



Memo

To: Trent Epperson, Interim City Manager
From: Erin Brown, CIP Coordinator
CC: Ron Fraser, Assistant City Manager
Rajendra Shrestha, P.E., Director of Engineering
Jameson Appel, Assistant Director of Capital Projects
Date: April 27, 2023
Re: 2007 Bond Package Status Update

4/27/2023
To: Mayor and City Council
Semi-annual update on the
2007 Bond Program. With
the completion of McHard
Road the remaining projects
are the federally cost
shared Smith Ranch Road
and Mykawa Road.
-Trent

Purpose

The attached exhibit encompasses the 2007 Bond Package Status as of April 2023. This project update is routinely published on a recurring six-month basis. The information included in this spreadsheet provides updated schedule information to reflect the current project status of all projects funded with 2007 Bonds.

Background & Remaining Projects

All of the original projects are in design or construction.

Proposition 1 – Transportation

The proposition included the construction of 9 roads to improve vehicular mobility throughout the City in accordance with the City Thoroughfare Plan. The City was able to secure Transportation Improvement Program (TIP) funding for up to an 80% cost share for the following 2007 Bond Program transportation projects: Pearland Parkway, Bailey Road, Hughes Ranch Road, and Mykawa Road. As a result of this ability to procure funding participation, a portion of the bond funds were reallocated to various additional transportation projects. The reallocation allowed the City to fund the additional projects with General Obligation bonds instead of issuing additional debt with Certificates of Obligation. This leveraging of funds allowed the number of projects to expand from 9 projects to 16 projects, and the City received TIP funds for an additional 5 projects. The total number of projects that received TIP funding now totals 9 of the 17 projects. The City leveraged a total of \$137,656,967 of Federal/State funding for a total of \$221,846,967 Transportation Improvements for these projects with the City contributing \$84,190,000.

The leveraging of funds allowed the City to move forward with the following additional transportation projects: CR59 (Magnolia Pkwy) Expansion (Business Center to Kirby), Kirby Drive Expansion (Broadway to CR59), Fite Road Extension (McLean to Veterans), Max Road Expansion (Reid to Hughes Ranch), Smith Ranch Road Expansion (north of FM518 to Hughes Ranch), and McHard Road Extension (Cullen to Mykawa).

Due to receiving matching funds from State and Federal financial sources, many of the roadway projects (Pearland Parkway, Bailey Road, Mykawa Road, and Hughes Ranch Road) were rescheduled to comply with the additional environmental and regulatory clearances required by these federal funding programs and are now either complete, in construction, or in design.



Pearland Parkway, Bailey Road, and Hughes Ranch Road, and McHard Road are complete, Mykawa Road is completing design and in the beginning process of land acquisition, and Smith Ranch Road is in final plan review with one parcel left to be acquired.

Proposition 2 – Drainage

The City was able to leverage drainage project funds through a cost sharing agreement with Brazoria Drainage District No. 4 (BDD4) on the East Mary's Creek Detention and Cowart Creek Diversion projects. The City also partnered with BDD4 to complete an update to the regional Master Drainage Plan. The Master Drainage Plan will now be utilized to identify and prioritize regional drainage projects that are both city-wide and region-wide.

The Corrigan Ditch Sub-Basin of Mary's Creek Drainage Improvements project and the Southeast Quadrant of Old Townsite Drainage projects were added based on the cost savings resulting from the partnership projects with BDD4, and have been completed.

A portion of the DL Smith bond funds have been reallocated and utilized for buyouts/land acquisition in the DL Smith area. Harris County Flood Control District (HCFCD) has taken the lead on the federally funded Clear Creek project from SH288 to Dixie Farm Road.

As updated in previous memos, staff has reallocated a portion of the funding of DL Smith to assist with funding the 2019 West Lea Drainage Project and to fund the City's partnership with BDD4 for the Hickory Slough Regional Detention Basin.

Proposition 5 – Recreation Center & Natatorium

The completion of the Recreation Center and Natatorium resulted in remaining bond funds that were able to be reallocated. The balance of the authorized bond funds allowed for the funding of two additional projects that have benefited the facility. The first project was to design, furnish and install a generator to provide full redundancy to the facility. The Recreation Center has been utilized as a shelter during emergency events and the need to have full power redundancy was critical. The remaining funds from the generator project have been allocated to replace the air chiller units which cool the facility. These are critical to maintain the facility temperature. The existing units are at the end of their life due to 24/7 usage. The remaining authorized bond funds have provided the needed funding for this project to be completed.

Current Status

Many of the 2007 Bond package projects were completed on the original anticipated eight-year schedule; however, some of the projects were rescheduled by up to six years due to the economic recession from 2007 to 2009. The remaining two TIP funded projects to be completed based upon the federal funding program schedules are Smith Ranch Road and Mykawa Road. Of these, only Mykawa Road was part of the original 2007 bond package.

2007 Bond Program Status



In Progress
Completed

Project	Description	Status	Completion Date
Prop 1 - Transportation - \$84,190,000			
SH288	Construct two 2-lane frontage roads from FM2234 to FM518	Completed	Nov-09
McHard Road	Extend 4 lanes from Country Place to Cullen Pkwy	Completed	Sep-10
Cullen Pkwy	Expansion from 2 to 4 lanes from FM518 to BW8	Completed	Apr-11
Dixie Farm Road Ph II	Expansion from 2 to 4 lanes from FM518 to SH35	Completed	Apr-11
CR 59 Expansion*	Contribute to County project from Business Center to Kirby Dr.	Completed	Sep-14
Pearland Pkwy	4 lane divided concrete roadway Oiler Dr to Dixie Farm Road	Completed	Aug-15
Kirby Drive Expansion*	Expansion from 2 to 4 lanes from Pearland Town Center to CR 59	Completed	Nov-15
Regency Park Subdivision Paving*	Replace all concrete paving within subdivision	Completed	Feb-16
Bailey Road	Expansion to 4 lane from Veterans Dr to FM 1128	Completed	Aug-17
Fite Road Extension*	Extend 4 lanes from McLean to Veterans Dr	Completed	Apr-18
Max Road Expansion*	Expansion to 4 lanes from Reid Blvd. to Hughes Ranch Rd.	Completed	Jan-19
Old Alvin Road Widening	Reconstruction from McHard Rd to Plum St 4 lane undivided	Completed	Jan-19
CR403 (Hughes Ranch Road)	Expansion to 4 lane from Cullen Pkwy to Smith Ranch Road	Completed	Dec-21
McHard Road*	Extend 4 lanes from Cullen Pkwy. to Mykawa Rd.	Construction	Apr-23
Smith Ranch Road Expansion*	Expansion from 2 to 4 lanes from Hughes Ranch Rd to Broadway	Land Acquisition	Jan-25
Mykawa Road Widening	Expansion from 2 to 4 lanes FM518 to BW8	Design	Jan-30
Prop 2 - Drainage - \$35,305,000			
East Mary's Creek Detention	150 acre ft detention for needed improvements in Pine Hollow	Completed	Sep-10
Town Ditch	Convey 100 year storm flows for Mimosa Acres & Willowcrest	Completed	Feb-11
Veterans/Walnut Street	Storm sewer along Walnut from Austin St to railroad	Completed	Jan-12
Cowart Creek Diversion	Diversion & Regional Detention for Bailey Rd corridor	Completed	Apr-13
Hickory Slough Detention	200 acre feet of storage that will be used as soccer fields	Completed	Jul-13
Bailey Road Drainage**	Install Cowarts Creek Diversion Ditch to improve drainage on Bailey Rd	Completed	Aug-17
Max Road Drainage**	Provide detention capacity for Max Road in the Hickory Slough watershed	Completed	Jan-19
Corrigan Ditch Sub-Basin of Mary's Creek Drainage Improvements**	Improve drainage conveyance system along Wagon Trail from 518 to Ochoa Rd	Completed	Feb-19
Southeast Quadrant of Old Townsite Drainage**	Convey 100 year storm flows for Walnut & Old Alvin	Completed	Mar-19
Master Drainage Plan**	Partnership with BDD4 to develop regional detention plan	Completed	Apr-19
DL Smith Detention	Project funds used for buyouts in the DL Smith area with the remaining allocated to 2019 West Lea Drainage project and Hickory Slough Regional Detention Basin	Completed	
Prop 3 - Public Safety - \$2,895,000			
Fire Station No. 5	New Station approximately 9,500 SF on Kirby south of Broadway	Completed	Feb-11
Prop 4 - Parks & Recreation - \$19,990,000			
Trail Connectivity	Hike and Bike from Centennial Park to west of FM 1128	Completed	Jul-12
Max Road Sports Complex	5 soccer fields, 1 multipurpose field, and a restroom/concession bldg	Completed	Aug-15
Shadow Creek Sports Complex	8 baseball/softball fields, 1 soccer field, 6 volleyball cts	Completed	Apr-17
Centennial Park Expansion	2 lighted/irrigated softball fields, picnic pavilion & parking	Completed	Feb-18
Deloris Fenwick Nature Center @ JHEC	7500 SF facility Nature Center bldg, parking & tree farm, etc	Completed	Aug-18
Independence Park Phase I	Pearland Pkwy entry, enhancements to pavilion & new playground	Completed	Jun-19
Prop 5 - Rec. Center & Natatorium - \$16,225,000			
Recreation Center & Natatorium	25 yd & 50 meter indoor pools, 2 gyms, weight room etc	Completed	Aug-10
Recreation Center & Natatorium Generator & Improvements***	Installation of stand-by generator and facility improvements	Completed	Mar-20
Recreation Center & Natatorium Chiller Replacement***	Replacement of two air-cooled chillers	Construction	Feb-23
Prop 6 - Libraries - \$3,410,000			
Tom Reid Library Expansion	11,500 sq feet expansion & renovation to existing library	Completed	Mar-18

* Projects were not originally part of the 2007 bond package. Due to State/Federal fund contribution on Pearland Pkwy and Bailey Road the City was able to allocate the savings to these additional projects as identified by asterisk.

** Projects were not originally part of the 2007 bond package. Portions of the DL Smith project have been reallocated to the buyouts/land acquisition in the DL Smith area, the Corrigan Ditch Sub-Basin of Mary's Creek Drainage Improvements project and the Southeast Quadrant of Old Townsite Drainage project. Additionally, the City was able to leverage drainage project funds with work performed by Brazoria Drainage District No. 4 (BDD4) on the East Mary's Creek Detention and Cowart Creek Diversion projects.

*** Projects were not originally part of the 2007 bond package. Portions of the Recreation Center & Natatorium project have been reallocated to the Recreation Center & Natatorium Generator & improvements and Recreation Center & Natatorium Chiller Replacement project.