos TX 78666; Monday – Friday, 8:00 am – 5:00 pm



Recommendations To Council

