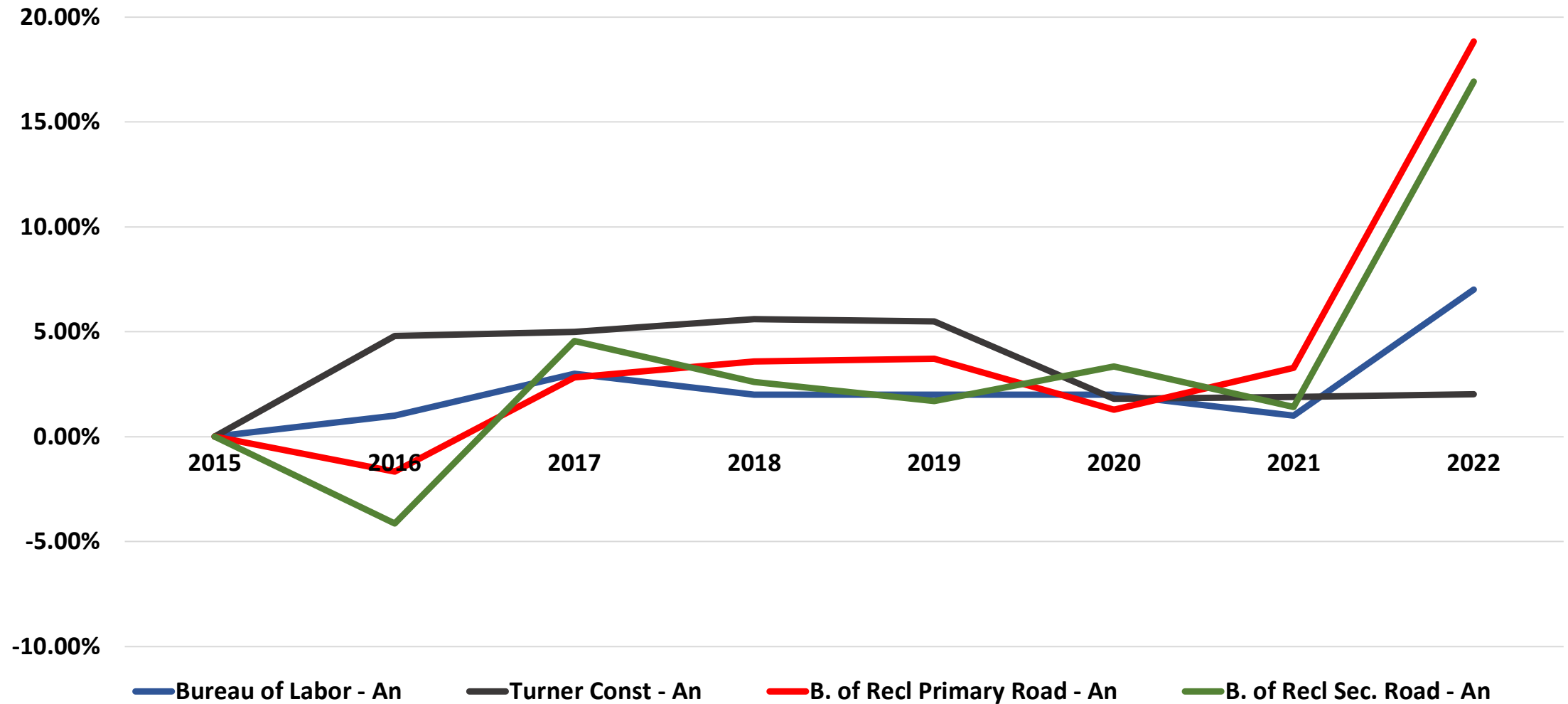


Item D-1

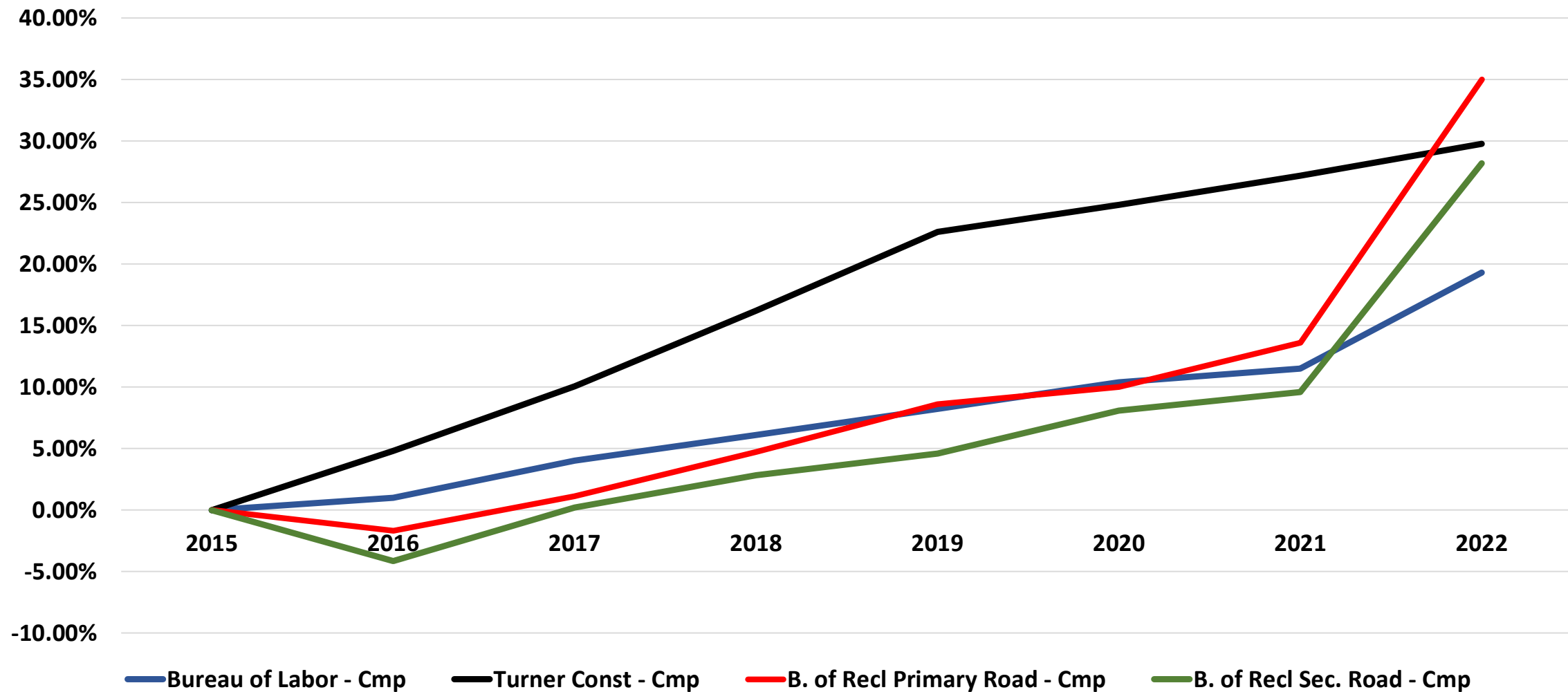
Strategic Planning Budget Session –
Capital Improvements Plan (CIP) and
Outstanding Debt

Annual Inflation Growth



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Compound Inflation Growth



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STREET IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Other/ Interlocal	Total Cost
Johnson Road Reconstruction & Roundabout (RS-C)	4,031,250	447,250	1,462,500			5,941,000
Street Reconstruction Project		3,920,443				3,920,443
<i>Old Town Keller RR Tunnel*</i>	<i>3,385,270</i>					<i>3,385,270</i>
Keller-Hicks QZ/Improvements (w/ Fort Worth)	267,841			1,927,159		2,195,000
Bear Creek-Whitley Roundabout	2,154,000					2,154,000
Utility Relocations	565,000				500,000	1,065,000
Shady Grove (Keller-Smithfield to Smithfield)	1,000,000					1,000,000
Bar Ditch Maintenance	830,000					830,000
<i>Old Town Keller E/Elm Street</i>	<i>614,730</i>					<i>614,730</i>
FM 1709 at Keller Smithfield & Rufe Snow	500,000					500,000
Sidewalk Construction/Repair	370,336					370,336
UPRR Pedestrian Crossing	150,000					150,000
Pavement Seepage		150,000				150,000
Pavement Condition Study		125,000				125,000
<i>North/South Portal Signs (engineering)(on-hold)</i>	<i>50,000</i>					<i>50,000</i>
Total Street Projects	\$ 13,918,427	\$ 4,642,693	\$ 1,462,500	\$ 1,972,159	\$ 500,000	\$ 22,450,779

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FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Old Town Keller East / Elm St.	3,385,270	685,000				4,070,270
Street Reconstruction	1,800,057	1,800,057				3,600,114
Sidewalk Repair	3,500,000					3,500,000
<i>Mt. Gilead (377 to Bancroft) Reconst. & RAB*</i>	<i>2,480,000</i>					<i>2,480,000</i>
Bear Creek Bridge Erosion Protection	400,000					400,000
<i>Pearson/Keller Parkway Intersection</i>	<i>375,000</i>					<i>375,000</i>
<i>Shady Grove (Keller-Smithfield to Smithfield)</i>	<i>0 2,000,000</i>					<i>0 2,000,000</i>
Bar Ditch Maintenance	(830,000)					(830,000)
Old Town Keller RR Tunnel*	(3,385,270)					(3,385,270)
Total Street Projects	\$ 7,725,057	\$ 2,485,057	\$ -	\$ -	\$ -	\$ 10,210,114

* - Total Project Cost = \$13,705,000

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FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Old Town Keller East / Elm St.				5,000,000		5,000,000
Mt. Gilead (377 to Bancroft) Reconst. & RAB*	2,500,000		5,000,000			7,500,000
Street Reconstruction		2,075,000				2,075,000
Whitley Overlay	1,500,000					1,500,000
Bear Creek Bridge Erosion Protection	400,000					400,000
Green Ribbon Grant – Keller Pkwy (377 to R.S.)					400,000	400,000
Sidewalk Construction/Repair	275,000					275,000
Total Street Projects	\$ 4,675,000	\$ 2,075,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 17,150,000

* - Total Project Cost = \$13,705,000

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
<i>Old Town Keller East / Elm St.</i>				<i>10,000,000</i>		<i>10,000,000</i>
2024 Street Reconstruction Project		2,075,000				2,075,000
Mt. Gilead (377 to Bancroft) Reconst. & RAB*	512,500		512,500			1,025,000
North Keller Sidewalk Improvements	175,000	175,000				350,000
Sidewalk Construction/Repair	302,500					302,500
Total Street Projects	\$ 990,000	\$ 2,250,000	\$ 512,500	\$ 10,000,000	\$ -	\$ 13,752,500

* - Total Project Cost = \$13,705,000

FY 2024-25 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Mt. Gilead (377 to Bancroft) Reconst. & RAB*	1,350,000		1,350,000			2,700,000
Street Reconstruction Project		2,075,000				2,075,000
North Keller Sidewalk Improvements	375,000	375,000				750,000
Sidewalk Construction/Repair	332,750					332,750
Total Street Projects	\$ 2,057,750	\$ 2,450,000	\$ 1,350,000	\$ -	\$ -	\$ 5,857,750

* - Total Project Cost = \$13,705,000

FY 2025-26 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Street Reconstruction		2,075,000				2,075,000
Sidewalk Construction/Repair	366,025					366,025
Total Street Projects	\$ 366,025	\$ 2,075,000	\$ -	\$ -	\$ -	\$ 2,441,025

FY 2026-27 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Whitley Reconstruction				17,000,000		17,000,000
Street Reconstruction		2,075,000				2,075,000
Mt. Gilead/Roanoke Rd Roundabout	200,000		200,000			400,000
Sidewalk Construction/Repair	402,628					402,628
Total Street Projects	\$ 602,628	\$ 2,075,000	\$ 200,000	\$ 17,000,000	\$ -	\$ 19,877,628

PARK IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Overton Ridge Park		2,464,655	547,656			3,012,311
Trail System Expansion		684,847				684,847
Keller Sports Park Parking Lot Improvements – Baseball Lot		600,000				600,000
Whitley Road Safe Routes		248,312				248,312
Bear Creek Park Parking Lot Improvements		225,000				225,000
Matching Grant Program		164,487			50,680	215,167
Bear Creek Pond Dredging		215,000				215,000
Keller Sports Park Parking Lot Improvements – C Pad		185,000				185,000
Parks Capital Replacement Program		121,367				121,637
Sports Park Master Plan		77,500				77,500
Total Parks Projects	\$ -	\$ 4,986,168	\$ 547,656	\$ -	\$ 50,680	\$ 5,584,504

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FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Keller Sports Park Parking Lot Improvements – Softball Lot		790,000				790,000
Whitley Road Safe Routes					680,515	680,515
Trail System Expansion		302,500				302,500
Chase Oaks Playground Replacement		110,000				110,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 1,302,500	\$ -	\$ -	\$ 680,515	\$ 1,983,015

FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Town Hall Water Feature		700,000				700,000
Bear Creek Additional Pickle Ball Courts & Amenities		400,000				400,000
Keller Sports Park Parking Lot Improvements – B- Pad		380,000				380,000
Trail System Expansion		332,750				332,750
Town Center Playground Replacement		150,000				150,000
Northeast Park Concept Plan		100,000				100,000
Total Parks Projects	\$ -	\$ 2,062,750	\$ -	\$ -	\$ -	\$ 2,062,750

Sports Park Renovations not included – Est. ~\$25M Debt

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Splash Pad – TBD		750,000				750,000
Keller Sports Park Parking Lot Improvements – A – Pad		380,000				380,000
Trail System Expansion		366,025				366,025
TBD Playground Replacement		150,000				150,000
Total Parks Projects	\$ -	\$ 1,646,025	\$ -	\$ -	\$ -	\$ 1,646,025

Sports Park Renovations not included – Est. ~\$25M Debt

FY 2024-25 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Keller Sports Park Parking Lot Improvements – F – Pad		405,000				405,000
Trail System Expansion		402,628				402,628
TBD Playground Replacement		150,000				150,000
Total Parks Projects	\$ -	\$ 957,628	\$ -	\$ -	\$ -	\$ 957,628

FY 2025-26 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Trail System Expansion		442,890				442,890
Keller Sports Park Parking Lot Improvements – F Pad		470,000				470,000
TBD Playground Replacement		150,000				150,000
Total Parks Projects	\$ -	\$ 1,062,890	\$ -	\$ -	\$ -	\$ 1,062,890

FY 2026-27 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Trail System Expansion		487,180				442,890
Keller Sports Park Parking Lot Improvements – Multi-Purpose		270,000				270,000
TBD Playground Replacement		150,000				150,000
Total Parks Projects	\$ -	\$ 907,180	\$ -	\$ -	\$ -	\$ 907,180

FACILITY/GOVERNMENTAL IMPROVEMENTS

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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Senior Activities Center	1,600,000			8,000,000		9,600,000
Economic Development Incentives	1,500,000					1,500,000
Total Facilities Projects	\$ 3,100,000	\$ -	\$ -	\$ 8,000,000	\$ -	\$ 11,100,000

FY 2021-22 – FY 2026-27 Projects

- No proposed or planned projects



WATER IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
State Water Implantation Fund for Texas (SWIFT-water line replacement)				8,060,000		8,060,000
Hwy 377 Water Lines	500,000		500,000			1,000,000
Tank Maintenance	950,000					950,000
SCADA Maintenance	540,000					540,000
Water Line Replacements	250,000					250,000
AWIA Emergency Risk, Resiliency, Response Plan	200,000					200,000
MSC Improvements	100,000					100,000
Water Service Replacements	70,703					70,703
Large Valve Replacements	70,702					70,702
Total Water Projects	\$ 2,681,405	\$ -	\$ 500,000	\$ 8,060,000	\$ -	\$ 11,241,405

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FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Tank Maintenance	350,000				1,500,000	1,850,000
Pearson Pump Station Generator					2,000,000	2,000,000
Bates Street Line Replacement					675,000	675,000
Knox Tank Mixer	600,000					600,000
MSC Generators					200,000	200,000
State Water Implantation Fund for Texas (SWIFT-water line replacement)	250,000					250,000
Water Line Replacements	100,000					100,000
Total Water Projects	\$ 1,300,000	\$ -	\$ -	\$ -	\$ 4,375,000	\$ 5,675,000

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FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
State Water Implantation Fund for Texas (SWIFT-water line replacement)	500,000			4,060,000		4,560,000
Tank Maintenance	350,000				3,000,000	3,350,000
Elm Street Line Replacements					1,375,000	1,375,000
<i>Smart Meter Installation</i>					839,563	839,563
Water Line Replacements	400,000				455,187	400,000
Total Water Projects	\$ 1,250,000	\$ -	\$ -	\$ 4,060,000	\$ 5,669,750	\$ 10,979,750

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Johnson Road 12" Water Lines				1,300,000		1,300,000
Tank Maintenance	350,000					350,000
State Water Implantation Fund for Texas (SWIFT-water line replacement)	250,000					250,000
Water Line Replacements	150,000					150,000
Total Water Projects	\$ 750,000	\$ -	\$ -	\$ 1,300,000	\$ -	\$ 2,050,000

FY 2024-25 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Rapp 16" Water Lines				3,000,000		3,000,000
Water Line Replacements	500,000					500,000
Total Water Projects	\$ 500,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,500,000

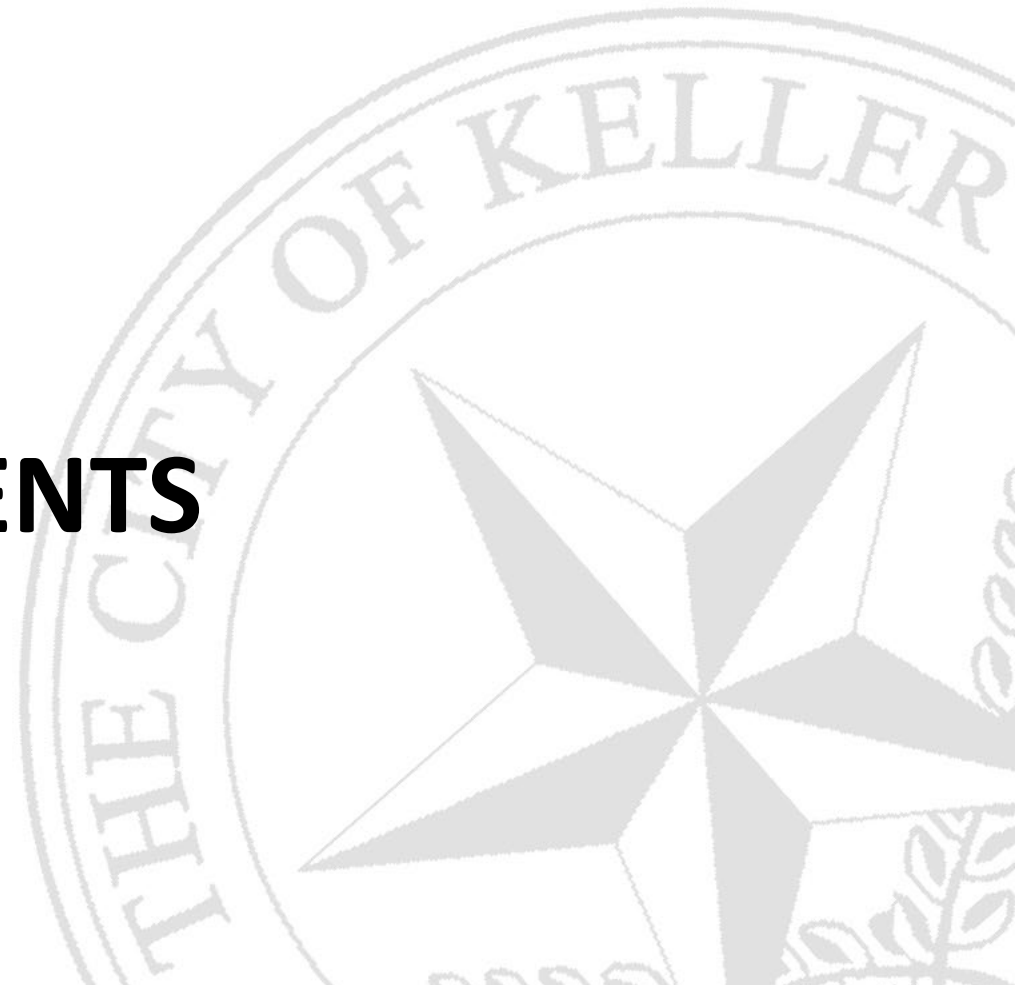
FY 2025-26 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Bear Creek Parkway 12" Water Lines				1,400,000		1,400,000
Mains & Services Replacements	250,000					250,000
Total Water Projects	\$ 250,000	\$ -	\$ -	\$ 1,400,000	\$ -	\$ 1,650,000

FY 2026-27 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
30" Transmission Line Replacement				15,000,000		15,000,000
Pump Station Rehab				4,500,000		4,500,000
Mains & Services Replacements	250,000					250,000
Total Water Projects	\$ 250,000	\$ -	\$ -	\$ 4,500,000	\$ -	\$ 4,750,000

WASTEWATER IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Other	Total Cost
US 377 SS Extension Project	600,000				850,000	1,450,000
Mains & Services Replacements	1,386,538					1,386,538
Big Bear Creek Interceptor II	211,634		649,750			861,384
SS Evaluation Study	740,000					740,000
Big Bear West Interceptor Line	575,000					575,000
SS Evaluation Study / Capacity Analysis	180,000					180,000
Big Bear Collection Line Replacement			75,000			75,000
Total Wastewater Projects	\$ 3,693,172	\$ -	\$ 724,750	\$ -	\$ 850,000	\$ 5,267,922

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FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Cade Branch Wastewater Capacity			2,415,600			2,415,600
Cade Branch Wastewater Capacity 8" to 15"			946,200			946,200
Lift Station Generators					500,000	500,000
Shady Hollow Lift Station	140,000					140,000
SS Evaluation Study / I&I	120,000					120,000
Sewer Line Replacements	165,000					165,000
Total Wastewater Projects	\$425,000	\$ -	\$ 3,361,800	\$ -	\$ 500,000	\$ 4,286,800

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FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
<i>Sewer Line Replacements</i>	<i>400,000</i>				<i>455,250</i>	<i>855,250</i>
Sewer Extensions	350,000					350,000
Pearl St Sewer Re-Alignment	75,000					75,000
Total Wastewater Projects	\$ 825,000	\$ -	\$ -	\$ -	\$ 455,250	\$ 1,280,250

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Cade Branch Wastewater Capacity				2,415,600		2,415,600
Cade Branch Wastewater Capacity 8" to 15"				946,200		946,200
Big Bear Central Capacity 8" to 12"				529,000		529,000
Sewer Line Replacements	400,000					400,000
Total Wastewater Projects	\$ 400,000	\$ -	\$ -	\$ 3,890,800	\$ -	\$ 4,290,800

FY 2024-25 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Big Bear Central Capacity 6" to 8"			953,450	953,450		1,906,900
Sewer Line Replacements	400,000					400,000
Total Wastewater Projects	\$ 400,000	\$ -	\$ 953,450	\$ 953,450	\$ -	\$ 2,306,900

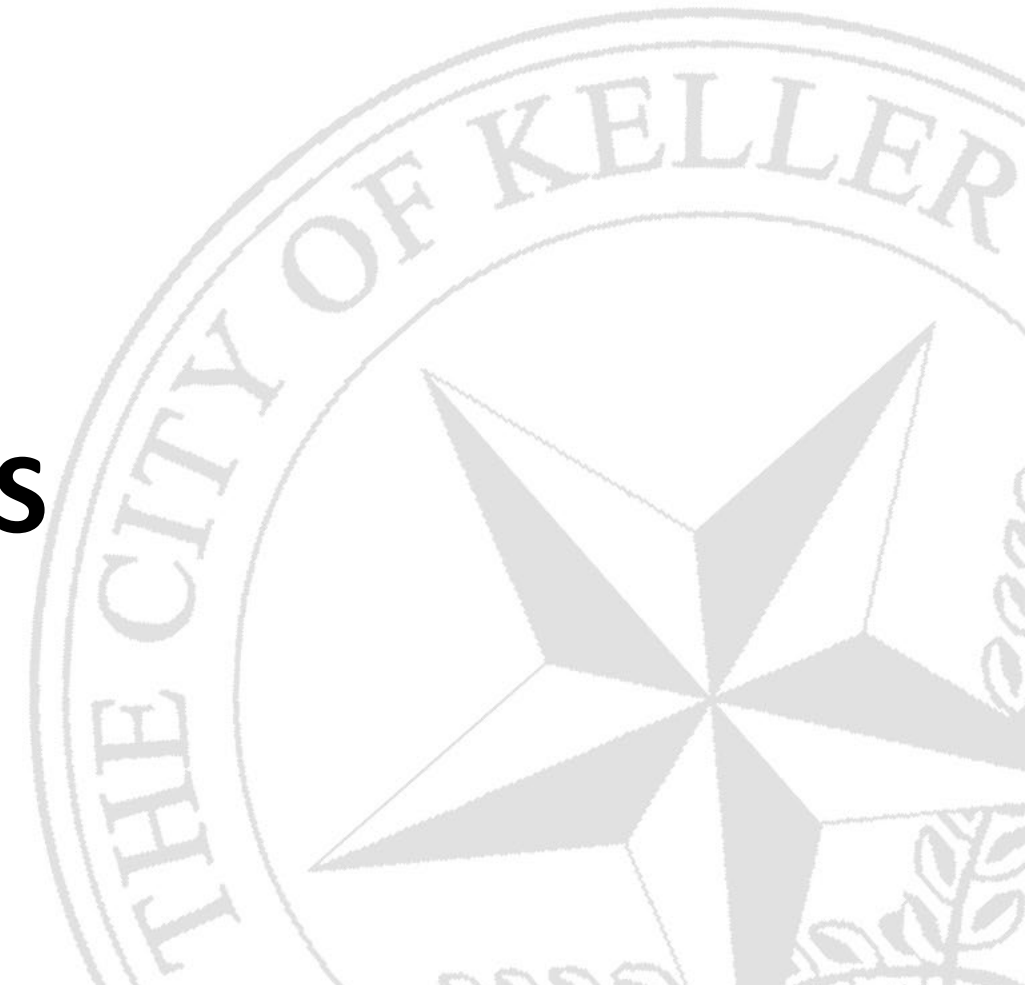
FY 2025-26 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Big Bear Central Capacity 6" to 8"				1,942,100		1,942,100
Little Bear Central Capacity 6" to 8"				2,745,800		2,745,800
Sewer Line Replacements	400,000					400,000
Total Wastewater Projects	\$ 400,000	\$ -	\$ -	\$ 4,687,900	\$ -	\$ 5,087,900

FY 2026-27 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Big Bear SW Capacity 6" to 8"				1,560,600		1,560,600
Sewer Line Replacements	400,000					400,000
Total Wastewater Projects	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 1,960,600

DRAINAGE IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Barbara Lane Drainage	700,000					700,000
Nightingale Culvert	693,000					693,000
Drainage Master Plan	550,000					550,000
2018 Unanticipated Drainage Projects	318,838					318,838
2017 Unanticipated Drainage Projects	171,455					171,455
Woods Drive	150,000					150,000
Shady Lane South	70,000					70,000
Total Drainage Projects	\$ 2,653,293	\$ -	\$ -	\$ -	\$ -	\$ 2,653,293

FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Nightingale Culvert*	545,000					545,000
Bear Creek Culvert	0 325,000					-
Stream Bank Erosion Study	100,000					100,000
Woods Drive	(150,000)					(150,000)
Shady Lane South	(70,000)					(70,000)
Total Drainage Projects	\$ 425,000	\$ -	\$ -	\$ -	\$ -	\$ 425,000

***Total Project Cost = \$1,563,000**

FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Nightingale Culvert*	325,000					325,000
Total Drainage Projects	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000

***Total Project Cost = \$1,563,000**

FY 2023-24 - FY 2026-27 Projects

- No proposed or planned projects



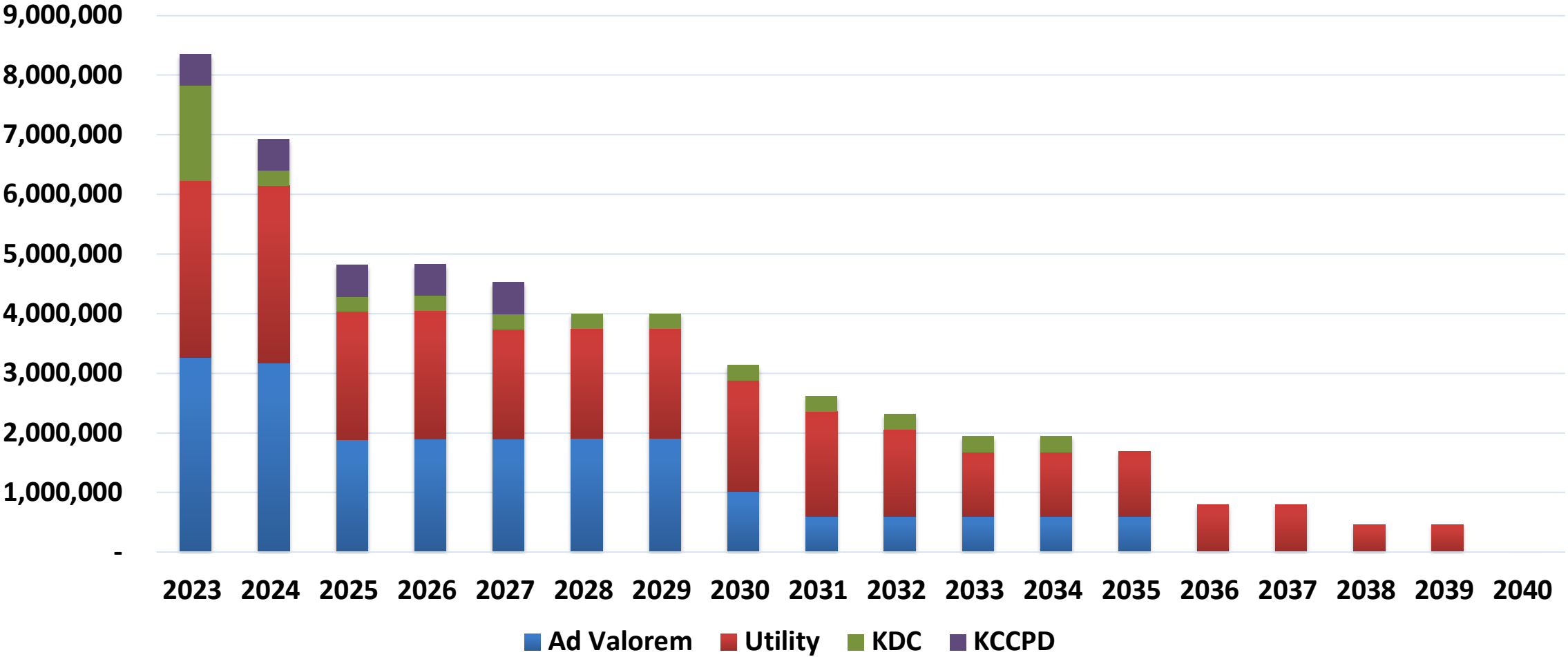
FY 2022-23 Debt Service Summary

Funding Source	Annual Payment*	Outstanding Principal*	Proposed Issuance^
Ad Valorem	3,268,688	16,760,000	\$5,000,000
Water / Wastewater	2,961,119	22,575,000	\$4,060,000
Keller Development Corporation (KDC)	1,589,044	3,890,000	-
Crime Control and Prevention District (KCCPD)	526,575	2,440,000	-
Total All Debt	\$8,997,292	\$53,090,000	\$ -

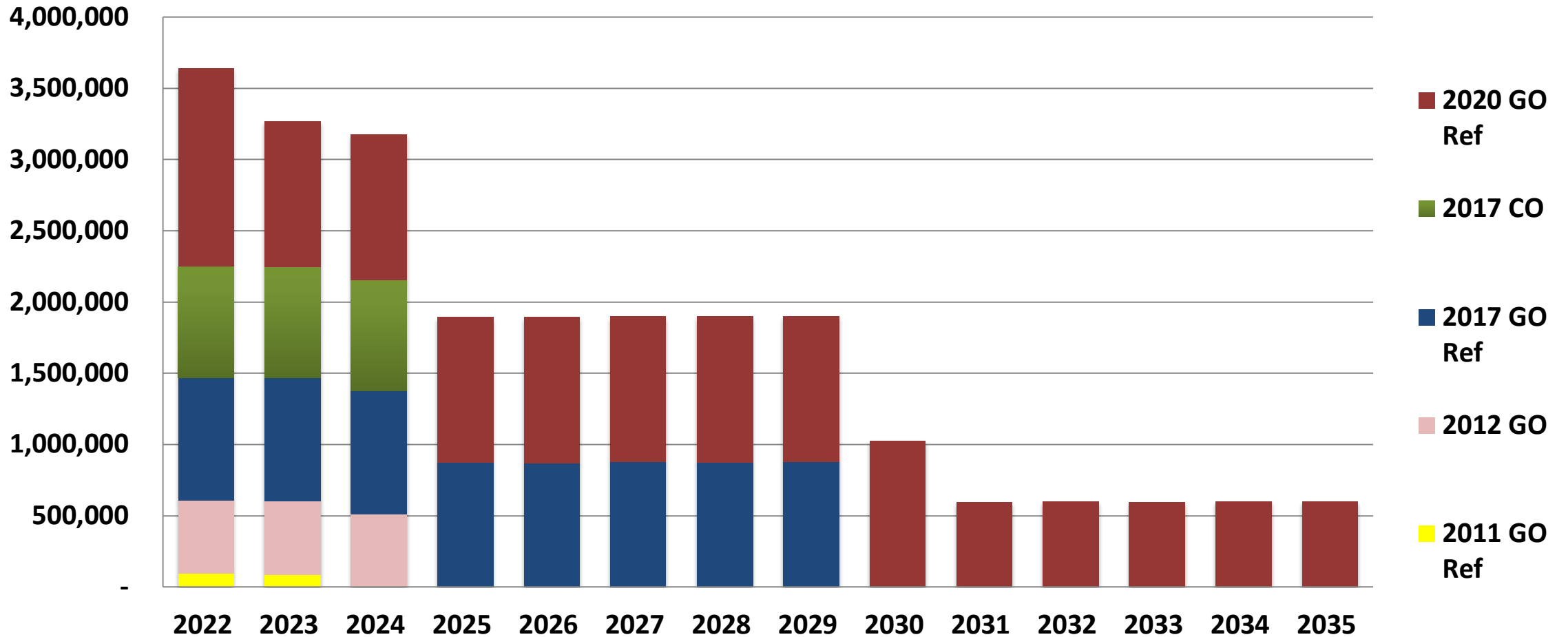
* - Does not include proposed CO's

^ - 2-5 Year CIP = \$27M Elm/Whitley, \$25M Sports Park & \$21.3 M W-WW

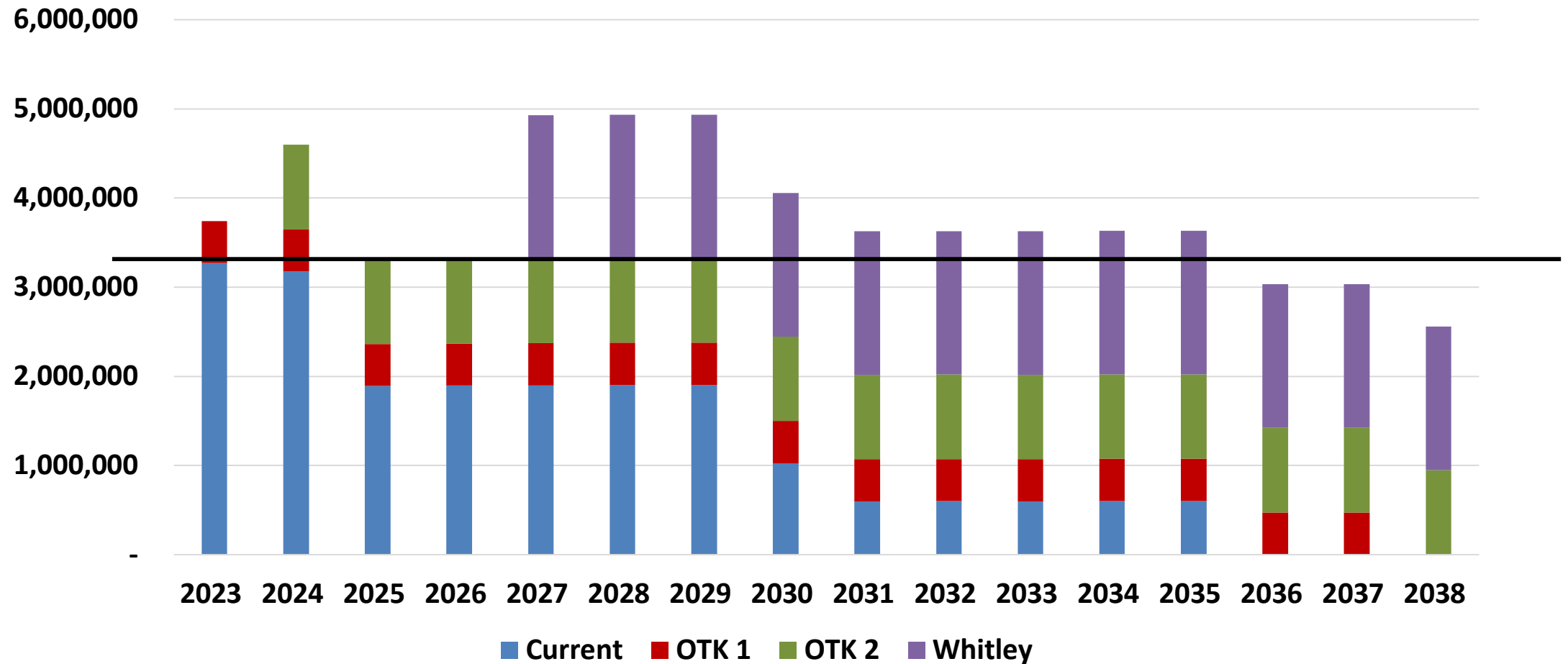
FY 2022-23 Obligations by Fund Source



FY 2022-23 Interest and Sinking Obligations - Current

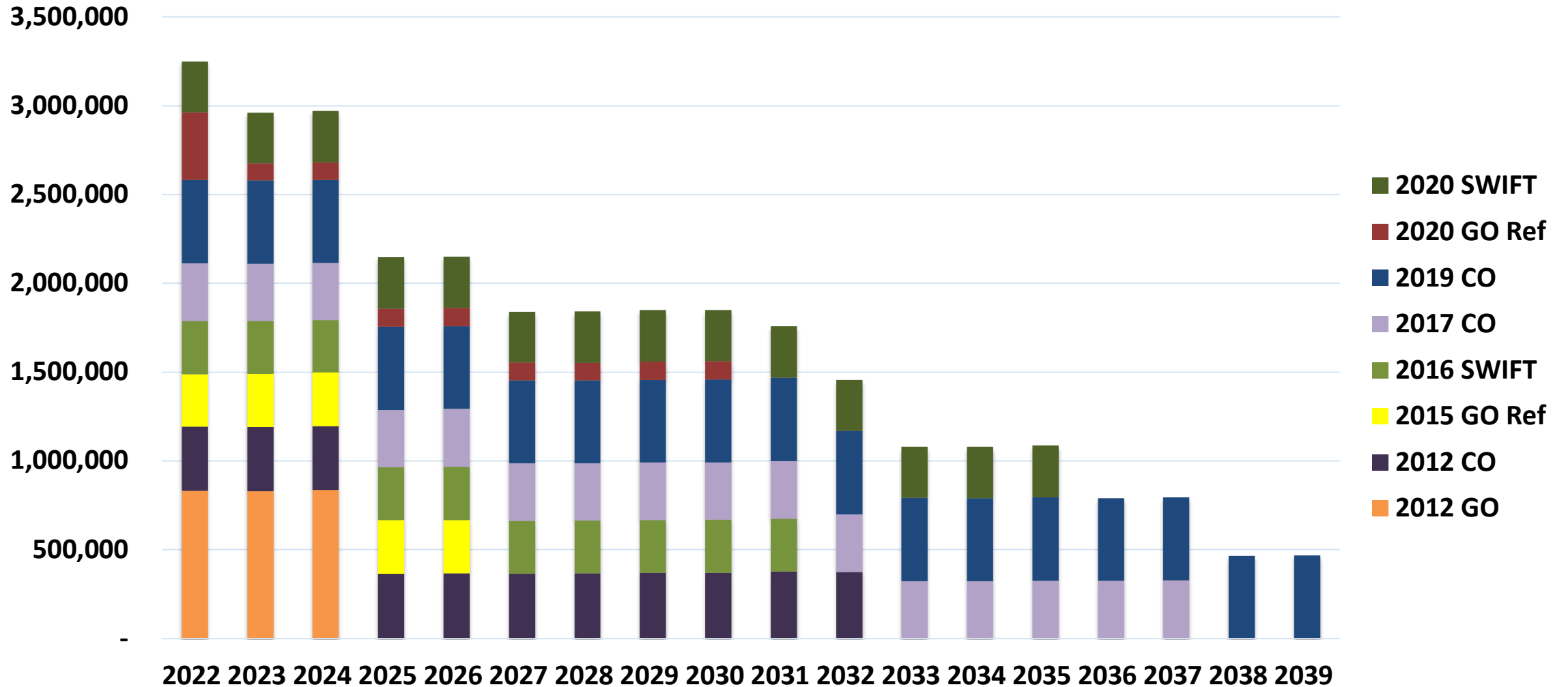


FY 2022-23 Interest and Sinking Obligations - Proposed

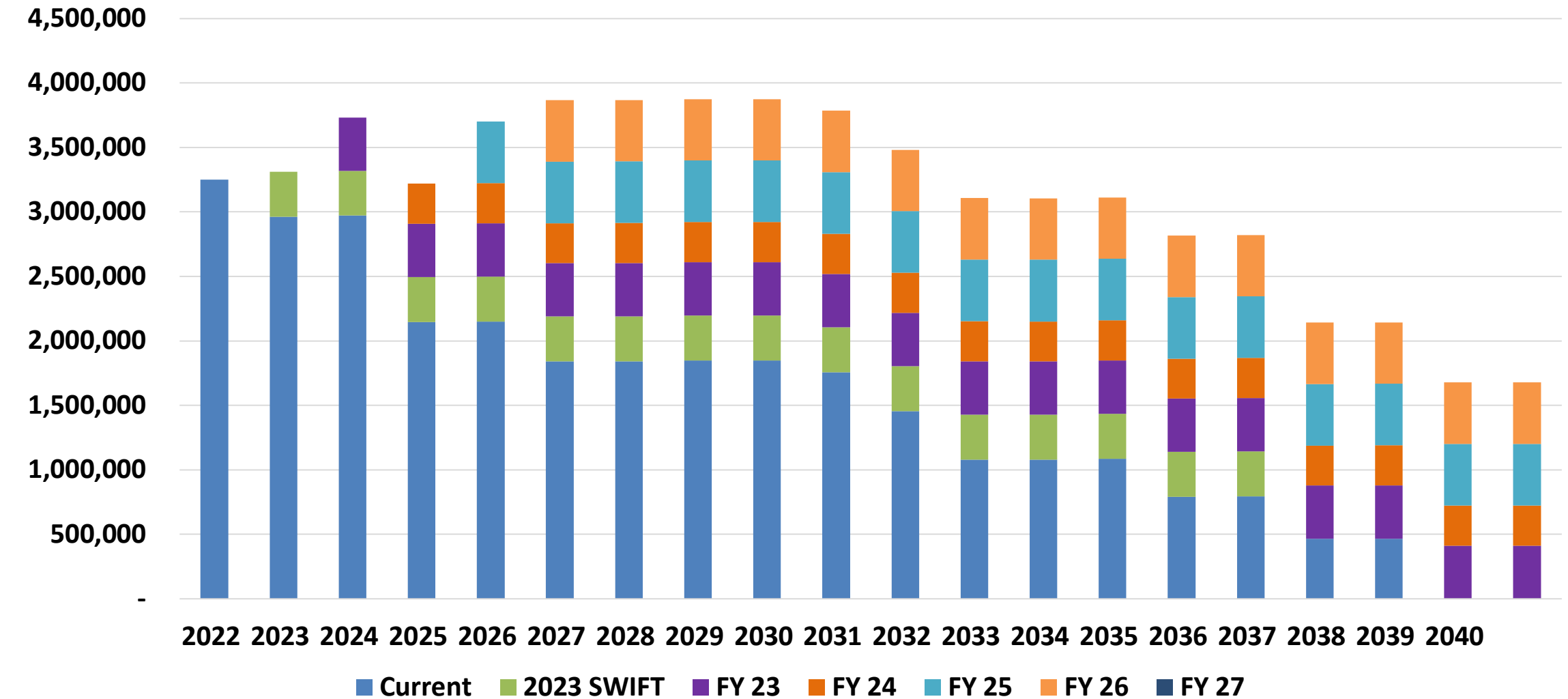


Future Whitley ends in FY 41

FY 2022-23 Water/Wastewater Obligations - Current

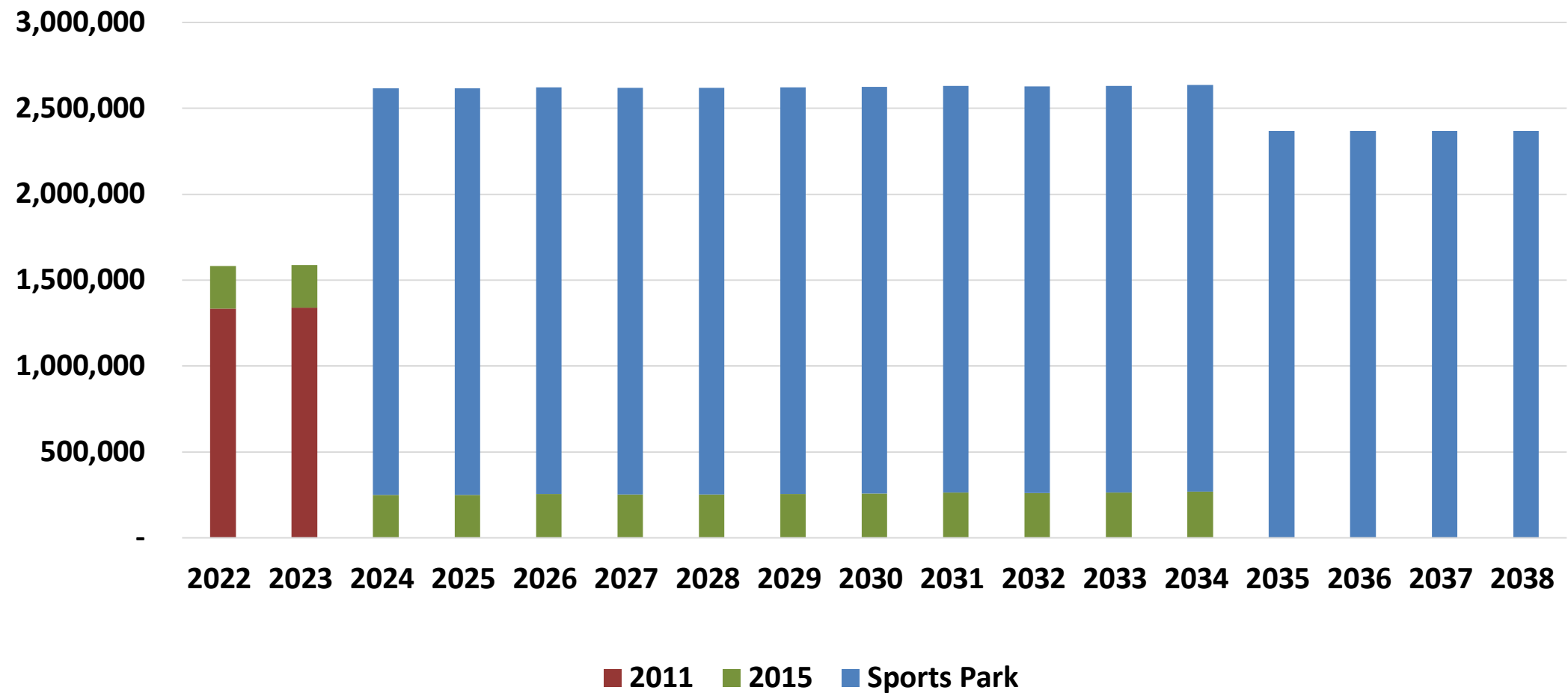


FY 2022-23 Water/Wastewater Obligations - Proposed

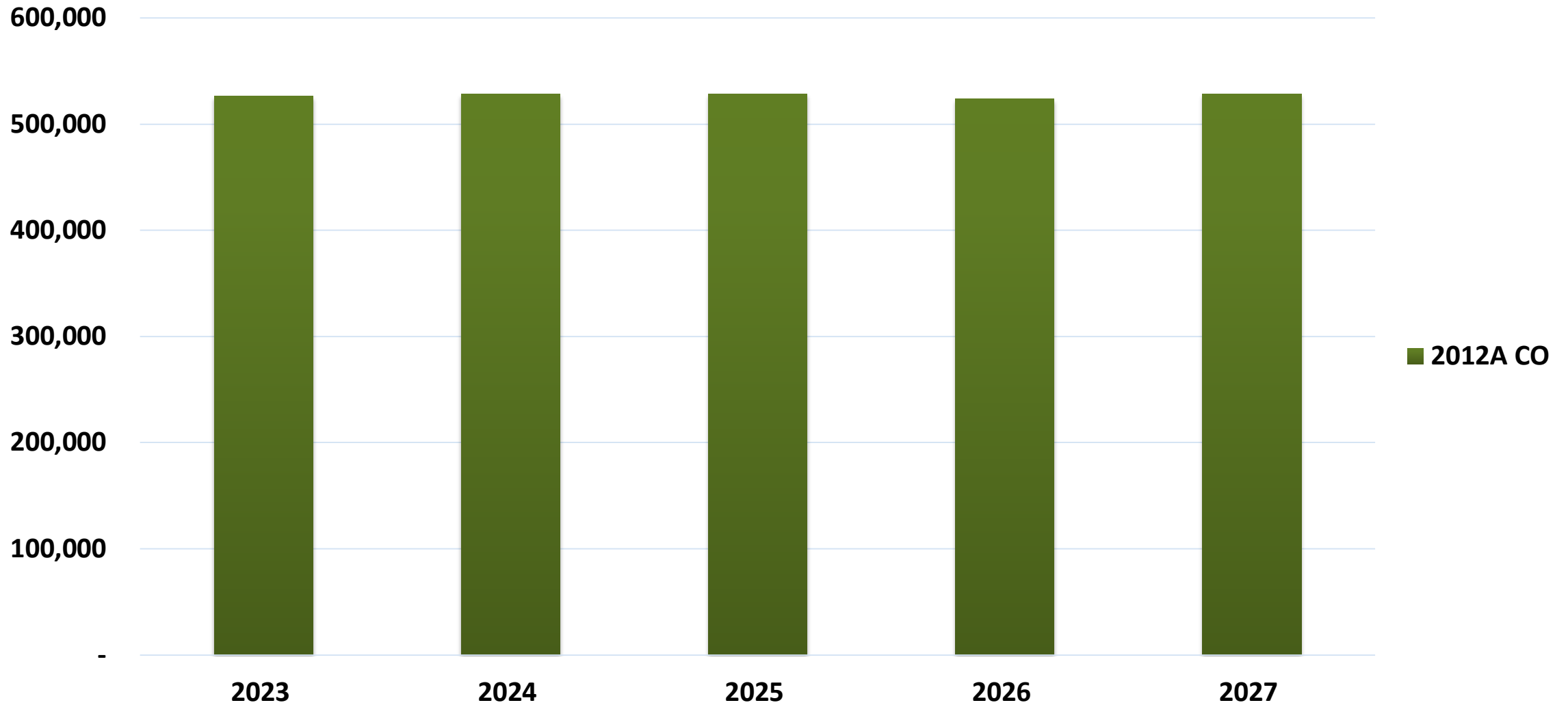


Future Water ends in FY 46 and Future Wastewater ends FY 45

FY 2022-23 KDC Obligations



FY 2022-23 KCCPD Obligations



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Questions?

Aaron Rector

817-743-4026

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