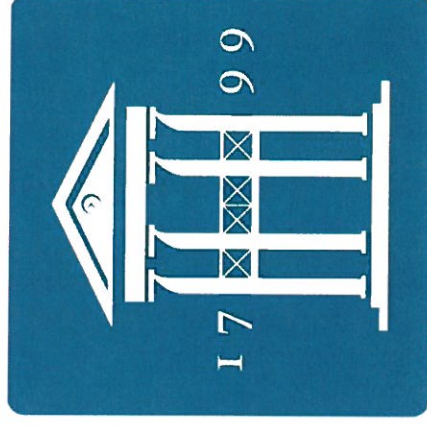




# City of Franklin, TN Capacity Model

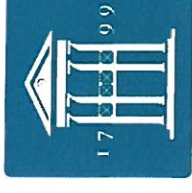
Updated on December 17, 2012



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**The PFM Group**  
530 Oak Court Drive  
Suite 160  
Memphis, TN 38117

# Capacity Model Updates



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The following updates to the capacity model have been made:

- Actual FY 2012 Revenues and Expenditures
  - Total revenues less than originally forecasted
  - Total expenditures less than originally forecasted
  - Revenues exceed expenditures
  - Debt service savings recognized from refunding of 2008 TMBF loan
  - No new debt issuances
  - General fund higher than originally forecasted
  - Population higher than originally forecasted
- Budgeted FY 2013 Revenues and Expenditures
  - Total revenues less than originally forecasted
  - Total expenditures less than originally forecasted
- Actual construction bids
  - Many bids were lower than initial estimates

# Capacity Model Updates – Continued



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The following updates to the capacity model have been made:

- Capital Project Amounts and Timing have been updated (Details on following pages):
  - Hillsboro Road (Del Rio to Mack Hatcher)
  - Consolidated Public Works Facility
  - Eastern Flank Battlefield Access Road
  - Fire Station 7 and 8 (Design)\*
  - Park at Harlinsdale Farm Improvements
  - McEwen Drive at Wilson Pike to City Limit
  - McEwen Drive at Wilson Pike Intersection
  - McEwen Drive Cool Springs to Wilson Pike – Additional Preliminary Design
  - Carothers Parkway South (*multiple scenarios 1 through 3 included on this project*)
  - Century Court Beasley Drive Connector
  - McEwen Drive Connector
  - Carlisle Lane Signalization

\* Note: Anticipated Projects but not approved by BOMA

# Carothers Parkway Scenarios



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The following scenarios have been included related to the Carothers Parkway Project:

- Scenario 1 – Complete Project
- Scenario 2 – North Portion Only
- Scenario 3 – South Portion Only



**Scenario 1  
Staff Project Recommendation -Carrothers Parkway Complete  
CIP Work Sheet**

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
Committed									
Project 1	Hillsboro Road- Del Rio to Mack Hatcher	-	-	6,000,000	6,000,000	-	12,000,000	12,200,000	24,200,000
	Net Funding Needs	-	-	5,000,000	4,250,000	-	9,250,000	12,200,000	21,450,000
Committed									
Project 2	Consolidated Public Works Facility	2,300,000	-	3,200,000	-	-	5,500,000	-	5,500,000
	Net Funding Needs	2,300,000	-	2,700,000	-	-	5,000,000	-	5,000,000
	<b>Total Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
<b>Priority Projects:</b>									
<b>1</b>	Eastern Flank Battlefield Access Road	-	207,020	1,026,378	-	-	1,233,398	-	1,233,398
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>2</b>	Fire Station Design #7 & #8 Westhaven*	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>3</b>	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-	131,300	514,697	645,997
	Net Funding Needs	-	-	-	-	-	-	514,697	514,697
<b>4</b>	McEwen Drive, Wilson Pike to City Limit	-	-	345,400	-	-	345,400	-	345,400
	Net Funding Needs	-	-	345,400	-	-	345,400	-	345,400
<b>5</b>	McEwen Drive @ Wilson Pike Intersection	-	-	3,053,628	-	-	3,053,628	162,096	3,215,724
	Net Funding Needs	-	-	0	-	-	0	162,096	162,096
<b>6</b>	McEwen Drive Cool Springs to Wilson Pike- Additional Preliminary Design	-	150,000	-	-	-	150,000	388,870	538,870
	Net Funding Needs	-	150,000	-	-	-	150,000	388,870	538,870
<b>7</b>	Carrothers Parkway South (BOTH segments, 2	-	262,970	5,000,000	5,000,000	3,500,000	13,762,970	-	13,762,970
	Net Funding Needs	-	262,970	5,000,000	5,000,000	3,500,000	13,762,970	-	13,762,970
<b>8</b>	Century Court/Beasley Drive Connector	5,505	462,505	-	-	-	468,010	162,096	630,106
	Net Funding Needs	5,505	462,505	-	-	-	468,010	162,096	630,106
<b>9</b>	McEwen Drive Connector	-	-	3,328,937	-	-	3,328,937	-	3,328,937
	Net Funding Needs	-	-	2,328,937	-	-	2,328,937	-	2,328,937
<b>10</b>	Carlisle Lane Signalization	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
	Net Funding Needs	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
<b>Summary</b>									
	Annual "small project" funding	-	-	-	-	-	-	-	-
	<b>Total Priority Projects</b>	<b>5,505</b>	<b>1,438,795</b>	<b>15,111,313</b>	<b>7,775,000</b>	<b>3,500,000</b>	<b>27,830,613</b>	<b>1,404,139</b>	<b>29,234,752</b>
	<b>Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
	<b>All Projects Total</b>	<b>2,305,505</b>	<b>1,438,795</b>	<b>22,811,313</b>	<b>12,025,000</b>	<b>3,500,000</b>	<b>42,080,613</b>	<b>13,604,139</b>	<b>55,684,752</b>
	<b>Reserve Funding</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Bond Funding Amount</b>	<b>2,305,505</b>	<b>875,475</b>	<b>17,731,307</b>	<b>9,250,000</b>	<b>3,500,000</b>	<b>33,662,287</b>	<b>13,604,139</b>	<b>47,266,426</b>

\* Note: Items 1,2 are anticipated but are not yet approved by BOMA

**Scenario 2**  
**Staff Project Recommendation - Carothers Parkway North**  
**CIP Work Sheet**

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
Committed									
Project 1	Hillsboro Road- Del Rio to Mack Hatcher	-	-	6,000,000	6,000,000	-	12,000,000	12,200,000	24,200,000
	Net Funding Needs	-	-	5,000,000	4,250,000	-	9,250,000	12,200,000	21,450,000
Committed									
Project 2	Consolidated Public Works Facility	2,300,000	-	3,200,000	-	-	5,500,000	-	5,500,000
	Net Funding Needs	2,300,000	-	2,700,000	-	-	5,000,000	-	5,000,000
	<b>Total Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
<b>Priority Projects:</b>									
<b>1</b>	Eastern Flank Battlefield Access Road	-	207,020	1,026,378	-	-	1,233,398	-	1,233,398
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>2</b>	Fire Station Design #7 & #8 Westhaven*	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>3</b>	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-	131,300	514,697	645,997
	Net Funding Needs	-	-	-	-	-	-	514,697	514,697
<b>4</b>	McEwen Drive, Wilson Pike to City Limit	-	-	345,400	-	-	345,400	-	345,400
	Net Funding Needs	-	-	345,400	-	-	345,400	-	345,400
<b>5</b>	McEwen Drive @ Wilson Pike Intersection	-	-	3,053,628	-	-	3,053,628	162,096	3,215,724
	Net Funding Needs	-	-	0	-	-	0	162,096	162,096
<b>6</b>	McEwen Drive Cool Springs to Wilson Pike- Additional Preliminary Design	-	150,000	-	-	-	150,000	388,870	538,870
	Net Funding Needs	-	150,000	-	-	-	150,000	388,870	538,870
<b>7</b>	Carothers Parkway South (North)	-	262,970	2,772,947	2,772,947	-	5,808,863	-	5,808,863
	Net Funding Needs	-	262,970	2,772,947	2,772,947	-	5,808,863	-	5,808,863
<b>8</b>	Century Court/Beasley Drive Connector	5,505	462,505	-	-	-	468,010	162,096	630,106
	Net Funding Needs	5,505	462,505	-	-	-	468,010	162,096	630,106
<b>9</b>	McEwen Drive Connector	-	-	3,328,937	-	-	3,328,937	-	3,328,937
	Net Funding Needs	-	-	2,328,937	-	-	2,328,937	-	2,328,937
<b>10</b>	Carlisle Lane Signalization	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
	Net Funding Needs	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
<b>Summary</b>									
	Annual "small project" funding	-	-	-	-	-	-	-	-
	<b>Total Priority Projects</b>	<b>5,505</b>	<b>1,438,795</b>	<b>12,884,260</b>	<b>5,547,947</b>	<b>-</b>	<b>19,876,506</b>	<b>1,404,139</b>	<b>21,280,645</b>
	<b>Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
	<b>All Projects Total</b>	<b>2,305,505</b>	<b>1,438,795</b>	<b>20,584,260</b>	<b>9,797,947</b>	<b>-</b>	<b>34,126,506</b>	<b>13,604,139</b>	<b>47,730,645</b>
	<b>Reserve Funding</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Bond Funding Amount</b>	<b>2,305,505</b>	<b>875,475</b>	<b>15,504,254</b>	<b>7,022,947</b>	<b>-</b>	<b>25,708,180</b>	<b>13,604,139</b>	<b>39,312,319</b>

\* Note: Items 1 & 2 are anticipated but are not yet approved by BOMA



**Scenario 3**

**Staff Project Recommendation - Carothers Parkway South**

**CIP Work Sheet**

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
Committed									
Project 1	Hillsboro Road- Del Rio to Mack Hatcher	-	-	6,000,000	6,000,000	-	12,000,000	12,200,000	24,200,000
	Net Funding Needs	-	-	5,000,000	4,250,000	-	9,250,000	12,200,000	21,450,000
Committed									
Project 2	Consolidated Public Works Facility	2,300,000	-	3,200,000	-	-	5,500,000	-	5,500,000
	Net Funding Needs	2,300,000	-	2,700,000	-	-	5,000,000	-	5,000,000
	<b>Total Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
<b>Priority Projects:</b>									
<b>1</b>	Eastern Flank Battlefield Access Road	-	207,020	1,026,378	-	-	1,233,398	-	1,233,398
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>2</b>	Fire Station Design #7 & #8 Westhaven*	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>3</b>	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-	131,300	514,697	645,997
	Net Funding Needs	-	-	-	-	-	-	514,697	514,697
<b>4</b>	McEwen Drive, Wilson Pike to City Limit	-	-	345,400	-	-	345,400	-	345,400
	Net Funding Needs	-	-	345,400	-	-	345,400	-	345,400
<b>5</b>	McEwen Drive @ Wilson Pike Intersection	-	-	3,053,628	-	-	3,053,628	162,096	3,215,724
	Net Funding Needs	-	-	0	-	-	0	162,096	162,096
<b>6</b>	McEwen Drive Cool Springs to Wilson Pike- Additional Preliminary Design	-	150,000	-	-	-	150,000	388,870	538,870
	Net Funding Needs	-	150,000	-	-	-	150,000	388,870	538,870
<b>7</b>	Carothers Parkway South (South)	-	262,970	3,845,608	3,845,608	-	7,954,186	-	7,954,186
	Net Funding Needs	-	262,970	3,845,608	3,845,608	-	7,954,186	-	7,954,186
<b>8</b>	Century Court/Beasley Drive Connector	5,505	462,505	-	-	-	468,010	162,096	630,106
	Net Funding Needs	5,505	462,505	-	-	-	468,010	162,096	630,106
<b>9</b>	McEwen Drive Connector	-	-	3,328,937	-	-	3,328,937	-	3,328,937
	Net Funding Needs	-	-	2,328,937	-	-	2,328,937	-	2,328,937
<b>10</b>	Carlisle Lane Signalization	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
	Net Funding Needs	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
<b>Summary</b>									
	Annual "small project" funding	-	-	-	-	-	-	-	-
	<b>Total Priority Projects</b>	<b>5,505</b>	<b>1,438,795</b>	<b>13,956,921</b>	<b>6,620,608</b>	<b>-</b>	<b>22,021,829</b>	<b>1,404,139</b>	<b>23,425,968</b>
	<b>Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
	<b>All Projects Total</b>	<b>2,305,505</b>	<b>1,438,795</b>	<b>21,656,921</b>	<b>10,870,608</b>	<b>-</b>	<b>36,271,829</b>	<b>13,604,139</b>	<b>49,875,968</b>
	<b>Reserve Funding</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Bond Funding Amount</b>	<b>2,305,505</b>	<b>875,475</b>	<b>16,576,915</b>	<b>8,095,608</b>	<b>-</b>	<b>27,853,503</b>	<b>13,604,139</b>	<b>41,457,642</b>

\* Note: Items 1,2 are anticipated but are not yet approved by BOMA

# Scenario Comparisons – Carothers Parkway South Construction



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	2012	2013	2014	2015	2016
<b>Carothers Parkway Complete</b>					
Total Priority Projects	5,505	1,438,795	15,111,313	7,775,000	3,500,000
Committed Projects	2,300,000	-	7,700,000	4,250,000	-
All Projects Total	2,305,505	1,438,795	22,811,313	12,025,000	3,500,000
Bond Funding Amount	2,305,505	875,475	17,731,307	9,250,000	3,500,000
<b>METRICS</b>					
additional debt service(total) =	-	172,913	65,661	1,329,848	693,750
cumulative new debt service =	-	172,913	238,574	1,568,422	2,262,172
estimated Gen Fund budget =	50,965,432	55,078,612	57,312,221	59,907,535	62,529,402
additional debt service/ Budget =	0.00%	0.31%	0.42%	2.62%	3.62%
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183
existing debt service/Budget =	9.94%	9.20%	8.84%	8.46%	8.11%
all debt service/Budget =	9.94%	9.52%	9.26%	11.08%	11.72%
<b>Carothers Parkway North</b>					
Total Priority Projects	5,505	1,438,795	12,884,260	5,547,947	-
Committed Projects	2,300,000	-	7,700,000	4,250,000	-
All Projects Total	2,305,505	1,438,795	20,584,260	9,797,947	-
Bond Funding Amount	2,305,505	875,475	15,504,254	7,022,947	-
<b>METRICS</b>					
additional debt service(total) =	-	172,913	65,661	1,162,819	526,721
cumulative new debt service =	-	172,913	238,574	1,401,393	1,928,114
estimated Gen Fund budget =	50,965,432	55,078,612	57,312,221	59,907,535	62,529,402
additional debt service/ Budget =	0.00%	0.31%	0.42%	2.34%	3.08%
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183
existing debt service/Budget =	9.94%	9.20%	8.84%	8.46%	8.11%
all debt service/Budget =	9.94%	9.52%	9.26%	10.80%	11.19%
<b>Carothers Parkway South</b>					
Total Priority Projects	5,505	1,438,795	13,956,921	6,620,608	-
Committed Projects	2,300,000	-	7,700,000	4,250,000	-
All Projects Total	2,305,505	1,438,795	21,656,921	10,870,608	-
Bond Funding Amount	2,305,505	875,475	16,576,915	8,095,608	-
<b>METRICS</b>					
additional debt service(total) =	-	172,913	65,661	1,243,269	607,171
cumulative new debt service =	-	172,913	238,574	1,481,842	2,089,013
estimated Gen Fund budget =	50,965,432	55,078,612	57,312,221	59,907,535	62,529,402
additional debt service/ Budget =	-	0.31%	0.42%	2.47%	3.34%
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183
existing debt service/Budget =	9.94%	9.20%	8.84%	8.46%	8.11%
all debt service/Budget =	9.94%	9.52%	9.26%	10.93%	11.45%

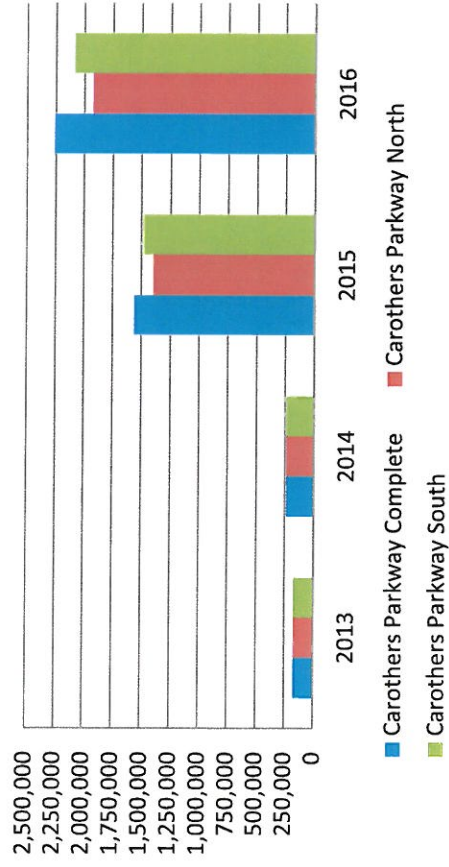


# Scenario Comparisons – Debt Service

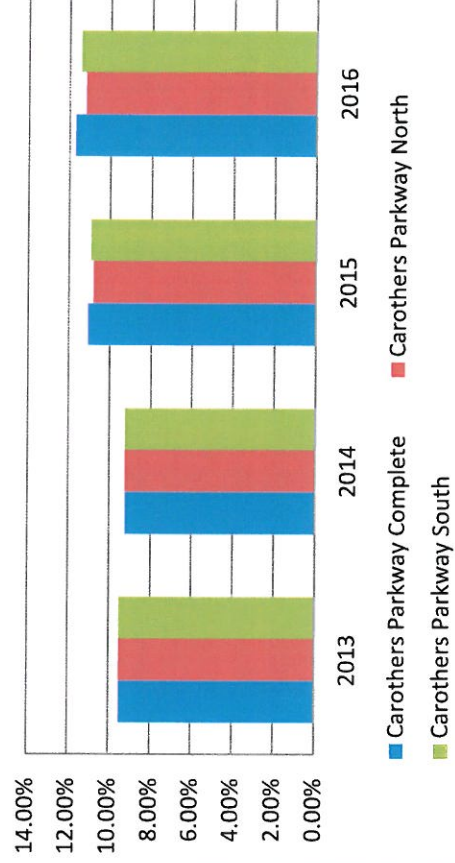


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### Cumulative New Debt Service (\$)



### All Debt Service/Budget (%)



# Scenario Comparisons



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Affordability Matrix - \$55 Million Budget (FY 2013)							
	General Fund Balance as a % of Operating Revenues		Debt Service as a % of Operating Expenditures		Net Debt per Capita	Per Capita Debt/Per Capita Income	Net Direct Debt as a % of Market Value
<b>Scenario 1</b> -Carothers Parkway Complete	●		●	Yrs 2013-2022 Ratio is above policy	●	●	●
<b>Scenario 2</b> -Carothers Parkway North	●		●	Yrs 2013-2022 Ratio is above policy	●	●	●
<b>Scenario 3</b> -Carothers Parkway South	●		●	Yrs 2013-2022 Ratio is above policy	●	●	●

Attachment A:

CIP Financial Model Project Funding  
Detail



Scenario 1  
Staff Project Recommendation

CIP Work Sheet

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
Committed									
Project 1	Hillsboro Road- Del Rio to Mack Hatcher	-	-	6,000,000	6,000,000	-	12,000,000	12,200,000	24,200,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	500,000	-	-	500,000	-	500,000
	- Sewer	-	-	500,000	-	-	500,000	-	500,000
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	1,750,000	-	1,750,000	-	1,750,000
	Net Funding Needs	-	-	5,000,000	4,250,000	-	9,250,000	12,200,000	21,450,000
Committed									
Project 2	Consolidated Public Works Facility	2,300,000	-	3,200,000	-	-	5,500,000	-	5,500,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	250,000	-	-	250,000	-	250,000
	- Sewer	-	-	250,000	-	-	250,000	-	250,000
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	2,300,000	-	2,700,000	-	-	5,000,000	-	5,000,000
	<b>Total Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
<b>Priority Projects:</b>									
1	Eastern Flank Battlefield Access Road*	-	207,020	1,026,378	-	-	1,233,398	-	1,233,398
	- Hotel/Motel	-	-	526,378	-	-	526,378	-	526,378
	- State Funding	-	-	500,000	-	-	500,000	-	500,000
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	207,020	-	-	-	207,020	-	207,020
	Net Funding Needs	-	-	-	-	-	-	-	-
2	Fire Station Design #7 & #8 Westhaven*	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-	-	-	-
3	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-	131,300	514,697	645,997
	- Hotel/Motel	-	131,300	-	-	-	131,300	-	131,300
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-	-	514,697	514,697
4	McEwen Drive, Wilson Pike to City Limit	-	-	345,400	-	-	345,400	-	345,400
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	345,400	-	-	345,400	-	345,400
5	McEwen Drive @ Wilson Pike Intersection	-	-	3,053,628	-	-	3,053,628	162,096	3,215,724
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Williamson County Facilities Tax	-	-	2,053,628	-	-	2,053,628	-	2,053,628
	- Other	-	-	1,000,000	-	-	1,000,000	-	1,000,000
	Net Funding Needs	-	-	0	-	-	0	162,096	162,096
6	McEwen Drive Cool Springs to Wilson Pike	-	150,000	-	-	-	150,000	388,870	538,870
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-

Note: Item 2 is anticipated but not yet approved by BOMA

Scenario 1  
Staff Project Recommendation

CIP Work Sheet

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	150,000	-	-	-	150,000	388,870	538,870
7	Carothers Parkway South (BOTH segments, 2 lanes)	-	262,970	5,000,000	5,000,000	3,500,000	13,762,970	-	13,762,970
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	262,970	5,000,000	5,000,000	3,500,000	13,762,970	-	13,762,970
8	Century Court/Beasley Drive Connector	5,505	462,505	-	-	-	468,010	162,096	630,106
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	5,505	462,505	-	-	-	468,010	162,096	630,106
9	McEwen Drive Connector	-	-	3,328,937	-	-	3,328,937	-	3,328,937
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Williamson County Facilities Tax	-	-	1,000,000	-	-	1,000,000	-	1,000,000
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	2,328,937	-	-	2,328,937	-	2,328,937
10	Carlisle Lane Signalization	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
<b>Summary</b>									
	Annual "small project" funding	-	-	-	-	-	-	-	-
	Total Priority Projects	5,505	1,438,795	15,111,313	7,775,000	3,500,000	27,830,613	1,404,139	29,234,752
	Committed Projects	2,300,000	-	7,700,000	4,250,000	-	14,250,000	12,200,000	26,450,000
	All Projects Total	2,305,505	1,438,795	22,811,313	12,025,000	3,500,000	42,080,613	13,604,139	55,684,752
	Reserve Funding	-	-	-	-	-	-	-	-
	Bond Funding Amount	2,305,505	875,475	17,731,307	9,250,000	3,500,000	33,662,287	13,604,139	47,266,426
		2012	2013	2014	2015	2016			
	additional debt service(committed) =	0	161,000	0	539,000	0	700,000		
	additional debt service(priority) =	0	385	61,283	702,192	647,500	1,411,360		
	additional debt service(total) =	0	161,385	61,283	1,241,192	647,500	2,111,360		
	cumulative new debt service =	0	161,385	222,669	1,463,860	2,111,360			
	estimated Gen Fund budget =	52,867,500	55,510,875	58,286,419	61,200,740	64,260,777			
	additional debt service/ Budget =	0.00%	0.29%	0.38%	2.39%	3.29%			
	existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183			
	existing debt service/Budget =	9.59%	9.13%	8.70%	8.28%	7.89%			
	existing debt service + committed projects/Budget	9.59%	9.42%	8.70%	9.16%	7.89%			
	combined debt service/Budget =	9.59%	9.42%	9.08%	10.67%	11.17%			

Note: Item 2 is anticipated but not yet approved by BOMA



**Scenario 2**  
**Staff Project Recommendation**

**CIP Work Sheet**

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
Committed									
Project 1	Hillsboro Road- Del Rio to Mack Hatcher	-	-	6,000,000	6,000,000	-	12,000,000	12,200,000	24,200,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	500,000	-	-	500,000	-	500,000
	- Sewer	-	-	500,000	-	-	500,000	-	500,000
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	1,750,000	-	1,750,000	-	1,750,000
	Net Funding Needs	-	-	5,000,000	4,250,000	-	9,250,000	12,200,000	21,450,000
Committed									
Project 2	Consolidated Public Works Facility	2,300,000	-	3,200,000	-	-	5,500,000	-	5,500,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	250,000	-	-	250,000	-	250,000
	- Sewer	-	-	250,000	-	-	250,000	-	250,000
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	2,300,000	-	2,700,000	-	-	5,000,000	-	5,000,000
	<b>Total Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
<b>Priority Projects:</b>									
<b>1</b>	Eastern Flank Battlefield Access Road*	-	207,020	1,026,378	-	-	1,233,398	-	1,233,398
	- Hotel/Motel	-	-	526,378	-	-	526,378	-	526,378
	- State Funding	-	-	500,000	-	-	500,000	-	500,000
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	207,020	-	-	-	207,020	-	207,020
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>2</b>	Fire Station Design #7 & #8 Westhaven*	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>3</b>	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-	131,300	514,697	645,997
	- Hotel/Motel	-	131,300	-	-	-	131,300	-	131,300
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-	-	514,697	514,697
<b>4</b>	McEwen Drive, Wilson Pike to City Limit	-	-	345,400	-	-	345,400	-	345,400
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	345,400	-	-	345,400	-	345,400
<b>5</b>	McEwen Drive @ Wilson Pike Intersection	-	-	3,053,628	-	-	3,053,628	162,096	3,215,724
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Williamson County Facilities Tax	-	-	2,053,628	-	-	2,053,628	-	2,053,628
	- Other	-	-	1,000,000	-	-	1,000,000	-	1,000,000
	Net Funding Needs	-	-	0	-	-	0	162,096	162,096
<b>6</b>	McEwen Drive Cool Springs to Wilson Pike	-	150,000	-	-	-	150,000	388,870	538,870
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-

Note: Item 2 is anticipated but not yet approved by BOMA



Scenario 2  
Staff Project Recommendation

CIP Work Sheet

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	150,000	-	-	-	150,000	388,870	538,870
7	Carothers Parkway South (BOTH segments, 2 lanes)	-	262,970	2,772,947	2,772,947	-	5,808,863	-	5,808,863
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	262,970	2,772,947	2,772,947	-	5,808,863	-	5,808,863
8	Century Court/Beasley Drive Connector	5,505	462,505	-	-	-	468,010	162,096	630,106
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	5,505	462,505	-	-	-	468,010	162,096	630,106
9	McEwen Drive Connector	-	-	3,328,937	-	-	3,328,937	-	3,328,937
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Williamson County Facilities Tax	-	-	1,000,000	-	-	1,000,000	-	1,000,000
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	2,328,937	-	-	2,328,937	-	2,328,937
10	Carlisle Lane Signalization	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350

Summary

Annual "small project" funding	-	-	-	-	-	-	-	-	-
<b>Total Priority Projects</b>	5,505	1,438,795	12,884,260	5,547,947	-	-	19,876,506	1,404,139	21,280,645
<b>Committed Projects</b>	2,300,000	-	7,700,000	4,250,000	-	-	14,250,000	12,200,000	26,450,000
<b>All Projects Total</b>	2,305,505	1,438,795	20,584,260	9,797,947	-	-	34,126,506	13,604,139	47,730,645
Reserve Funding	-	-	-	-	-	-	-	-	-
<b>Bond Funding Amount</b>	2,305,505	875,475	15,504,254	7,022,947	-	-	25,708,180	13,604,139	39,312,319

	2012	2013	2014	2015	2016	
additional debt service(committed) =	0	161,000	0	539,000	0	700,000
additional debt service(priority) =	0	385	61,283	546,298	491,606	1,099,573
additional debt service(total) =	0	161,385	61,283	1,085,298	491,606	1,799,573
cumulative new debt service =	0	161,385	222,669	1,307,966	1,799,573	
estimated Gen Fund budget =	52,867,500	55,510,875	58,286,419	61,200,740	64,260,777	
additional debt service/ Budget =	0.00%	0.29%	0.38%	2.14%	2.80%	
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183	
existing debt service/Budget =	9.59%	9.13%	8.70%	8.28%	7.89%	
existing debt service + committed projects/Budget	9.59%	9.42%	8.70%	9.16%	7.89%	
combined debt service/Budget =	9.59%	9.42%	9.08%	10.42%	10.69%	

Scenario 3  
Staff Project Recommendation

CIP Work Sheet

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
Committed									
Project 1	Hillsboro Road- Del Rio to Mack Hatcher	-	-	6,000,000	6,000,000	-	12,000,000	12,200,000	24,200,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	500,000	-	-	500,000	-	500,000
	- Sewer	-	-	500,000	-	-	500,000	-	500,000
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	1,750,000	-	1,750,000	-	1,750,000
	Net Funding Needs	-	-	5,000,000	4,250,000	-	9,250,000	12,200,000	21,450,000
Committed									
Project 2	Consolidated Public Works Facility	2,300,000	-	3,200,000	-	-	5,500,000	-	5,500,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	250,000	-	-	250,000	-	250,000
	- Sewer	-	-	250,000	-	-	250,000	-	250,000
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	2,300,000	-	2,700,000	-	-	5,000,000	-	5,000,000
	<b>Total Committed Projects</b>	<b>2,300,000</b>	<b>-</b>	<b>7,700,000</b>	<b>4,250,000</b>	<b>-</b>	<b>14,250,000</b>	<b>12,200,000</b>	<b>26,450,000</b>
<b>Priority Projects:</b>									
<b>1</b>	Eastern Flank Battlefield Access Road*	-	207,020	1,026,378	-	-	1,233,398	-	1,233,398
	- Hotel/Motel	-	-	526,378	-	-	526,378	-	526,378
	- State Funding	-	-	500,000	-	-	500,000	-	500,000
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	207,020	-	-	-	207,020	-	207,020
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>2</b>	Fire Station Design #7 & #8 Westhaven*	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	225,000	-	2,775,000	-	3,000,000	-	3,000,000
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-	-	-	-
<b>3</b>	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-	131,300	514,697	645,997
	- Hotel/Motel	-	131,300	-	-	-	131,300	-	131,300
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-	-	514,697	514,697
<b>4</b>	McEwen Drive, Wilson Pike to City Limit	-	-	345,400	-	-	345,400	-	345,400
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	345,400	-	-	345,400	-	345,400
<b>5</b>	McEwen Drive @ Wilson Pike Intersection	-	-	3,053,628	-	-	3,053,628	162,096	3,215,724
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Williamson County Facilities Tax	-	-	2,053,628	-	-	2,053,628	-	2,053,628
	- Other	-	-	1,000,000	-	-	1,000,000	-	1,000,000
	Net Funding Needs	-	-	0	-	-	0	162,096	162,096
<b>6</b>	McEwen Drive Cool Springs to Wilson Pike	-	150,000	-	-	-	150,000	388,870	538,870
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-

\* Note: Item 2 is anticipated but not yet approved by BOMA



Scenario 3  
Staff Project Recommendation

CIP Work Sheet

Priority	Project Description	2012	2013	2014	2015	2016	5 yr total	previous payments	project total
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	150,000	-	-	-	150,000	388,870	538,870
7	Carothers Parkway South (BOTH segments, 2 lanes)	-	262,970	3,845,608	3,845,608	-	7,954,186	-	7,954,186
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	262,970	3,845,608	3,845,608	-	7,954,186	-	7,954,186
8	Century Court/Beasley Drive Connector	5,505	462,505	-	-	-	468,010	162,096	630,106
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	5,505	462,505	-	-	-	468,010	162,096	630,106
9	McEwen Drive Connector	-	-	3,328,937	-	-	3,328,937	-	3,328,937
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Williamson County Facilities Tax	-	-	1,000,000	-	-	1,000,000	-	1,000,000
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	2,328,937	-	-	2,328,937	-	2,328,937
10	Carlisle Lane Signalization	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350
	- Hotel/Motel	-	-	-	-	-	-	-	-
	- State Funding	-	-	-	-	-	-	-	-
	- Stormwater	-	-	-	-	-	-	-	-
	- Water	-	-	-	-	-	-	-	-
	- Sewer	-	-	-	-	-	-	-	-
	- Impact Fee	-	-	-	-	-	-	-	-
	- Other	-	-	-	-	-	-	-	-
	Net Funding Needs	-	-	2,356,970	-	-	2,356,970	176,380	2,533,350

Summary

Annual "small project" funding	-	-	-	-	-	-	-	-	-
<b>Total Priority Projects</b>	5,505	1,438,795	13,956,921	6,620,608	-	22,021,829	1,404,139	23,425,968	
Committed Projects	2,300,000	-	7,700,000	4,250,000	-	14,250,000	12,200,000	26,450,000	
<b>All Projects Total</b>	2,305,505	1,438,795	21,656,921	10,870,608	-	36,271,829	13,604,139	49,875,968	
Reserve Funding	-	-	-	-	-	-	-	-	
<b>Bond Funding Amount</b>	2,305,505	875,475	16,576,915	8,095,608	-	27,853,503	13,604,139	41,457,642	

	2012	2013	2014	2015	2016	
additional debt service(committed) =	0	161,000	0	539,000	0	700,000
additional debt service(priority) =	0	385	61,283	621,384	566,693	1,249,745
<b>additional debt service(total) =</b>	<b>0</b>	<b>161,385</b>	<b>61,283</b>	<b>1,160,384</b>	<b>566,693</b>	<b>1,949,745</b>
cumulative new debt service =	0	161,385	222,669	1,383,053	1,949,745	
estimated Gen Fund budget =	52,867,500	55,510,875	58,286,419	61,200,740	64,260,777	
additional debt service/ Budget =	0.00%	0.29%	0.38%	2.26%	3.03%	
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183	
existing debt service/Budget =	9.59%	9.13%	8.70%	8.28%	7.89%	
existing debt service + committed projects/Budget	9.59%	9.42%	8.70%	9.16%	7.89%	
combined debt service/Budget =	9.59%	9.42%	9.08%	10.54%	10.92%	

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