



City of San Marcos

FY 2026 Capital Improvement Plan

Shaun Condor, PE – Director of Engineering and CIP

May 20th, 2025

Purpose of today's meeting



- To provide an overview the FY 2026 Capital Improvements Program (CIP) and hand off the Draft CIP for Council Review.



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 projects
- Planning Tool
 - Year 1 is only year approved in budget
 - Years 2-10 placeholders for planning purposes

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

What is a CIP Project?

- A major capital project generally involves a significant expenditure of funds, beyond operation and maintenance costs, for the acquisition or construction of a needed facility or infrastructure.
- Total project cost should exceed \$100,000 in cost and tie to long term assets
- Source of projects ~ Typically requested from all City Departments
 - Master Plans
 - Operations Request
 - Council Direction
 - Citizen Input

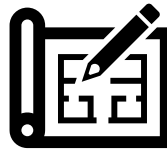


Typical Life Cycle of a project

- Simple Project = \$200K - \$1M
 - 3 – 4 Year
- Complex Project = \$1M - \$10M
 - 5 – 7 Years
- Very Complex Project = \$10M +
 - 8-10+ Years

Important Notes:

- Last Year Is For Construction
- We program “best case scenario”
- As challenges arise, construction funding is delayed until the project is ready



Scope

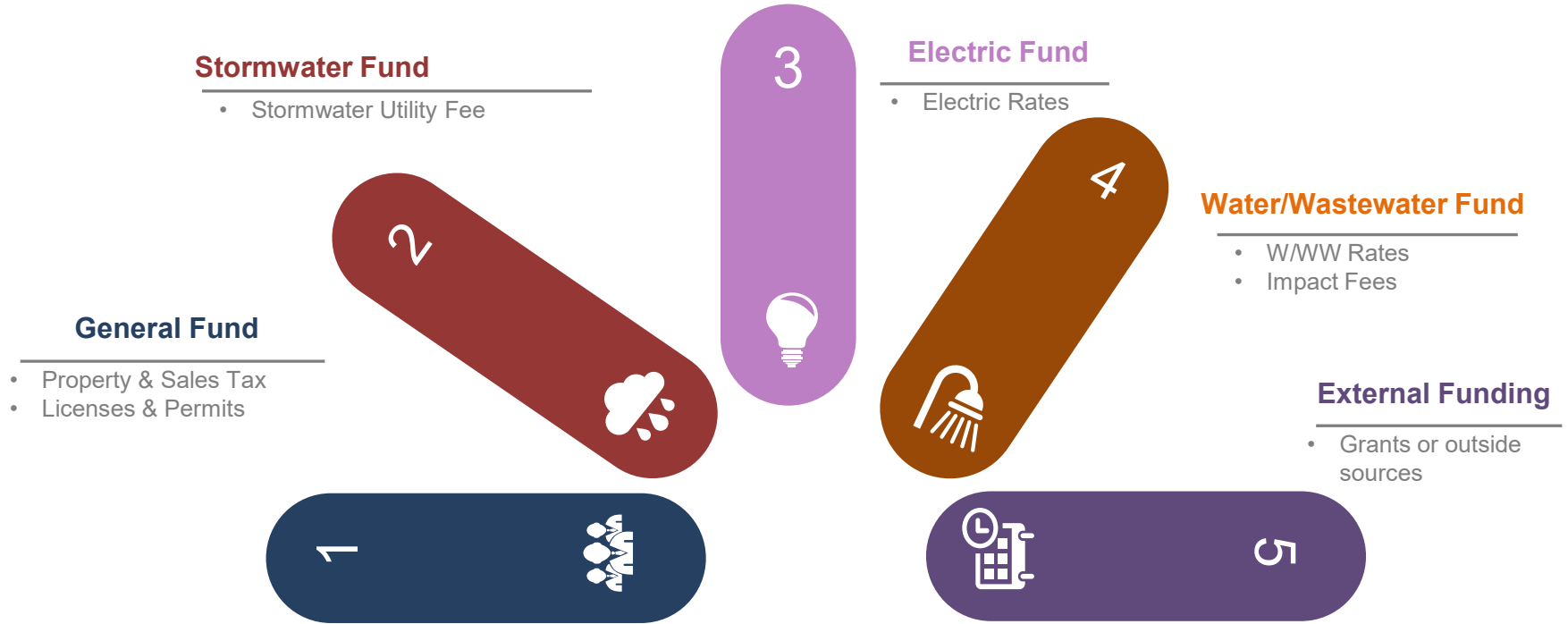
Funding

Design

Construction

Complete

Capital Improvements Program Funding

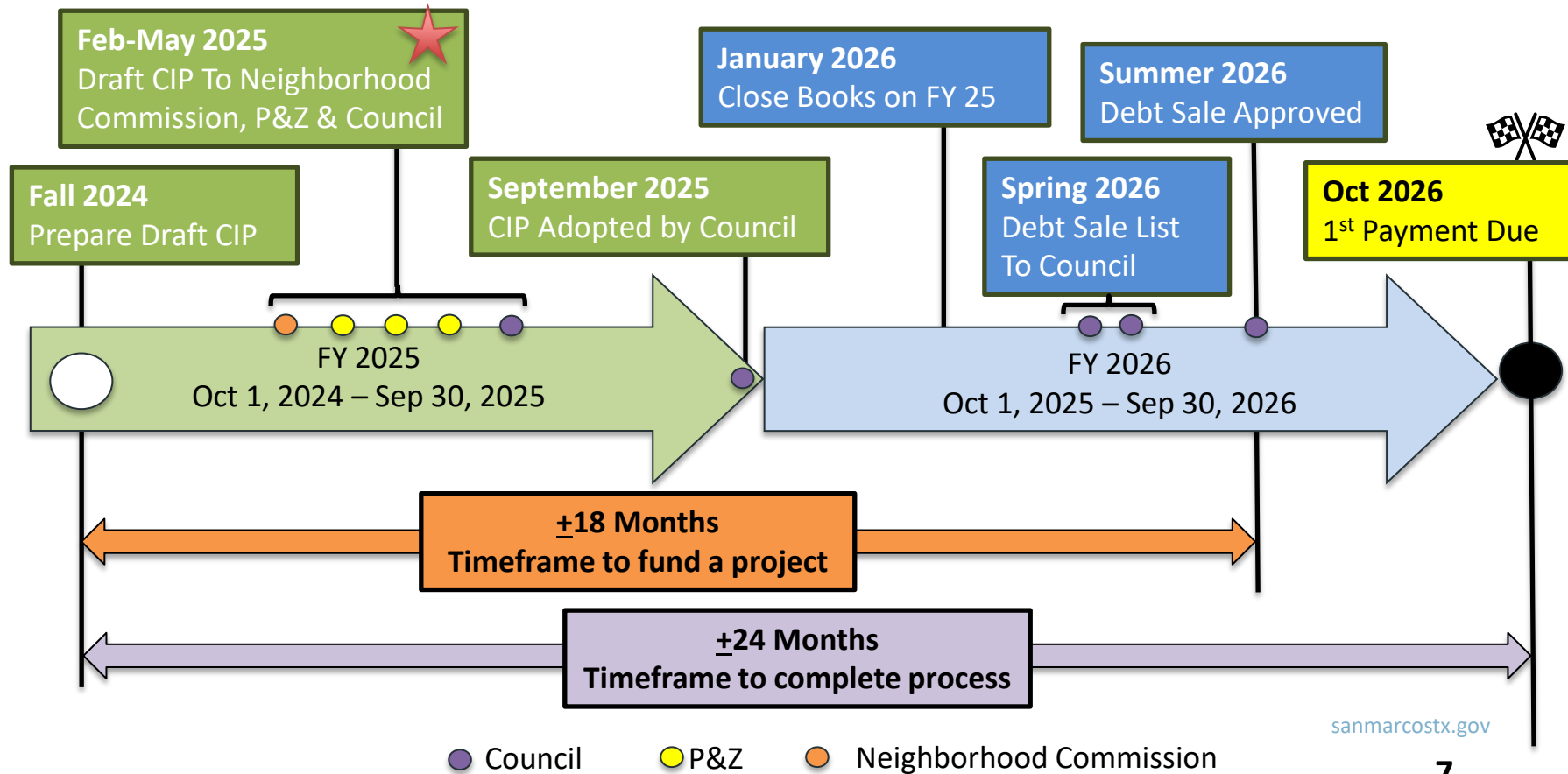


Funding Sources

City Funding Sources
External Sources

sanmarcostx.gov

FY 2026 CIP Schedule



FY 2026 Funding For CIP Projects



Fund	FY 2026
General	\$11.2M
Storm*	\$6.8M
Water/Wastewater**	\$86.9M
Electric	\$10M
Total	<u>+\$115M</u>

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

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

Recent Success

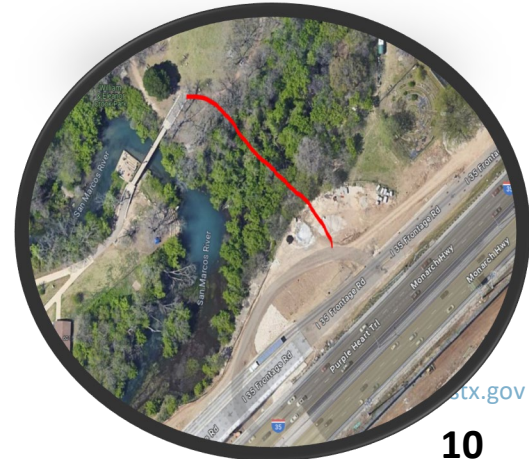


- **Blanco Garden Neighborhood**
- **Blanco Riverine**
- **Sessom Creek Bank Stabilization**



Big Projects In Future

- Sunset Acres Subdivision
- Wallace Addition Improvements
- Bishop/Belvin Improvements
- IH 35 Shared Use Path Connection
- FM 1978 Water Reclamation Facility
- Kissing Alley



Facilities), Public Safety,

source	2026
\$	200,000
\$	155,000
\$	500,000
\$	200,000
\$	1,000,000
\$	300,000,000
\$	150,000
\$	150,000
\$	800,000
\$	650,000
\$	2,400,000
\$	100,000
\$	900,000
\$	700,000
\$	100,000
\$	500,000
\$	2,000,000
\$	750,000
\$	800,000
\$	50,000
\$	50,000
\$	50,000
\$	1,600,000
\$	100,000
\$	100,000
\$	3,300,000
\$	1,000,000
\$	500,000
\$	2,000,000
\$	400,000
\$	70,000,000
\$	1,000,000
\$	1,500,000
\$	1,500,000
\$	2,000,000
\$	1,000,000
\$	900,000
\$	750,000
\$	100,000
\$	5,800,000
\$	400,000
\$	1,000,000
\$	3,000,000
\$	500,000
\$	1,000,000
\$	1,000,000
\$	250,000
\$	240,000
\$	800,000,000
\$	1,800,000
Amount	\$ 9,605,000
\$	1,600,000
\$	9,920,000
total	\$ 76,340,000
\$	6,750,000
\$	10,000,000
All Funds	114,815,000

Water	Electric	Total
\$35,000	\$200,000	\$7,327,000
		\$1,000,000
\$500,000		\$6,700,000
\$100,000	\$1,400,000	\$31,600,000

	Score
	0
	0
	0
on (10)	0
	0
ect (3)	3
index (2)	2
y/Core Service (2)	2
t)	1
	1
)	1
	10

Category	Previously Periodic	2026	2027	2028
			\$ 254,000	
			\$ 600,000	
A	\$ 7,733,000	\$ 900,000		
B	\$ 4,470,000	\$ 750,000		
C	\$ 4,000,000	\$ 750,000		
D	\$ 4,000,000	\$ 7,000,000		
E	\$ 400,000			
F	\$ 4,000,000			
G	\$ 1,000,000			
H	\$ 1,000,000			
I	\$ 150,000			
J	\$ 150,000			
K	\$ 150,000			
L	\$ 150,000			
M	\$ 150,000			
N	\$ 150,000			
O	\$ 150,000			
P	\$ 150,000			
Q	\$ 150,000			
R	\$ 150,000			
S	\$ 150,000			
T	\$ 150,000			
U	\$ 150,000			
V	\$ 150,000			
W	\$ 150,000			
X	\$ 150,000			
Y	\$ 150,000			
Z	\$ 150,000			
AA	\$ 150,000			
AB	\$ 150,000			
AC	\$ 150,000			
AD	\$ 150,000			
AE	\$ 150,000			
AF	\$ 150,000			
AG	\$ 150,000			
AH	\$ 150,000			
AI	\$ 150,000			
AJ	\$ 150,000			
AK	\$ 150,000			
AL	\$ 150,000			
AM	\$ 150,000			
AN	\$ 150,000			
AO	\$ 150,000			
AP	\$ 150,000			
AQ	\$ 150,000			
AR	\$ 150,000			
AS	\$ 150,000			
AT	\$ 150,000			
AU	\$ 150,000			
AV	\$ 150,000			
AW	\$ 150,000			
AX	\$ 150,000			
AY	\$ 150,000			
AZ	\$ 150,000			
BA	\$ 150,000			
BB	\$ 150,000			
BC	\$ 150,000			
BD	\$ 150,000			
BE	\$ 150,000			
BF	\$ 150,000			
BG	\$ 150,000			
BH	\$ 150,000			
BI	\$ 150,000			
BJ	\$ 150,000			
BK	\$ 150,000			
BL	\$ 150,000			
BM	\$ 150,000			
BN	\$ 150,000			
BO	\$ 150,000			
BP	\$ 150,000			
BQ	\$ 150,000			
BR	\$ 150,000			
BS	\$ 150,000			
BT	\$ 150,000			
BU	\$ 150,000			
BV	\$ 150,000			
BW	\$ 150,000			
BX	\$ 150,000			
BY	\$ 150,000			
BZ	\$ 150,000			
CA	\$ 150,000			
CB	\$ 150,000			
CC	\$ 150,000			
CD	\$ 150,000			
CE	\$ 150,000			
CF	\$ 150,000			
CG	\$ 150,000			
CH	\$ 150,000			
CI	\$ 150,000			
CJ	\$ 150,000			
CK	\$ 150,000			
CL	\$ 150,000			
CM	\$ 150,000			
CN	\$ 150,000			
CO	\$ 150,000			
CP	\$ 150,000			
CQ	\$ 150,000			
CR	\$ 150,000			
CS	\$ 150,000			
CT	\$ 150,000			
CU	\$ 150,000			
CV	\$ 150,000			
CW	\$ 150,000			
CX	\$ 150,000			
CY	\$ 150,000			
CZ	\$ 150,000			
DA	\$ 150,000			
DB	\$ 150,000			
DC	\$ 150,000			
DD	\$ 150,000			
DE	\$ 150,000			

Interactive Map



**SAN MARCOS**
2026 - 2035 Capital Improvements Plan

[Submit Feedback](#)[Capital Improvements Website](#)

Filter by Keyword
Find address or place
Filter by Fiscal Year

Previously Funded	☐
2026	☐
2027	☐
2028	☒
2029	☐
2030	☐
2031	☐
2032	☐
2033	☐
2034	☐
2035	☐
Bond Election	☐

Filter by Department

City Manager's Office	☐
Engineering/CIP	☒

Purgatory Creek Improvements Ph 1 - 679
Resource Recovery Facility - 697
Purgatory Creek Improvements Ph 2 - 748
University Dr. Water replacement - CM Allen to Sessom - 720
Hunter Water Main Extension from Harmons Way to H&H Industrial Park - 581
Hughson Heights Neighborhood Wastewater Improvements - 815
Mill St. Wastewater Improvements - 816
Airport Water/Wastewater Main Re-routing - 568
Downtown Alley Reconstruction Ph 2 - 752
Downtown Reconstruction Ph. II - LBJ: Grove St. to Hopkins - 45
Gary Job Corp Lift Station (LS #46) Decommissioning and Water main extension - 575
IH-35 Utility Relocations and Drainage Betterments - Phase 3 - 777
Leah Drive Extension - 793
Main Lift Station (LS #1) Replacement - 427

Purgatory Creek Improvements Ph 1

Purgatory Creek Improvements from the San Marcos River to Johnson Avenue. The project mitigates flood risk through channel modifications, ROW acquisition, and bridge modifications. The project also includes trails and pedestrian lighting, activating green space that was previously inaccessible to the public. Other possible funding sources (FEMA, TxDOT, etc.) are being pursued. Funding is for finalizing design and purchasing ROW.

Department Responsible For Project: Engineering/CIP

Strategic Initiative: Stormwater, Multi-Modal Transportation

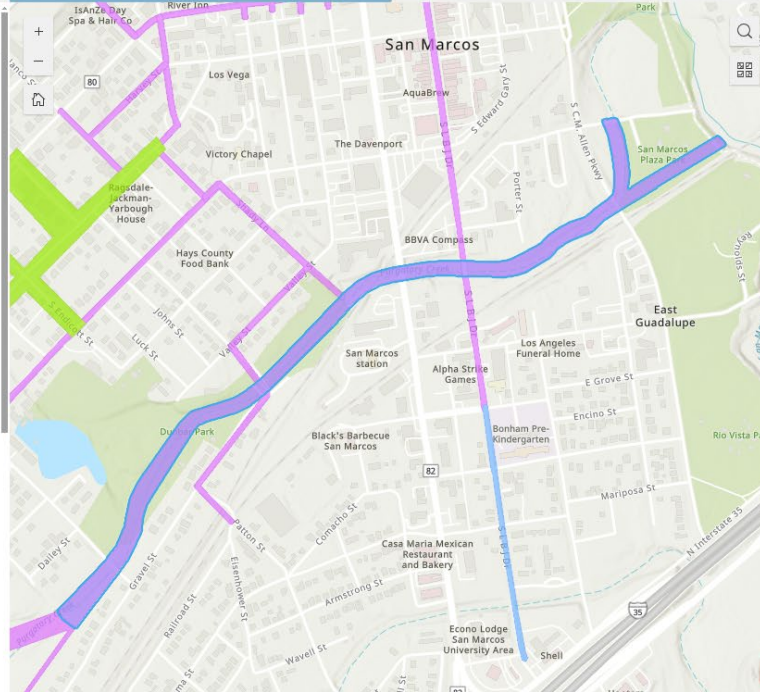
Estimated Project Cost: \$46,627,000

Previously Funded
General Funds: \$3,650,000
Water Funds: \$271,000
Wastewater Funds: \$271,000
Stormwater Funds: \$2,935,000
Electric Funds: \$200,000
Total Funds: \$7,327,000

2026
General Funds: \$1,000,000
Total Funds: \$1,000,000

2027
General Funds: \$2,500,000
Water Funds: \$850,000
Wastewater Funds: \$650,000

View Neighborhood Projects**View Citywide Projects**



San Marcos

Los Vegas

Victory Chapel

The Davenport

AquaBrew

BBVA Compass

San Marcos station

Alpha Stride Games

Los Angeles Funeral Home

East Guadalupe

Rio Vista Park

Mariposa St

N Interstate 35

Shell

Econo Lodge San Marcos University Area

Casa Maria Mexican Restaurant and Bakery

Black's Barbecue San Marcos

Dunwoody Park

Johns St

Luck St

Victory Chapel

Hays County Food Bank

Ragsdale-Jackman-Yarborough House

San Marcos Plaza Park

San Marcos River

Johnson Avenue

Harmons Way

CM Allen to Sessom

H&H Industrial Park

Hughson Heights Neighborhood

Mill St

Airport Water/Wastewater Main

Downtown Alley

Downtown Reconstruction

LBJ: Grove St. to Hopkins

Gary Job Corp Lift Station

IH-35 Utility Relocations

Leah Drive

Main Lift Station

sanmarcostx.gov

Understanding the Spreadsheet



Category	Project ID	Project Name	Project Description	Comp Plan Goals	Strategic Initiative	Total Rank	Funding Source	Previously Funded	2026	2027
Multi	45	Downtown Reconstruction Ph. II LBJ: Grove St. to Hopkins	Reconstruction to implement goals of Downtown Master Plan. Includes street, stormwater, water, wastewater, underground electric and telecom \$200k/\$1M (included in electric funding) as required.	LUG105 LUG203	Downtown Vitalization, Stormwater, Multi-Modal Transportation	9	General T			
							Water			
							Stormwater			
							Stormwater			
							Electric			
Multi	69	Fiber Optic Infrastructure Expansions	Purchase the required fiber optic equipment and construction services to expand fiber network. Expansion of fiber will be to City owned assets (Traffic signals, Pump/Lift	EDG304	Public Safety, Core Services, and Fiscal Excellence	9	General	\$ 837,000	\$ 300,000	\$ 300,000
							Water		\$ 150,000	\$ 150,000
							Wastewater	\$ 837,000	\$ 150,000	\$ 150,000
							Electric	\$ 597,000	\$ 300,000	\$ 300,000
Multi	575	Gary Job Corp Lift Station (LS #46) Decommissioning and Water main extension	This project consists of decommissioning Lift Station #46, located along Railroad Ave. south of Arnold Ave. by constructing a new 18-inch, 21-inch, and 24-inch wastewater main to reroute flow to the Highway 80 Lift Station. Amount shown is for oversizing mains;	ERPG204	Workforce Development	8	Water I			\$ 2,000,000
							Wastewater I			\$ 5,000,000
Multi	594	Hopkins Street Improvements Project from Moore to Guadalupe	Reconstruct street, water, wastewater, stormwater and electric infrastructure pursuant with complete streets ordinance on Hopkins Street from Moore St. to Guadalupe. Widen Comanche Street to add a dedicated	ERGP204 ERGP306 LUG105	Stormwater, Multi-Modal Transportation	7	General	\$ 350,000		\$ 300,000
							Water	\$ 130,000		\$ 200,000
							Wastewater	\$ 130,000		\$ 200,000
							Stormwater	\$ 100,000		\$ 100,000
							Electric	\$ 450,000		\$ 500,000
Multi	777	IH-35 Utility Relocations and Drainage Betterments - Phase 3	Future Phase 3 IH35 Utilities Relocation project will include relocation of utilities that are in conflict with the TxDOT's proposed Mobility IH35: SH123 to Posey Rd project. Future phase IH35 utilities relocation project will also include upsizing waterline crossings at Wonder World Dr, Cottonwood, McCarty and Centerpoint. Waterlines along NBFR and SBFR will be replaced as per WMP#31, 43 & 44. Drainage improvements to include channel benching along Cottonwood Creek Tributary 1 (CC1); possible new bridge for Clovis Barker at CC1; detention pond and additional	LUG105, TG207	Stormwater	10	Water			
							Wastewater			
							Stormwater			
							Electric			
Multi	793	Leah Drive Extension	Extend Leah Drive 700 LF from Civic Center Loop to Cottonwood Pkwy and install 2,500 LF of 12" water from Clovis Barker to Cottonwood Pkwy per WMP #9 Needs to be	TG205, TG207	Stormwater, Multi-Modal Transportation	10	General		\$ 500,000	
							Water		\$ 1,000,000	
							Stormwater		\$ 500,000	

Brown Highlight
TIRZ Funding

Pink Highlight
Impact Fee Eligible

Blue Highlight
Potential Future Bond Projects

Bond Election Projects



- **Bond Election Amounts Identified: $\pm$ \$200M**
 - \$175M-\$180M~ General Fund
 - \$20M-\$25M~ Stormwater Fund
- **Schedule (if we continue with previous direction)**
 - 2027: Update Design & Costs
 - **2028(Jan/Feb): Seek direction during Visioning**
 - 2028: Bond Committee: Finalize Project List 1 Year Prior to Election
 - 2029: Bond Election in November
 - 2030: Start Construction

Funding Used To Update
Design & Project Costs

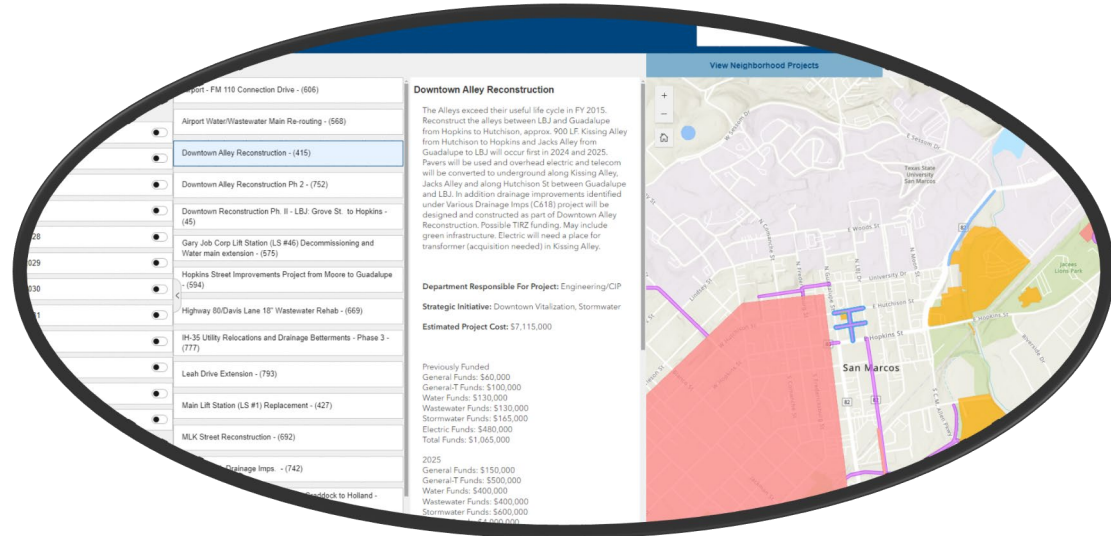
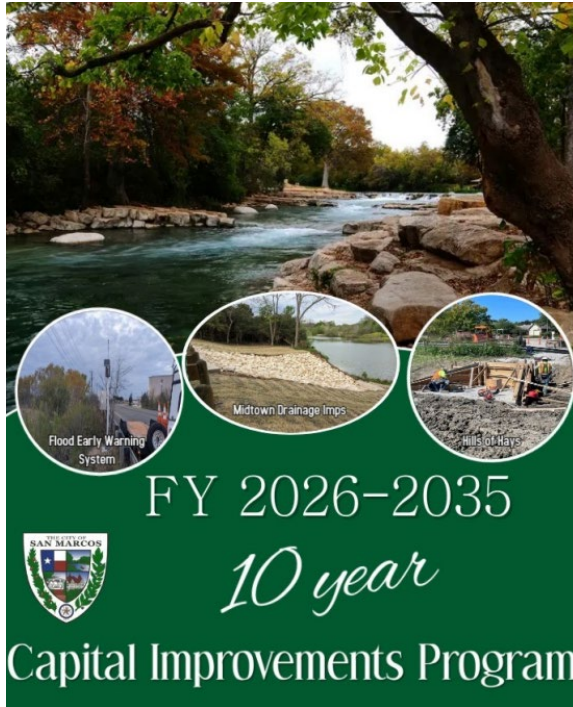
Amount Recommended
For Bond Election

Category	Project ID	Project Name	Project Description	Comp Plan Goals	Strategic Initiative	Total Rank	Funding Source	Previously Funded	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Bond Election
Fire	796	Fire Administration and Training Facility Phase 2	Complete design and construct a new Fire Administration (\$10.2M), Logistics and Support Services (\$2.2M), Driving Track (\$1.75M), Technical Rescue Training Facility (\$2M), and 3-Story Apartment/Hotel/Motel building (\$2.8M), in accordance with the Training Facility Master Plan that was	PPSFG402	Community Safety, City Facilities	9	General	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ 6,000,000								\$ 18,950,000
Fire	8	Fire Department New Station - Airport	Future Fire Station, 50/50 match - joint-use fire station located on airport property along SH 21. This will be a dual-purpose Airport Rescue Fire Fighting (ARFF) station and a municipal structure fire and EMS station. It will need to house specialized ARFF vehicles	PPSFG402	Community Safety, City Facilities	8	General			\$ 3,600,000									\$ 18,000,000

P&Z Recommendation & Response



- Recommends CIP to Council with no amendments



Next Steps



TODAY – City Council Receives Draft FY 26 CIP with P&Z Recommendation

May - Aug – City Council Budget Workshops

Aug 19 – Work Session for Final FY 26 CIP to City Council

Sept 16 - Budget Adoption by City Council including the FY26 CIP Projects

Questions



- 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

