

AGENDA ITEM REVIEW SHEET

Meeting Date: September 26, 2024

Staff Contact: Rhonda Dunn, Finance Director

Formal Item Description: Consider approval of 2025-2029 Capital Improvement Program (CIP)

Background: Each year, a five-year capital improvement program is adopted by the Governing Body. The purpose of a capital improvement program is to provide a planning guide to the Governing Body, city staff and residents of Spring Hill. A CIP collects data for intended projects, however, project implementation and completion depends on the funds available. Many projects have multiple sources of funding earmarked and those sources are indicated in the CIP document.

Analysis: The CIP document was prepared with projects currently in development and is intended to be a working document with regular review and updating. The 2025 CIP is consistent with those projects being considered for approval by the Governing Body. Future year projects are outlined as a planning tool for the City. Funding needs will become clearer as the design and project plans are developed for each project. Staff continues to search for additional funding sources and some projects will require bond indebtedness.

The 2025-2029 CIP was considered by the Planning Commission on August 6, 2024, to determine whether the proposed CIP is found to follow the Comprehensive Plan. The motion passed 5/0/0. Discussion generally centered on sidewalks, parks, and walking trails and the Commission was complimentary of the new CIP report format. The Commission was pleased to see an increase in the number of sidewalk and trail projects. The CIP is meant to be a planning tool and all projects are considered and supported with proper analysis and funding requirements before the projects are presented to the Governing Body.

Staff Recommendation: Staff recommends approval of Resolution 2024-R-XX adopting the 2025-2029 Capital Improvement Program.

Alternatives:

- Reject the 2025-2029 CIP
- Recommend additions or deletions to the CIP (additions would need to be sent back to the Planning Commission for review).

Attachments:

- Resolution
- 2025-2029 Capital Improvement Program (CIP)

Legal Review:

Budgetary Impact: The CIP is a planning tool for the Governing Body and the City Staff. The CIP is not a funding mechanism and does not obligate the Governing Body to any project or

AGENDA ITEM REVIEW SHEET

obligate any funds to the projects. Funding for each project as well as the projects themselves would be approved individually as the project progresses over time.

Finance Director Approval: 
Rhonda A. Dunn, Finance Director

Suggested Motion: Move to approve Resolution 2024-R-XX Adopting the 2025-2029 Capital Improvement Program.

RESOLUTION NO. 2024-R-_____

A RESOLUTION ADOPTING THE 2025 – 2029 CAPITAL IMPROVEMENT PROGRAM (CIP) FOR THE CITY OF SPRING HILL, KANSAS.

WHEREAS, the Governing Body of the City of Spring Hill, Kansas conducted a public hearing on September 26, 2024, regarding the 2025 Operating Budget which correlates with the adoption of the 2025 – 2029 Capital Improvement Program.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the City of Spring Hill, Kansas that the Spring Hill 2025 – 2029 Capital Improvement Program is hereby adopted.

ADOPTED by the City Council this 26th day of September 2024.

APPROVED by the Mayor this 26th day of September 2024.

Joe Berkey, Mayor

ATTEST:

Glenda Gerrity, City Clerk

Approved by:

Spencer Low, City Attorney

CAPITAL IMPROVEMENT PROGRAM

2025-2029 Capital Plan

The CIP has been updated based on the input of the City Council, Planning Commission, and the citizens of Spring Hill over the past year. The updated CIP includes new projects including more focus on sidewalks, trails, parks, and community development. To be included in the CIP, a project must exceed \$100,000 and be in support of the Comprehensive Plan of the City of Spring Hill. Exceptions to this qualification are studies to determine feasibility of long-range projects, design work for major projects, and larger projects funded by an outside source where the city's contribution is below the threshold.

The five-year CIP is adopted annually in the budget process and is a living document updated as new information is available or new needs are identified. Quarterly updates are provided to the Governing Body to ensure projects are moving forward and the CIP is updated.

The Comprehensive Plan has three focus areas which apply to the CIP. The identified projects have been categorized in support of these objectives. This categorization ensures that the city is moving toward the goals set by the Comprehensive Plan through the investment in capital projects.

Comprehensive Plan Areas of Focus and Project Highlights

Community Development

Total investment 2025-2029 \$32,770,382

The objectives of Community Development are to tastefully and uniquely blend the new with the old, to create logical and well-balanced commercial and residential developments; to maintain a colorful and natural appearance; and to responsibly use or preserve the City's natural resources and environment.

To achieve these goals, six projects have been identified in three areas of focus.

Parks

Housing development in the area of Ridgeview from 199th to 207th will create the East Streamway Trail which will be a park and walking trail for public use. A grant has been applied for to partially fund this improvement.

Pedestrian Corridor

This CIP has increased the focus on sidewalks including increased spending for the annual sidewalk program as well as the installation of sidewalks along South Street. Increased sidewalk areas to improve walkability and safety in the city are a top priority for the citizens.

Sewer Main Extensions

Expansion of the city area and the resulting in additional housing and commercial development which will require extension of the sewer mains through the City.

Public Facilities

Total investment 2025-2029 \$126,873,000

This Comprehensive Plan focus area includes all the facilities and operations of the city from City Hall to Wastewater Utilities. The growth of a community is strongly dependent on its attractiveness to potential residents. The availability of jobs, good schools, housing, recreational opportunities, and many other factors drive the City's ability to attract new residents. The provision of quality public services, while often taken for granted, is critical to the growth of a city.

There are 18 projects identified in support of this area of focus. These projects include large capital projects and investment that support the long-term development and growth of the City of Spring Hill.

Wastewater

The projects in the CIP related to wastewater collection and treatment total \$92.5 million. These projects include expansion of the collection system in support of development and growth. Other projects such as rehabilitation of the lagoons to maintain the ongoing operation. Large projects like improvements to the wastewater treatment plant will be developed in phases with decisions made through each phase to build the WWTP appropriate for the growing city.

Parks & Recreation

The Spring Hill Aquatic Center (SHAC) requires ongoing upkeep, and a five-year plan has been developed to make the needed upgrades to the facility including slide replacement, sunshade replacement and replacement of the Diamond Brite lining and eventually an expansion of SHAC to accommodate the growing community.

Justice Center & Civic Center

Growth in the community demands growth in law enforcement to accommodate more citizens. This growth will create the need for a new law enforcement center and a new civic center. This CIP includes the purchase of land and construction of this facility totaling \$26 million. In 2024, a needs assessment was approved by the Council to begin the design phase of this project.

Transportation

Total investment 2025-2029 \$49,550,101

The ability to transport people and goods from one place to another is one of the basic components of the economic and social system upon which society depends. An adequate major street system has a substantial impact on the rate and pattern of future growth. Long-range planning should be utilized to ensure the street system is able to expand efficiently and is consistent with the Future Land Use Plan.

In this CIP, 19 projects totaling over \$49 million are focused on the area of Transportation in support of the Comprehensive Plan.

Annual Street Maintenance

This CIP provides for an annual street maintenance program dedicating approximately \$220,000 in highway tax funds each year of the plan. The needs for street maintenance will require funding beyond this annual tax to continue the program started in 2023.

Local Streets

These projects focus on the streets used to access other major streets in the community. The largest projects are 199th from Ridgeview to Renner and 207th from Woodland to Ridgeview. Both projects are a part of Johnson County's CARS funding program and support housing growth in this area. Future years will focus on improving streets like Ridgeview and Renner as major traffic paths in the City. Hale and Nichols Streets are the main entries into downtown Spring Hill. Both streets need complete rehabilitation and are beyond simple repairs. Replacement of those two streets is included in this CIP.

Continued growth and increased traffic will require the City to partner with KDOT to add traffic signalization and control as appropriate along US 169. In this CIP, the stoplight will be installed at 191st Street at US 169. The City will also undertake protection of the Right of Way in the areas along Highway 169 to protect these areas for future use such as overpasses.

Railroad Crossings

The federal government has earmarked funds to eliminate railroad crossings at grades across the U.S. Spring Hill will take advantage of this program and partner with Burlington North Railroad to eliminate crossings through the City. A study is underway which will guide the projects over several years.

2025-2029 CAPITAL IMPROVEMENT PLAN

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Capital Improvement Plan Projects

2025-2029

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CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Parks/Trails/Bike Paths

BIKE PATHS & TRAILS DEVELOPMENT (PROJECTS TO BE IDENTIFIED)

Comprehensive Plan Category: Community Development

Project Number: TBD

PROJECT TOTAL COST: \$200,000 ANNUALLY

Funding Status: Operating Budget, Funded

Expenditure Year: Annually

Department: Public Works Department, Parks

Contact: Jacob Speer



CURRENT STATUS:

It is the intent of the City and the Governing Body to establish an ongoing plan to build bike paths and trails. Staff will work with the Parks Advisory Board to determine areas to develop bike paths and trails. The Operating Budget has appropriated \$200,000 per year to develop and implement this plan. At this time, the scope of this work and areas to be developed have not been identified.

VETERANS LAKE DAM & SPILLWAY IMPROVEMENT

Comprehensive Plan Category: Public Facilities Project Number: TBD

PROJECT TOTAL COST: \$350,000

Funding Status: SMAC Grant Funding from County, Cash from Utility Funds

Expenditure Year: 2026

Department: Public Works Department, Parks

Contact: Jacob Speer



CURRENT STATUS:

Kansas Division of Water Resources has identified the dam at Veteran's Lake as having deficiencies due to the classification of it as a high hazard dam. The main deficiencies include a lack of adequate flooding freeboard on the dam itself, erosion of the dam face, and numerous structural problems with deterioration of the emergency spillway.

Additionally, the City is required to develop an Emergency Action Plan for the facility, including a dam break inundation zone analysis. Lamp Rynearson will be submitting a task order to complete a study to evaluate the condition of the dam.

The City will be working with Johnson County to apply for a Stormwater Management Advisory Council (SMAC) grant to assist with construction.

LEGACY PARK POND DAM REPAIRS

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$85,000

Funding Status: Operating Budget

Expenditure Year: 2025

Department: Public Works Department, Parks

Contact: Jacob Speer



CURRENT STATUS:

Legacy Park is located near 207th Street and Barker Road. Access to the park is on an unimproved path within the Woodland Ridge subdivision at the intersection of 208th Street and Skyview Lane. This 16-acre park is undeveloped, allowing visitors to enjoy a slice of the rural outdoors within the city limits.

The park has two ponds. The upper pond is a stormwater runoff basin. The dam is continuing to deteriorate and settling over an existing drainage issue. The Public Works Department has done some remediation work including tree removal, however there are still issues with overflow structures, the size of existing pipes, and drainage occurring under the existing pipe.

Lamp Rynearson has completed a cost analysis in 2023 to complete the dam repairs.

WISWELL FARMS PARK

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$70,000

Funding Status: Unfunded

Expenditure Year: 2026

Department: Public Works Department, Parks

Contact: Jacob Speer



CURRENT STATUS:

Over 40 acres will be donated to the City from the Wiswell Farms Development to create a park. The City intends to engage a landscape architect in 2026 for planning and conceptual design of this park. At this time, the scope of this project has not been determined, and the cost associated is for design work only.

EAST STREAMWAY TRAIL - 199TH TO 207TH

Comprehensive Plan Category: Public Facilities
Project Number: TBD

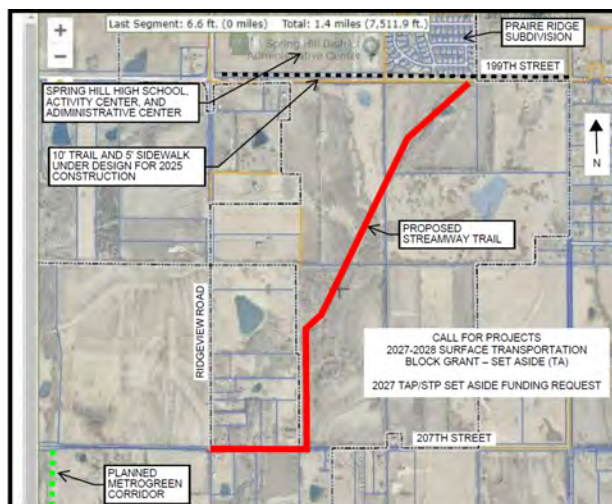
PROJECT TOTAL COST: \$1,365,382

Funding Status: Operating Budget, Funded

Expenditure Year: 2027

Department: Public Works Department, Parks

Contact: Jacob Speer



CURRENT STATUS:

This project is along a stream corridor between 199th Street and 207th Street east of Ridgeview Road. The project includes construction of approximately 1.2 miles of new 10' wide recreational trail that will connect to the new 10' wide trail along 199th Street currently under design.

This recreational trail system will provide connection to Spring Hill High School and Activity Complex, Spring Hill District Offices and Education Support Center, and Prairie Ridge Subdivision Neighborhood Park along 199th Street. The project will maintain and enhance gathering areas by increasing the ability of pedestrians and bicyclists to travel from areas south of 207th Street to activity centers north of 199th Street such as Spring Hill High School and Activity Center, Spring Hill School District Offices and Prairie Ridge Residential Subdivision.

The total project cost is expected to be \$1,365,382, which includes design and engineering costs. The City has applied for a Transportation Alternative Program (TAP) grant in the amount of \$953,384. The estimated cost to the City if the grant is approved is \$411,998. With this grant program, the City will have to fund the costs upfront, and will then be reimbursed by the grant.

CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Sidewalks/Curbs/Gutters & Stormwater

SIDEWALKS/CURBS/GUTTERS

SOUTH STREET - MILLRIDGE TO WEBSTER

Comprehensive Plan Category: Community Development

Project Number: TBD

PROJECT TOTAL COST: \$928,000

Funding Status: CDBG Grants, KDOT Cost Share program, Other Grants, remaining (if any) TBD

Expenditure Year: 2025

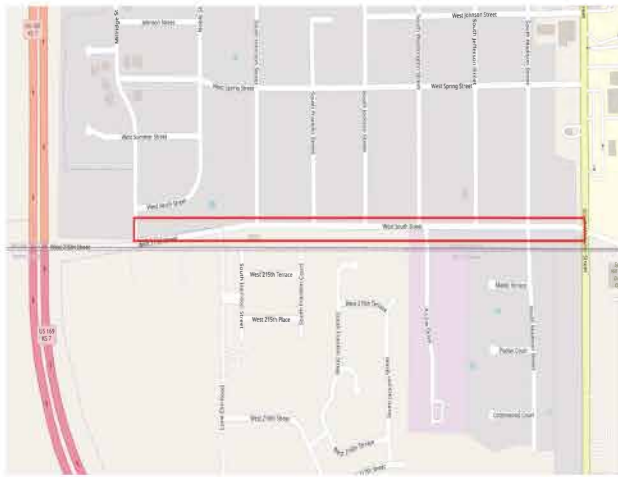
Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

It is the intent of the Governing Body to prioritize the construction of sidewalks along the north side of South Street from Millridge Street to Webster Street. There are potential grant opportunities including Community Development Block Grant (CDBG), KDOT Cost Sharing, and others. Lamp Rynearson has completed preliminary design for the area.



Preliminary Project Cost Estimate					
South Street Sidewalk					
City of Spring Hill, Kansas					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total
1	Mobilization	LS	1	\$ 31,000.00	\$ 31,000.00
2	Traffic Control	LS	1	\$ 8,500.00	\$ 8,500.00
3	Erosion Control	LS	1	\$ 14,000.00	\$ 14,000.00
4	Grading	LS	1	\$ 22,500.00	\$ 22,500.00
5	Clearing, Grubbing, and Demolition	LS	1	\$ 15,000.00	\$ 15,000.00
6	Sidewalk (4") (Concrete) (KCMMB4K)	SF	13951	\$ 15.00	\$ 209,265.00
7	Driveway (Residential) (6") (Concrete) (KCMMB4K)	SY	538.3	\$ 140.00	\$ 75,362.00
8	Sidewalk Ramp (6") (Concrete) (KCMMB4K)	SF	488	\$ 20.00	\$ 9,760.00
9	Detectable Warning Surface	SF	140	\$ 75.00	\$ 10,500.00
10	SRW (Concrete) (KCMMB4K)	LF	130	\$ 225.00	\$ 29,250.00
11	Joint Lid (Adjust)	EA	1	\$ 5,000.00	\$ 5,000.00
12	Storm Pipe (RCP) (15")	LF	352	\$ 180.00	\$ 63,360.00
13	Flared End Section (15") (Concrete)	EA	28	\$ 2,000.00	\$ 56,000.00
14	Force Account	SET	1	\$ 9,000.00	\$ 9,000.00
				Subtotal:	\$ 558,497.00
				Contingency (25%):	\$ 139,624.25
				Total Construction Cost:	\$ 698,121.25
				Design and Survey:	\$ 69,812.13
				Construction Administration and Observation:	\$ 48,868.49
				Material Testing:	\$ 10,471.82
				Total Project Cost:	\$ 827,273.68

Notes:

1. The two proposed easements are assumed to be donated.

ANNUAL SIDEWALK CONSTRUCTION/REPLACEMENT

Comprehensive Plan Category: Community Development
Project Number: TBD

PROJECT TOTAL COST: \$200,000 ANNUALLY

Funding Status: Operating Budget, Funded

Expenditure Year: Annually

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

The Governing Body along with City Staff will be evaluating areas annually to add or replace sidewalks. The City is exploring an on-call contract with a contractor to expedite the process of constructing sidewalks by having the price and contractor identified and ready to go. If the City had a construction company on-call, when the Governing Body or Staff identifies eligible areas, construction could begin immediately. The City is exploring grant options including CDBG and others for additional funding to this project.

ANNUAL CURB & GUTTER CONSTRUCTION/REPLACEMENT

Comprehensive Plan Category: Community Development
Project Number: TBD

PROJECT TOTAL COST: \$100,000 ANNUALLY

Funding Status: Operating Budget, Annually

Expenditure Year: Annually

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

The Governing Body along with City Staff will be evaluating areas annually to add or replace curbs and gutters. The expenses of this projects are appropriated through the Operating Budget each year.

ANNUAL STORMWATER UPGRADES

Comprehensive Plan Category: Public Facilities

Project Number: TBD

PROJECT TOTAL COST: \$150,000 ANNUALLY,
INDEXED FOR INCREASING COSTS

Funding Status: Stormwater Fees

Expenditure Year: Annually

Department: Public Works Department,
Stormwater

Contact: Jacob Speer



CURRENT STATUS:

As the City's population is reaching 10,000 citizens, the Kansas Department of Health and Environment is requiring the City to file an MS4 plan and manage stormwater through the City.

On July 25, 2024, the Governing Body approved Ordinance No. 2024-09 to establish a Stormwater Utility in the City of Spring Hill. Additionally, the Governing Body established Chapter 19 of the Spring Hill Municipal Code relating to Stormwater and the City's Stormwater Utility. The Governing Body intends to approve a fee schedule soon, that will create a Special Assessment charge for all parcels in the City.

These assessments will be used to create an Operating Budget each year for the Utility. The fees collected will be used to achieve MS4 compliance, create a Stormwater Management Plan, and capital improvements to the Stormwater Utility. Beginning in 2025, the Stormwater Management Plan (SMP) will be completed at a cost \$25,000. This plan and the completion of the MS4 will keep Spring Hill compliant with KDHE for stormwater.

The SMP will be used to find areas in need of annual maintenance and capital projects for stormwater management. Because the plan is not complete, an estimation of \$150,000 is being budgeted to complete these tasks.

CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Spring Hill Aquatic Center

REPAIRS AND MAINTENANCE

THE SPRING HILL AQUATIC CENTER REPAIR PROJECTS WERE PRIORITIZED BY CITY STAFF AND STAGGERED OVER FOUR YEARS.

RENOVATE SLIDES & REPAIR STRUCTURAL ELEMENTS

Comprehensive Plan Category: Public Facilities

Project Number: TBD

PROJECT TOTAL COST: \$70,000

Funding Status: Funded from Recreation Sales
Tax passed by Voters

Expenditure Year: 2025

Department: Public Works Department, Facilities

Contact: Jacob Speer



CURRENT STATUS:

The Spring Hill Aquatic Center (SHAC) opened in 2010, and as the facility ages, there are multiple maintenance projects identified by City staff that meet the requirements of being listed in the Capital Improvement Plan. The SHAC repair/maintenance project slated to be completed in 2025 includes renovating the slides and repair rust on structural elements at the facility. Staff has received quotes from vendors for this project, and they hope to complete this project prior to the pool opening in 2025.



REPLACE SHADE STRUCTURES

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$105,000

Funding Status: Funded from Recreation Sales
Tax

Expenditure Year: 2026

Department: Public Works Department, Facilities

Contact: Jacob Speer



CURRENT STATUS:

The SHAC repair/maintenance project slated to be completed in 2026 includes replacing all shade structures on the pool deck. Staff has received quotes from vendors for this project, and they hope to complete this project prior to the pool opening in 2026.



REPAVE PARKING LOT

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$150,000

Funding Status: Funded from Recreation Sales Tax

Expenditure Year: 2027

Department: Public Works Department, Facilities

Contact: Jacob Speer



CURRENT STATUS:

The SHAC repair/maintenance project slated to be completed in 2027 is repaving the SHAC parking lot. Staff has received quotes from vendors for this project, and they hope to complete this project prior to the pool opening in 2027.



REPLACE DIAMOND BRITE POOL LINING

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$325,000

Funding Status: Funded from Recreation Sales Tax

Expenditure Year: 2028

Department: Public Works Department, Facilities

Contact: Jacob Speer



CURRENT STATUS:

The SHAC repair/maintenance project slated to be completed in 2028 is replacing the Diamond Brite pool lining. Staff has received quotes from vendors for this project, and they hope to complete this project prior to the pool opening in 2028.



AQUATIC CENTER (PHASE II)

Comprehensive Plan Category: Community Development
Project Number: TBD

PROJECT TOTAL COST: \$1,000,000

Funding Status: Funded from Recreation Sales Tax or additional bonding depending on the project size.

The new bonds would also be paid from the recreation sales tax.

Expenditure Year: 2029

Department: Public Works Department

Contact: Jacob Speer



CURRENT STATUS:

When the Spring Hill Aquatic Center was originally constructed, the City intended to do the work in two phases. This project is Phase II. Because of the growth of the City, the scope and extent of the project is not yet determined. The amount listed with this project is not based on expansion estimates from an engineer, but rather a place holder while the design is to be determined.



CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Public Buildings

CITY HALL BUNKER REMODEL

Comprehensive Plan Category: Public Facilities

Project Number: TBD

PROJECT TOTAL COST: \$150,000

Funding Status: Capital Improvement Facilities Fund, Funded

Expenditure Year: \$50,000 in years 2025, 2026, 2027

Department: Public Works Department, Facilities

Contact: Jacob Speer



CURRENT STATUS:

The "City Hall Bunker" located at 302 N Jefferson, is currently being remodeled to become storage for use by all departments. On April 25, 2024, a proposal of \$40,975 from Precision Roofing was accepted by City staff to repair and install a Thermoplastic Polyolefin Membrane Roof on the City Hall Bunker. Work on repairing the roof began the beginning of July. The above picture shows the roof repair being completed.

The next steps in the project include cleaning and painting the inside of the facility, shelving, a humidifier, secure storage, and climate control. These improvements will be made in phases through 2027.

PUBLIC WORKS BUILDING

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$5,000,000

Funding Status: Bonds, Unfunded

Expenditure Year: 2025-2027

Department: Public Works Department,
Administration

Contact: Jacob Speer



CURRENT STATUS:

The Public Works Department has outgrown their current facility located at 502 E Nichols St. Trucks, trailers and various equipment are stored uncovered, due to limited shop and barn space.

If this project is approved, design will begin in 2025 with an anticipated cost of \$150,000. Land acquisition is expected to be expended in 2026 of \$1,400,000. Construction would be in 2027 at an estimated cost of \$3,450,000.

UNCOVERED EQUIPMENT



COMMUNITY CENTER UPGRADES AND PARKING LOT REPAVEMENT

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$165,000

Funding Status: Capital Improvement Facility
Fund

Expenditure Year: 2025

Department: Public Works Department,
Facilities

Contact: Jacob Speer



CURRENT STATUS:

The Community Center, located at 613 S Race St, is rented steadily by the community for various meetings, parties, wedding receptions, family reunions and much more. The age and use of the building have resulted in needed repairs and updates to the facility. Staff is anticipating costs of \$85,000 to repair the building, and \$80,000 to repave the parking lot. Repairs to the building include replacing and repairing siding, replacing curbs, kitchen upgrade, electronic locks, and miscellaneous interior cosmetic upgrades.

SPRING HILL MUNICIPAL COMPLEX

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$26,000,000

Funding Status: Bonds, Unfunded

Expenditure Year: 2025, 2026, 2027

Department: Administration

Contact: Lane Massey



CURRENT STATUS:

On April 11, 2024, the Governing Body accepted a proposal from Finkle + Williams Architecture & Roth Sheppard to complete a Municipal Complex Master Plan Study. The proposed Municipal Complex would include city hall, court, and the police department. The proposal includes fees of \$48,000 for design and consulting services, and \$2,000 reimbursable expenses. The final report is expected to be completed in October.

After the final report is received, the next expenditure is design, expected to cost \$500,000 in 2025. Land acquisition of \$2,000,000 is expected in 2026, and construction of \$23,500,000 in 2027.

CITY HALL (CIVIC CENTER) FACILITY UPDATES

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$85,000

Funding Status: Capital Improvement Facilities,
Unfunded

Expenditure Year: 2025

Department: Public Works Department,
Facilities

Contact: Jacob Speer



CURRENT STATUS:

The current City Hall, also referred to as the Civic Center, is located at 401 N Madison. The Civic Center holds council and planning commission meetings, court, administrative staff, and rents various rooms to the community. If the timeline for the Municipal Complex is delayed, repairs and updates will need to be made to the Civic Center. The expected repairs include exterior masonry repairs, brick sealing, replacing the concrete in the courtyard, HVAC upgrades, and additional reservation tables and chairs. If the Municipal Complex project advances on schedule, staff does not recommend completing these repairs.

CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Traffic

TRAFFIC SIGNALIZATION US 169 AT 191ST

Comprehensive Plan Category: Transportation

Project Number: TBD

PROJECT TOTAL COST: \$3,250,000

Funding Status: Bond with payment included in the 2025 budget

Expenditure Year: 2025, 2026

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

Improvements to the intersection of 191st Street and US 169/K 7 are proposed. The conceptual improvements proposal will include a traffic signal, extension of left turn lanes and addition of right turn lanes on US 169/K 7, and reconstruction of the 191st Street approaches with left turn lanes and right turn lanes as necessary.

A task order of \$220,822 for design services from Lamp Rynearson was approved by the Governing Body on July 25, 2024. Additionally, Lamp Rynearson completed a cost estimate which was submitted to US Representative Sharice Davids' office to request federal funding for the completion of this project.

Construction cost for the project is estimated at \$3,000,000.

RIGHT OF WAY ACQUISITION

Comprehensive Plan Category: Transportation
Project Number: TBD

PROJECT TOTAL COST: \$4,000,000

Funding Status: Unfunded

Expenditure Year: 2025, 2026

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

As development continues in the City, additional right of way will need to be purchased to complete necessary projects. For example, along US Highway 169, additional right of way will be needed for intersection improvements such as signalizations or overpasses. The costs budgeted with this project are considered estimations and will be specified based on selected projects.

RAILROAD CROSSING GRADE SEPARATION: STUDY

Comprehensive Plan Category: Transportation
Project Number: TBD

PROJECT TOTAL COST: STUDY \$200,000-\$250,000

ADDITIONAL GRANT EXPENSES \$200,000 PER YEAR

PLUS CONSTRUCTION COSTS PER CROSSING

Funding Status: Federal Grants, Railroad
Contributions, Municipal Cost Sharing

Expenditure Year: 2025, 2026 with construction
beyond 2028

Department: Public Works Department

Contact: Jacob Speer



CURRENT STATUS:

On April 25, 2024, a presentation on the Eliminations of Rail Crossings At Grade Grant was discussed by the Governing Body. The City is proposing improvements to the rail crossings at 175th, 183rd, 191st, 207th, and 215th to remove the crossings which are at grade or street level.

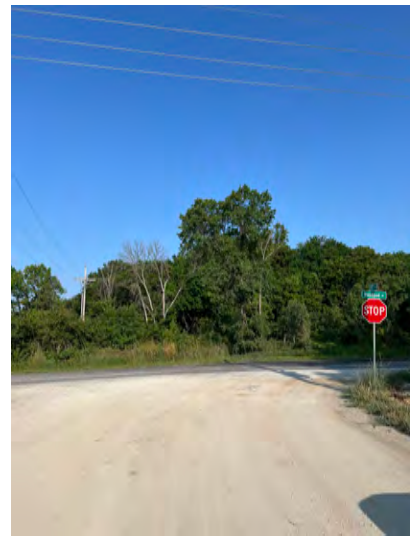
The plan would be to construct railroad crossing similar to 199th at Woodland and 223rd at Woodland. Improvements are being suggested to increase safety, eliminate traffic wait time at crossings, increase quality of life for citizens, and provide regional connectivity for local businesses.

At the direction of the Governing Body, a study will be completed to evaluate grade separation options at each intersection. This study will take over a year to be completed and is estimated to cost \$2,000,000 with a local match of \$200,000-\$250,000 for the City.

The federal government is driving the elimination of rail crossing at grade and has designated funds for grants to accomplish this goal. The construction will be a partnership with Burlington Northern Railroad which owns the railroad through Spring Hill. The total cost per crossing is estimated at \$25,000,000 and with grants and railroad participation, the estimated net cost to the City to be determined.

RAILROAD CROSSINGS:

191st Street
207th Street
175th Street
183rd Street
215th Street



CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Wastewater

SEWER MAINS: NEW DEVELOPMENT

Comprehensive Plan Category: Community Development

Project Number: TBD

PROJECT TOTAL COST: \$27,500,000

Funding Status: Unfunded, TBD as projects are identified

Expenditure Year: 2025-2029 depending on development

Department: Public Works Department, Wastewater

Contact: Jacob Speer



CURRENT STATUS:

As new areas of development are identified, an engineering study is done to determine the feasibility of locating sewer service to the area. Rough cost estimates are completed and the revenue streams from the new development are determined. If the project goes forward and completes the required approvals, the extension of the sewer to the project would be funded through cash from the Wastewater fund, bonds paid by the utility revenues, a special benefit district, or a combination of these financing tools. Sewer projects are never funded by taxpayers or mill levy.

WASTEWATER TREATMENT PLANT EXPANSION FOR GROWTH

Comprehensive Plan Category: Public Facilities
Project Number: TBD

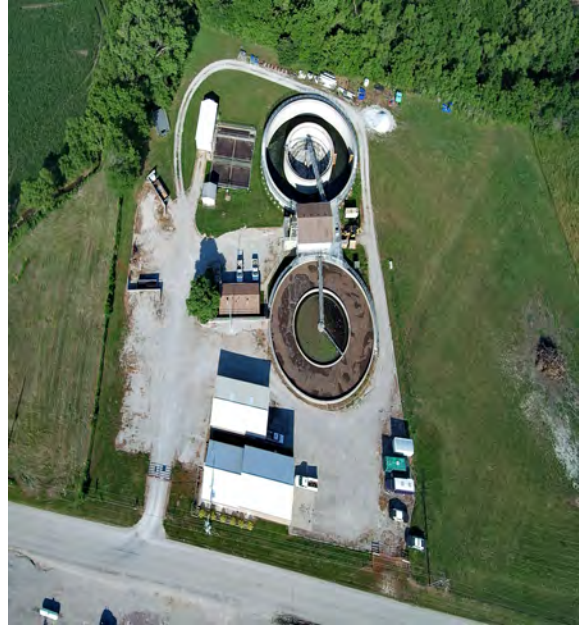
PROJECT TOTAL COST: \$91,000,000

Funding Status: Grants, Federal Funding, State Funding, bonds

Expenditure Year: 2025-2029 depending on population growth and funding

Department: Public Works Department, Wastewater

Contact: Jacob Speer



CURRENT STATUS:

With the growth in the population of Spring Hill, the City will need to update the Wastewater Treatment Plant (WWTP). There is an opportunity to provide wastewater treatment services for the Region. If the Regional project goes through for Spring Hill, there will be revenue from the Regional customers as well as new Spring Hill customers. The Regional project may be funded through Federal or State programs, benefit districts, sewer revenues, or a combination of these sources.

If the Regional plant project does not move forward, this project will be scaled for Spring Hill's population over the next 25+ years. The same funding sources may be used with lower revenue streams since there will not be regional participation in the services.

Regardless, the WWTP operates in excess of 60% capacity on a daily basis and an expansion to accommodate the growing population will be required.

The Wastewater operation is self-supporting and does not utilize taxpayer money or mill levy for the operation or capital projects.

LAGOON REHABILITATION

Comprehensive Plan Category: Public Facilities

Project Number: TBD

The sewer lagoons are located north of the WWTP on 215th Street and east of Woodland Road.

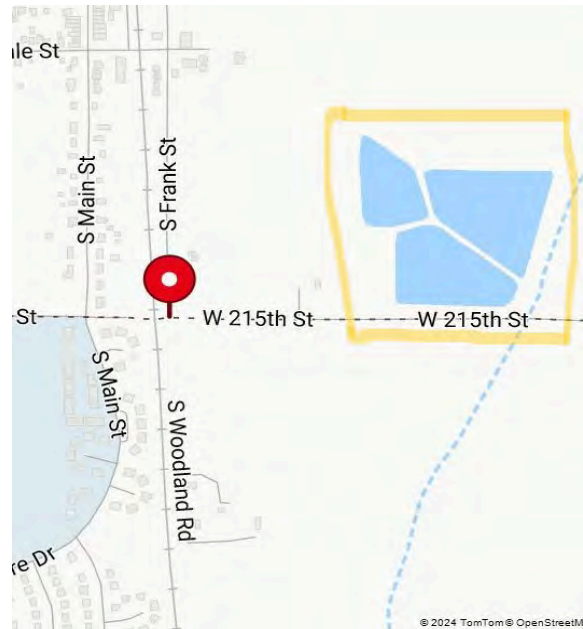
PROJECT TOTAL COST: \$1,500,000

Funding Status: Cash reserves of Wastewater Fund, bonding of KDHE loan

Expenditure Year: 2025 if project is needed

Department: Public Works Department, Wastewater

Contact: Jacob Speer



CURRENT STATUS:

As the City continues to grow, the sewer lagoons will need to be rehabilitated to help process wastewater as the WWTP moves closer to its capacity. The rehab project would include direction from KDHE on the rehab requirements.

If the expansion of the WWTP is approved, the lagoon rehabilitation project may not be needed. The lagoons may be eliminated with the new WWTP. However, some form of rehab of the lagoons may be needed for processing if the City reaches capacity in the plant before the new plant is completed.

CDBG DESIGN: PROJECT TO BE IDENTIFIED

Comprehensive Plan Category: Public Facilities
Project Number: TBD

PROJECT TOTAL COST: \$150,000

Funding Status: Unfunded but would use cash reserves of the WW Fund for this project.

Expenditure Year: 2026-2027, programming available every 2 years

Department: Public Works Department, Wastewater

Contact: Jacob Speer



CURRENT STATUS:

This is a placeholder for any potential Community Development Block Grant (CDBG) project that will utilize the program. The main area eligible for the CDBG is the original part of the City. CDBG has an income limitation and much of the City of Spring Hill would not qualify for the program. This could be used for sewer line replacement in the older part of the City.

CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Streets - 199th

199TH ST IMPROVEMENT: RIDGEVIEW RD TO RENNER RD (DESIGN)

Comprehensive Plan Category: Transportation

Project Number: ST2305

PROJECT TOTAL COST: \$120,000

Funding Status: Bonds, Funded from 2023A

Expenditure Year: 2025

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

Design is the one of the first stages of a street project and includes costs to bid the project, inspections, and construction observation. These are standard costs associated with all street projects, and the anticipated overall cost to the City requires it be in the Capital improvement Plan.

199TH ST & RIDGEVIEW: ACQUIRE RIGHT OF WAY

Comprehensive Plan Category: Transportation
Project Number: ST2305

PROJECT TOTAL COST: \$960,000

Funding Status: Bonded with construction of street

Expenditure Year: 2024

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

The cost of acquiring right of way includes acquiring utility and stormwater easements mostly along the north side of 199th. The cost estimate is based on a currently designed 2 lane project. If the Governing Body chooses to accept a 4-lane design, the costs of Right of Way will increase. The City is expected to acquire temporary financing to fund this project if approved and will be bonded at the completion of the project.

199TH ST & RIDGEVIEW: RELOCATE UTILITIES

Comprehensive Plan Category: Transportation
Project Number: ST2305

PROJECT TOTAL COST: \$312,000

Funding Status: Bonds

Expenditure Year: 2024

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

This project includes relocating a half mile long 8" steel gas main along with other utility relocations. Lamp Rynearson is currently working with the gas utility provider to receive an updated cost for this project. The gas main is currently on the east half of this project, beginning on the south side of 199th and then crossing to the north. This high-pressured gas main is said to supply all of the southwest side of Johnson County. With the improvements proposed to 199th, the gas main currently to the north of 199th would be located directly under the new road. The design of how the main will run when relocated has not been completed. The City is expected to acquire temporary financing to fund this project if approved.

199TH ST IMPROVEMENT: RIDGEVIEW TO RENNER CONSTRUCTION

Comprehensive Plan Category: Transportation
Project Number: ST2305

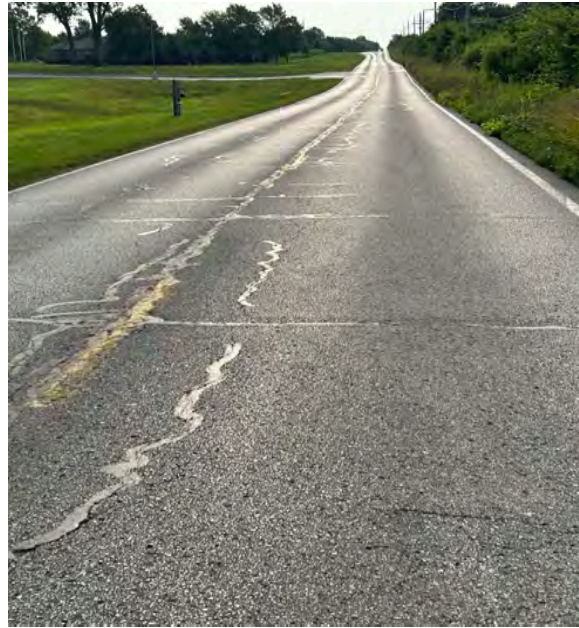
PROJECT TOTAL COST: \$8,679,875
CARS FUNDING REQUEST: \$2,462,287
COST TO CITY: \$6,217,588

Funding Status: CARS/Bonds

Expenditure Year: 2025

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

Improvements to 199th St from Ridgeview to Renner is the 2024 CARS project approved by Johnson County. 199th St is currently a two-lane street with turn lanes at Norton St. The proposed improvements are to construct a standard collector street with curb and gutters, improved storm drainage, street lighting, and intersection improvements at Renner. BHC are the engineers currently creating the engineering design work for this project. They are also preparing a plan if the Governing Body choses to expand this project from 2 lanes to 4 lanes.

CURRENT ROAD CONDITION



CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Streets - CARS

CARS 2025: 207TH STREET - WEBSTER STREET TO WOODLAND ROAD

Comprehensive Plan Category: Transportation

Project Number: TBD

PROJECT TOTAL COST: \$577,000

CARS FUNDING REQUEST: \$257,000

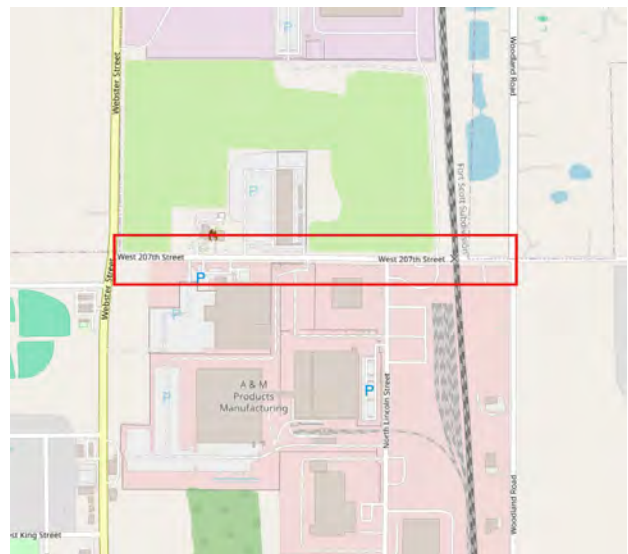
COST TO CITY: \$320,000

Funding Status: CARS/Cash

Expenditure Year: 2025

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

The existing street is a two-lane collector street, 32' wide, with turn lanes serving industrial properties and access to the east of US Highway 169. The improvements proposed are mill and overlay with spot curb and asphalt base repairs as necessary and restoration of pavement markings.

FUNDING SOURCE

Design	\$	30,116
Right of Way Acquisition	\$	-
Utility Relocation	\$	-
Other Project Costs	\$	-
Construction	\$	501,710
Construction Engineering	\$	45,174
Total Project Cost	\$	577,000
CARS Grant	\$	257,000
Cost to City	\$	320,000

CURRENT ROAD STATUS



CARS 2026: 191ST STREET - HWY 169 TO WOODLAND ROAD

Comprehensive Plan Category: Transportation
Project Number: TBD

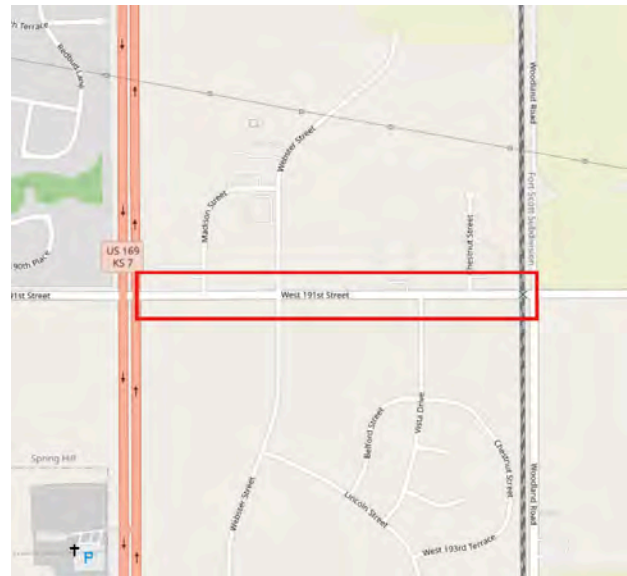
PROJECT TOTAL COST: \$425,000
CARS FUNDING REQUEST: \$150,000
COST TO CITY: \$275,000

Funding Status: CARS/Cash

Expenditure Year: 2026

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

The existing street is a two-lane street approximately 23' wide without curb and gutter with ditches on both sides of the street. The existing street has centerline and edge pavement markings. The proposed improvements include mill and overlay with spot asphalt base repairs as necessary, ditch grading and restoration, and restoration of pavement markings.

FUNDING SOURCE

Design	\$	22,157
Right of Way Acquisition	\$	-
Utility Relocation	\$	-
Other Project Costs	\$	-
Construction	\$	369,608
Construction Engineering	\$	33,235
Total Project Cost	\$	425,000
CARS Grant	\$	150,000
Cost to City	\$	275,000

CURRENT ROAD CONDITION



CARS 2027: RIDGEVIEW ROAD - 199TH STREET TO 191ST STREET

Comprehensive Plan Category: Transportation
Project Number: TBD

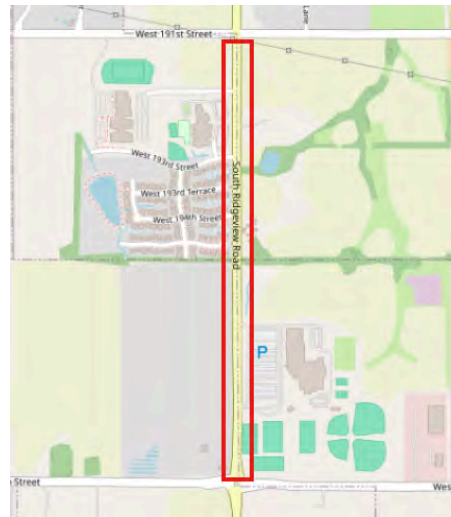
PROJECT TOTAL COST: \$1,250,000
CARS FUNDING REQUEST: \$435,000
COST TO CITY: \$815,000

Funding Status: CARS/Bond

Expenditure Year: 2027

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

The north half mile of the existing street is a two lane approximately 24' wide without curb and gutter, with ditches on both sides of the street. The south half mile is 24' to 36' wide with curb and gutter on the east side adjacent to the high school and a ditch on the west. The street has a centerline and edge pavement markings. The proposed improvements include mill and overlay with spot curb and asphalt base repairs as necessary, ditch grading and restoration, and restoration of pavement markings.

FUNDING SOURCE

Design	\$	86,649
Right of Way Acquisition	\$	-
Utility Relocation	\$	-
Other Project Costs	\$	-
Construction	\$	1,087,533
Construction Engineering	\$	75,818
Total Project Cost	\$	1,250,000
CARS Grant	\$	435,000
Cost to City	\$	815,000

CURRENT ROAD CONDITION



CARS 2028: 207TH STREET - WOODLAND RD TO RIDGEVIEW ROAD

Comprehensive Plan Category: Transportation
Project Number: TBD

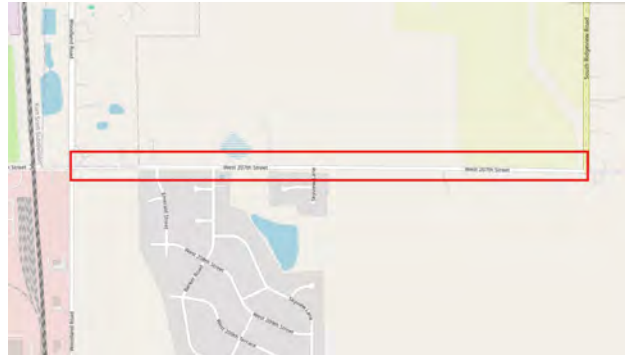
PROJECT TOTAL COST: \$15,069,546
CARS FUNDING REQUEST: \$2,500,000
STGB FUNDING REQUEST: \$9,576,945
COST TO CITY: \$2,992,601

Funding Status: CARS/STBG/Bond

Expenditure Year: 2028

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

Staff has applied for a Surface Transportation Block Grant as a funding source for this project. The existing street is a two-lane street approximately 23' wide without curb and gutter, with open ditches along both sides of the street. The existing street has centerline and edge pavement markings. The proposed improvements include complete reconstruction to standard collector street with curb and gutter, sidewalks, enclosed storm sewer system, pavement marking, signing, street lighting and intersection improvements.

The area along 207th Street has multiple proposed developments which will include housing and commercial projects. These projects may include contributions to the street improvements from the developer as well as special benefit districts to fund the needed improvements for the increased traffic in the area.

FUNDING SOURCE

Design	\$	1,207,500
Right of Way Acquisition	\$	500,000
Utility Relocation	\$	100,000
Other Project Costs	\$	-
Construction	\$	12,356,346
Construction Engineering	\$	905,700
Total Project Cost	\$	15,069,546
STGB Funding Request	\$	9,576,945
CARS Grant	\$	2,500,000
Cost to City	\$	2,992,601

CURRENT ROAD CONDITION



CARS 2029: WOODLAND ROAD - 207TH STREET TO 215TH STREET

Comprehensive Plan Category: Transportation
Project Number: TBD

PROJECT TOTAL COST: \$880,000
CARS FUNDING REQUEST: \$312,000
COST TO CITY: \$568,000

Funding Status: CARS/Bond/Cash

Expenditure Year: 2029

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

The existing street received one 3" overlay in 2024. It is expected that by 2029, Woodland Road from 215th to 207th will need the following improvements. The existing street is a two-lane street approximately 23' wide without curb and gutter with ditches along both sides of the street. The existing street has centerline and edge pavement markings. The proposed improvements include mill and overlay with spot asphalt base repairs as necessary, ditch grading and restoration, and restoration of pavement markings.

FUNDING SOURCE

Design	\$	45,814
Right of Way Acquisition	\$	-
Utility Relocation	\$	-
Other Project Costs	\$	-
Construction	\$	765,465
Construction Engineering	\$	68,721
Total Project Cost	\$	880,000
CARS Grant	\$	312,000
Cost to City	\$	568,000

CURRENT ROAD STATUS



CAPITAL IMPROVEMENT PLAN PROJECTS

2025-2029

Project Category: Streets

ANNUAL STREET MAINTENANCE

Comprehensive Plan Category: Transportation
Project Number: TBD

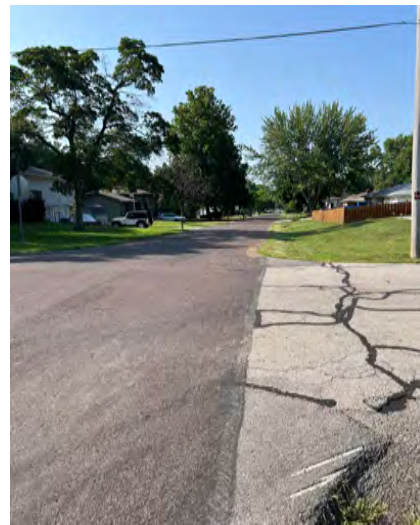
PROJECT TOTAL COST: \$820,000

Funding Status: Consolidated Highway Fund /
Gasoline Tax and Otherwise unfunded

Expenditure Year: Annually

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

The annual street maintenance program began in 2023. After evaluating the streets City-wide, multiple locations are selected each year for maintenance. Streets around the City receive base repairs, crack seal, and chip seal repairs. The project remains in the CIP, as new streets will be chosen each year for maintenance. The City receives Consolidated Highway Taxes of approximately \$240,000 each year, which have been allocated to this project. In years 2023 and 2024, bond funds were also used to complete this work. At this time, there is not funding for the annual street maintenance beginning in 2025 outside of the Consolidated Highway Tax.

WEBSTER STREET REALIGNMENT AT 223RD

Comprehensive Plan Category: Transportation
Project Number: TBD

PROJECT TOTAL COST: \$4,000,000

Funding Status: Bonds, Unfunded

Expenditure Year: 2025/TBD

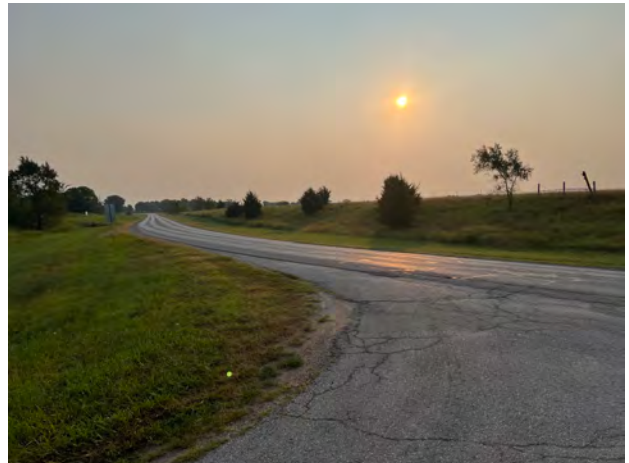
Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

KDOT is requesting a change of the intersection of 223rd & Webster Street including adding a traffic signal to help regulate traffic between 169 highway and Webster Street. Additionally, there is property in this area available for additional development which will justify the investment in improvements to support this growth. The City has applied for a Safe Streets and Roads for All (SS4A) Grant to realign Webster Street at 223rd and add the signalization. This project is at the request of KDOT and developers interested in the area. The scope of this project is not yet completely defined and may evolve as other plans are made for this area of the City.



RIDGEVIEW ROAD IMPROVEMENTS: 207TH ST TO 199TH ST

Comprehensive Plan Category: Transportation
Project Number: TBD

PROJECT TOTAL COST: \$2,000,000

Funding Status: Bonds, Unfunded

Expenditure Year: 2026

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

Ridgeview Road is an important street in the City because it borders Spring Hill High School as well as several neighborhoods. As other street projects are completed such as the improvement of 199th Street and 207th Street near Ridgeview, improvements will need to be made to Ridgeview to support the additional traffic and housing growth. Ridgeview Road is an example of a street which will need to grow as the City grows to support the traffic of the community.



RENNER RD IMPROVEMENTS: 207TH ST TO 199TH ST

Comprehensive Plan Category: Transportation
Project Number: TBD

PROJECT TOTAL COST: \$2,000,000

Funding Status: Bonds, Unfunded

Expenditure Year: 2028

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

Similar to Ridgeview Road, Renner Road is a busy street due to its proximity to 199th and Spring Hill High School. Planned developments along Renner will create more traffic not only from housing but commercial development in the area. Renner will need improvements to support the increased activity in the area. The updates to Renner are not yet defined specifically.



NICHOLS STREET - WEBSTER ST TO RAILROAD

Comprehensive Plan Category: Transportation
Project Number: TBD

PROJECT TOTAL COST: \$3,275,000

Funding Status: Bonds, Unfunded

Expenditure Year: 2025-2026

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

Nichols Street from Webster to the Railroad tracks is the street providing access from downtown Spring Hill to the west. The condition of Nichols Street is beyond maintenance and will require a complete removal and replacement. The base is failing, and a full reconstruction is needed for this half mile stretch.



HALE STREET - WEBSTER STREET TO RAILROAD

Comprehensive Plan Category: Transportation
Project Number: TBD

PROJECT TOTAL COST: \$3,435,000

Funding Status: Bonds, Unfunded

Expenditure Year: 2026-2027

Department: Public Works Department, Streets

Contact: Jacob Speer



CURRENT STATUS:

Hale Street from Webster to the Railroad tracks provides access to downtown from the west. This street, like Nichols Street, is beyond maintenance and repair. A complete removal and replacement is required because the base is failing.

