

Item D-1

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

Capital Improvements Plan

- 5 Categories/Funds for Projects
 - Street Improvements
 - Park Improvements
 - Facilities/Governmental Improvements
 - Water/Wastewater Improvements
 - Drainage Improvements
- 5-Year Plan
 - Projects adopted annually
- Project-Life Budgeting



STREET IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Old Town Keller RR Tunnel*	4,000,000					4,000,000
FM 1709 Keller Smithfield	250,000				2,250,000	2,500,000
FM 1709 Rufe Snow	250,000				2,250,000	2,500,000
Keller-Hicks QZ/Improvements (w/ Fort Worth)	267,841			1,927,159		2,195,000
Wall Price-Keller Road Improvements	571,320	655,000				1,226,320
2018 Street Reconstruction		1,610,000				1,610,000
Johnson Road Roundabout	231,250	231,250	462,500			925,000
2016 Street Reconstruction		842,378				842,378
Mt. Gilead/Hwy. 377 Intersection (w/Fort Worth)		34,180		495,820		530,000
2018 Tarrant County Street Reconstruction	350,000					350,000
2017 Sidewalk Construction	80,000					80,000
<i>North/South Portal Signs (engineering)(on-hold)</i>	<i>50,000</i>					<i>50,000</i>
Total Street Projects	\$ 6,050,411	\$ 3,372,808	\$ 462,500	\$ 2,422,979	\$ 4,500,000	\$ 16,808,698

FY 2018-19 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Other	Total Cost
Johnson Road Reconstruction Ph. 1 (Rufe Snow to Keller-Smithfield)	1,000,000		1,000,000			2,000,000
2019 Street Reconstruction Project		1,526,609				1,526,609
Bear Creek / Whitley Roundabout	925,000					925,000
Tarrant County Street Reconstruction	350,000					350,000
Utility Reconstruction	250,000				500,000	750,000
Bear Creek / Keller-Smithfield Signal	125,000		125,000			250,000
Sidewalk Construction/Repair	160,000					160,000
2020 Street Reconstruction Project (design/engineering)		75,000				75,000
Total Street Projects	\$ 2,810,000	\$ 1,601,609	\$ 1,125,000	\$ -	\$ 500,000	\$ 6,036,609

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Johnson Road Reconstruction Ph. 2 (Keller-Smithfield to Chandler)	2,000,000					2,000,000
2020 Street Reconstruction Project		1,451,609				1,451,609
Utility Relocations	250,000					250,000
Sidewalk Construction/Repair	200,000					200,000
North Tarrant Pkwy & Lakeview	150,000					150,000
UPRR Pedestrian Crossing	150,000					150,000
Pavement Seepage		150,000				150,000
Pavement Condition Study		125,000				125,000
2021 Street Reconstruction Project (design/engineering)		75,000				75,000
West Vine Street Drainage	25,000					25,000
Total Street Projects	\$ 2,775,000	\$ 1,801,609	\$ -	\$ -	\$ -	4,576,609

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FY 2020-21 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Shady Grove (Keller-Smithfield to Smithfield)	2,000,000					2,000,000
2021 Street Reconstruction Project		1,451,609				1,451,609
Bourland/Mt. Gilead Roundabout	462,500		462,500			925,000
Utility Relocations	250,000					250,000
Sidewalk Construction/Repair	200,000					200,000
2022 Street Reconstruction Project (design/engineering)		75,000				75,000
Total Street Projects	\$ 2,912,500	\$ 1,526,609	\$ 462,500	\$ -	\$ -	\$ 4,901,609

FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Elm Street / OTK Roads				5,000,000		5,000,000
2022 Street Reconstruction Project		1,451,609				1,451,609
Mt. Gilead & Roanoke Roundabout	462,500		462,500			925,000
Update Master Thoroughfare Plan	250,000					250,000
Utility Relocations	250,000					250,000
Sidewalk Construction/Repair	200,000					200,000
2023 Street Reconstruction Project (design/engineering)		75,000				75,000
Total Street Projects	\$ 1,162,500	\$ 1,526,609	\$ 462,500	\$ 5,000,000	\$ -	\$ 8,151,609

FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Elm Street / OTK Roads				10,000,000		10,000,000
Bourland (Mt. Gilead to Bancroft)	1,000,000		1,000,000			2,000,000
2023 Street Reconstruction Project		1,325,000				1,325,000
North Keller Sidewalk Improvements	500,000	500,000				1,000,000
Utility Relocations	250,000					250,000
Sidewalk Construction/Repair	200,000					200,000
2024 Street Reconstruction Project (design/engineering)		75,000				75,000
Total Street Projects	\$ 1,950,000	\$ 1,900,000	\$ 1,000,000	\$ 10,000,000	\$ -	\$ 14,850,000

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Whitley Reconstruction (North Tarrant to Rapp)				10,000,000		10,000,000
2024 Street Reconstruction Project		1,451,609				1,451,609
Whitley & Rapp Roundabout	925,000					925,000
Utility Relocations	250,000					250,000
Sidewalk Construction/Repair	200,000					200,000
2025 Street Reconstruction Project (design/engineering)		75,000				75,000
Total Street Projects	\$ 1,375,000	\$ 1,526,609	\$ -	\$ 10,000,000	\$ -	\$ 12,901,609

PARK IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Milestone Park		756,533				756,533
Mt. Gilead Trail		120,000			481,060	601,060
2017 Trail System Expansion		250,000				250,000
2018 Trail System Expansion		250,000				250,000
2017 Matching Grant Program		100,000			50,681	150,681
Keller Smithfield Parking Lot Expansion		100,000				100,000
2016 Trail System		85,000				85,000
<i>Trail Canopy Extension Ph II</i>	<i>50,000</i>					<i>50,000</i>
Whitley Road Safe Routes to School		-				-
Total Parks Projects	\$ 50,000	\$ 1,731,533	\$ -	\$ -	\$ 531,741	\$ 2,313,274

FY 2018-19 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Overton Ridge Park Expansion		2,546,973				2,564,973
Trail System Expansion		250,000				250,000
Bear Creek Park Restroom / Storage Facility		240,000				240,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$3,136,973	\$ -	\$ -	\$ -	\$ 3,136,973

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Trail System Expansion		250,000				250,000
Keller Sports Park Parking Lot Improvements – C Pad		185,000				185,000
Bear Creek “Boat” Playground Replacement		180,000				180,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 715,000	\$ -	\$ -	\$ -	\$ 715,000

FY 2020-21 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Keller Sports Park Parking Lot Improvements – Baseball Lot		600,000				600,000
Trail System Expansion		250,000				250,000
Parks Capital Replacement Program		100,000				100,000
Bear Creek “Bridge” Playground Replacement		95,000				95,000
Total Parks Projects	\$ -	\$ 1,045,000	\$ -	\$ -	\$ -	\$ 1,045,000

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		590,000				590,000
Trail System Expansion		250,000				250,000
Bursey Ranch Playground Replacement		150,000				150,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 1,090,000	\$ -	\$ -	\$ -	\$ 1,090,000

FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Johnson Road Park Improvements		400,000				400,000
Keller Sports Park Parking Lot Improvements – B-Pad		380,000				380,000
Trail System Expansion		250,000				250,000
Chase Oaks Playground Replacement		150,000				150,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 1,090,000	\$ -	\$ -	\$ -	\$ 1,090,000

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Keller Sports Park Parking Lot Improvements – A – Pad		380,000				380,000
Trail System Expansion		250,000				250,000
TBD Playground Replacement		150,000				150,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 880,000	\$ -	\$ -	\$ -	\$ 880,000

FACILITY/GOVERNMENTAL IMPROVEMENTS

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Prior Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Fire Station 2 & 3 Rehab & Remote Bays	315,489			2,671,754		2,987,243
Economic Development Incentives	1,500,000					1,500,000
MSC Improvements	100,000					100,000
Total Facilities Projects	\$ 1,915,489	\$ -	\$ -	\$ 2,671,754	\$ -	\$ 4,587,243

FY 2018-19 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Senior Activity Center	1,600,000					1,600,000
Keller Pointe Locker Room Renovation	600,000					600,000
Total Facilities Projects	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Senior Activity Center				8,000,000*		8,000,000
Keller Pointe Indoor Pool Repairs	230,000					230,000
Total Facilities Projects	\$ 230,000	\$ -	\$ -	\$ 8,000,000	\$ -	\$ 8,230,000

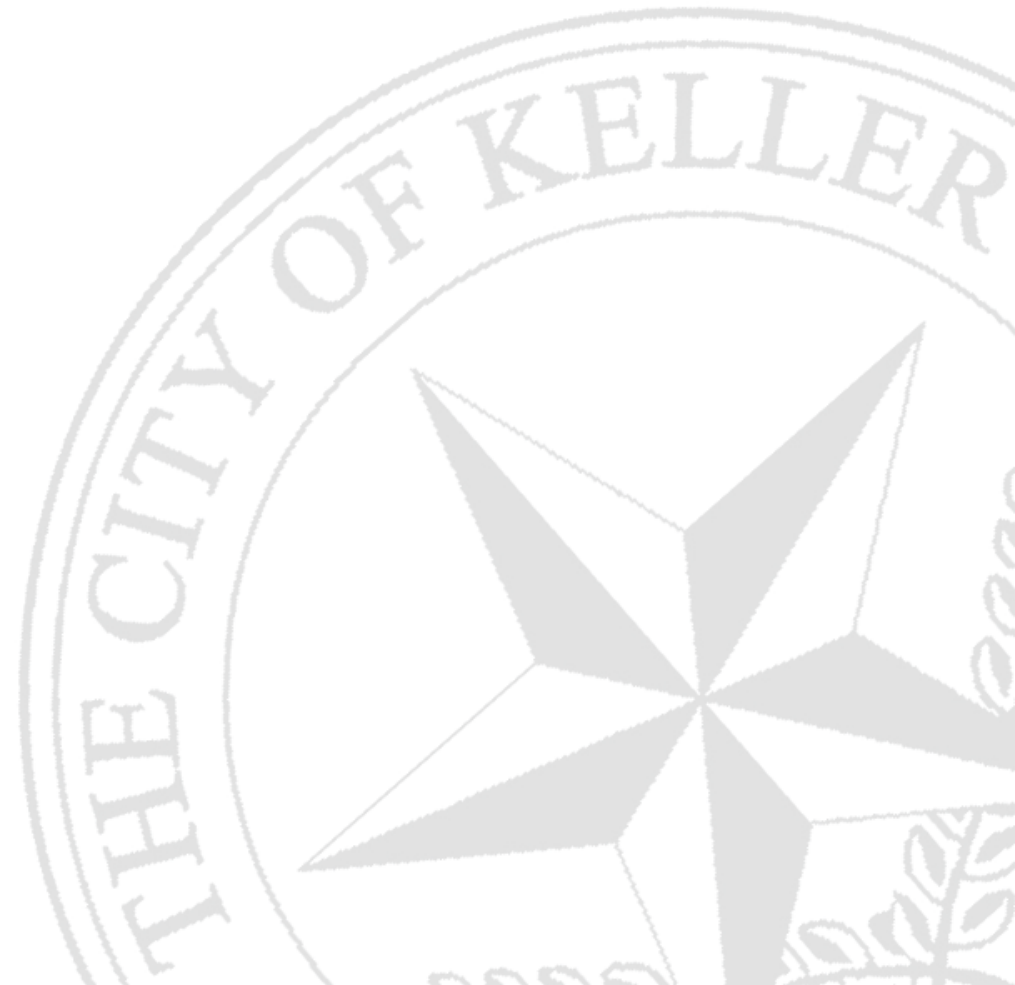
*Authorized up to \$8M; Issuance will reflect bids

FY 2021-20 – FY 2023-24 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
2017 State Water Implantation Fund for Texas (SWIFT-water line replacement) Projects (1 of 3)				4,000,000		4,000,000
FW 48" Transmission Main				1,240,000		1,240,000
N. Main St. 8" Water Line	150,000		200,000			350,000
S. Elm St. 8" Water Line	200,000				26,200	226,200
Large Valve Replacements	175,000					175,000
Hwy 377 12" Water Lines			100,000			100,000
Water Service Replacements	50,000					50,000
Total Water Projects	\$ 575,000	\$ -	\$ 300,000	\$ 5,240,000	\$ 26,200	\$ 6,141,200

FY 2018-19 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Alta Vista Transmission Main			3,992,200	3,737,800		7,730,000
Alta Vista Pump Station			778,505	6,491,495		7,270,000
Hwy 377 12" Water Lines				900,000		900,000
Tank Maintenance	175,000					175,000
Update Water Master Plan / Condition Analysis	125,000					125,000
Lavena Water Line Ext.	100,000					100,000
Large Valve Replacements	64,750					64,750
Water Service Replacements	64,750					64,750
Total Water Projects	\$ 529,500	\$ -	\$ 4,770,705	\$ 11,129,295	\$ -	\$ 16,429,500

FY 2019-20 Projects

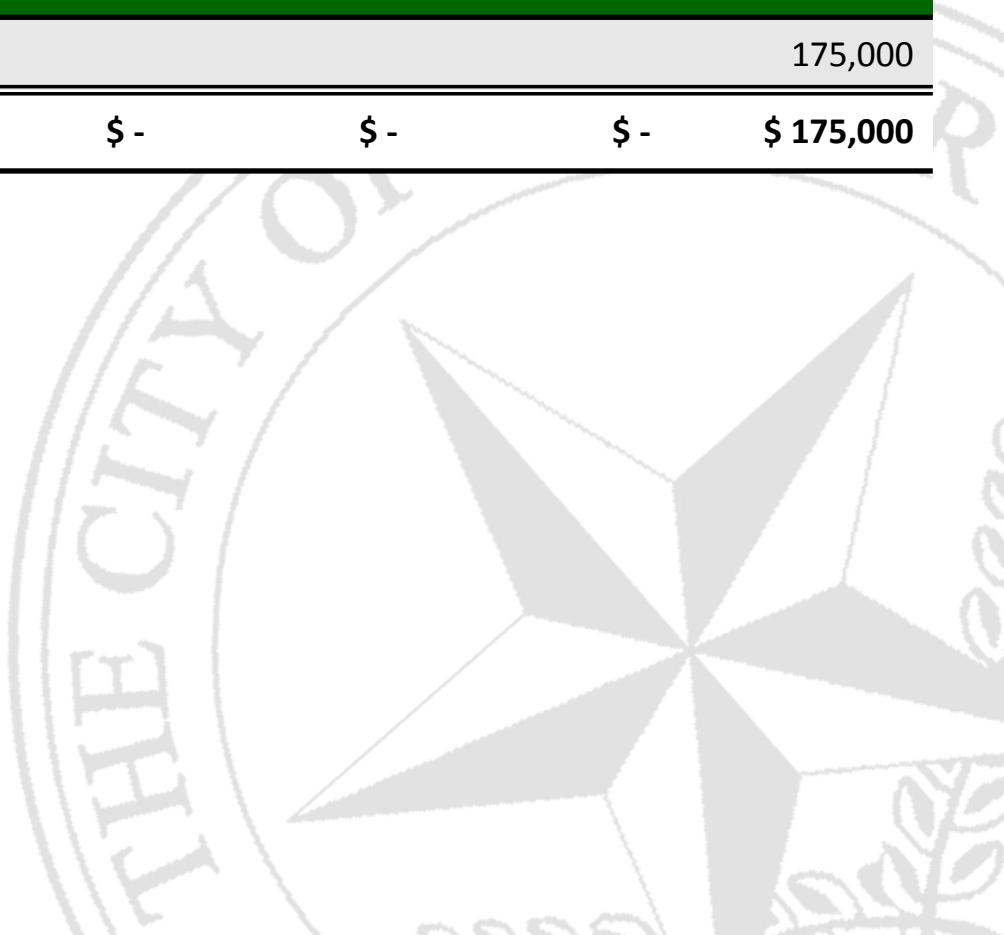
Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Hwy 377 12" Water Lines				900,000		900,000
Johnson Road 12" Water Lines				800,000		800,000
AWIA Emergency Risk, Resiliency, Response Plan	200,000					200,000
Tank Maintenance	175,000					175,000
Update Water Master Plan / Condition Analysis	125,000					125,000
Total Water Projects	\$ 500,000	\$ -	\$ -	\$ 1,700,000	\$ -	\$ 2,200,000

FY 2020-21 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
2021 State Water Implantation Fund for Texas (SWIFT-water line replacement) Projects (2 of 3)				4,000,000		4,000,000
Tank Maintenance	350,000					350,000
Total Water Projects	\$ 350,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,350,000

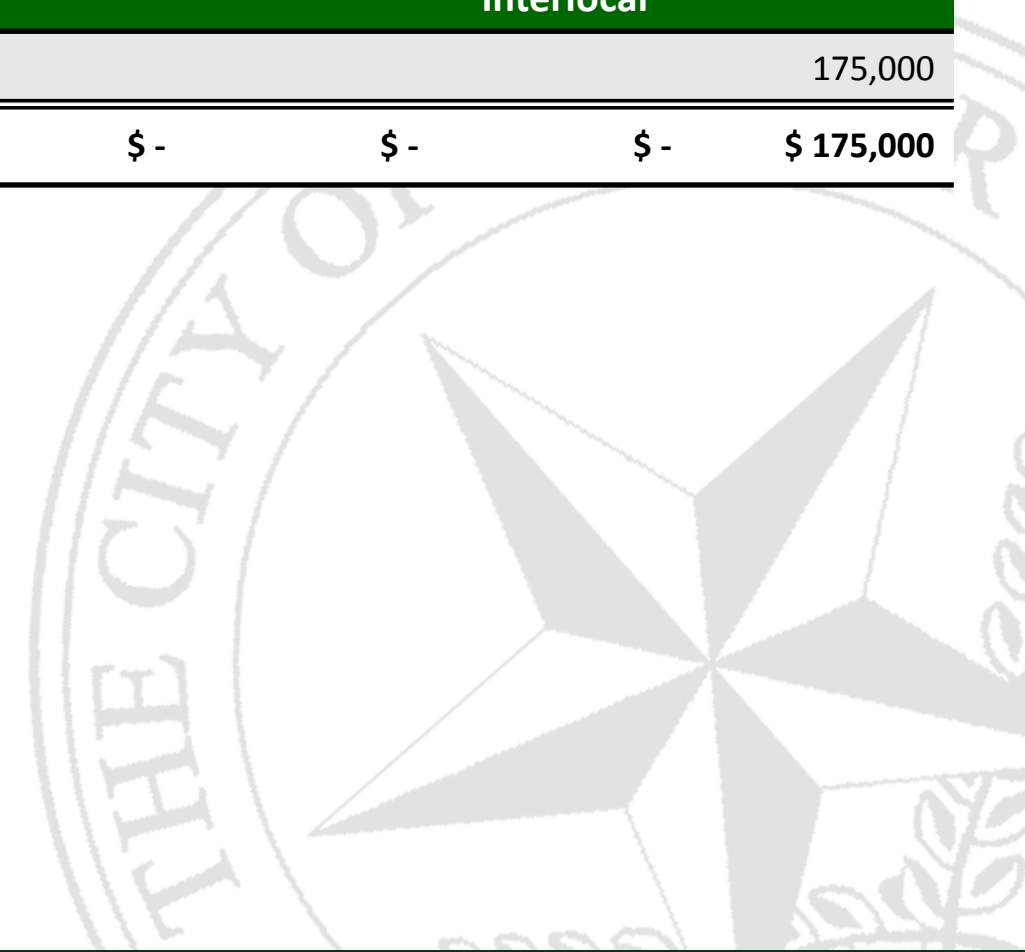
FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Tank Maintenance	175,000					175,000
Total Water Projects	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000



FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Tank Maintenance	175,000					175,000
Total Water Projects	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000

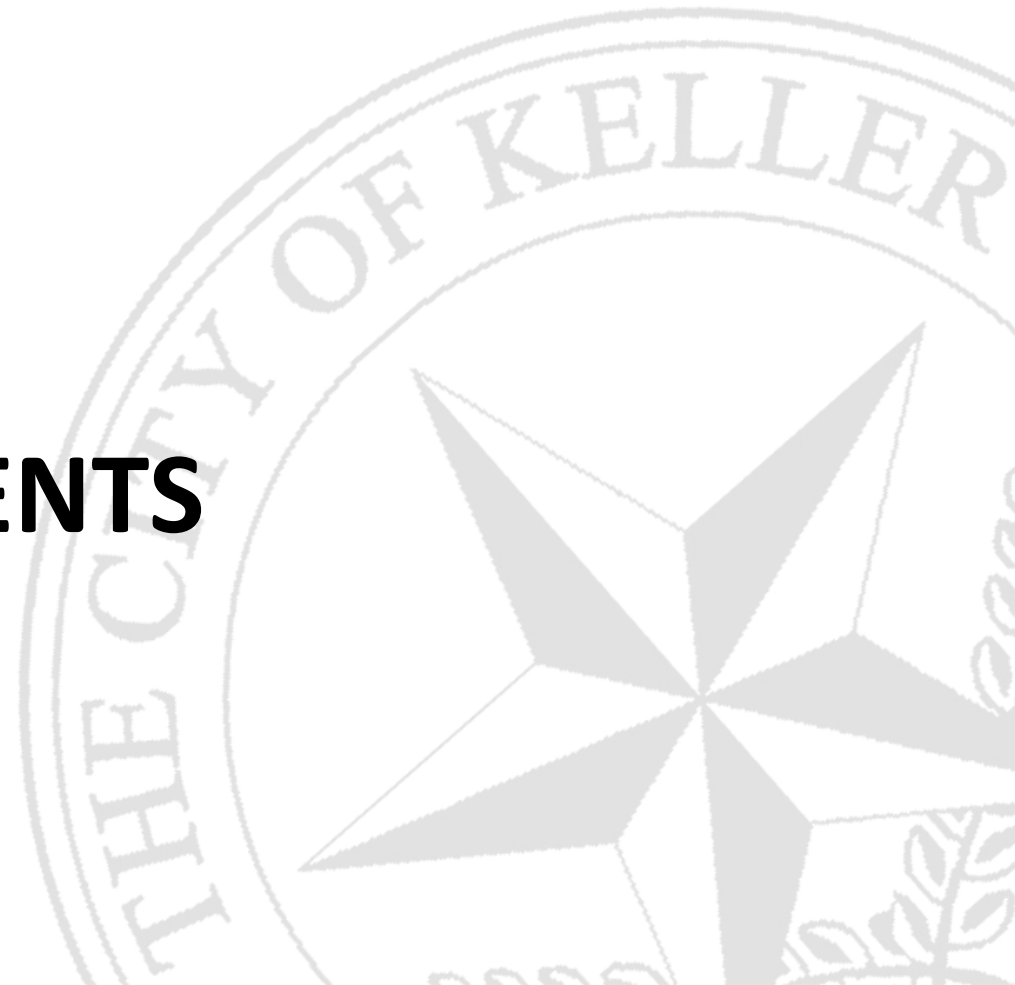


FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
2024 State Water Implantation Fund for Texas (SWIFT-water line replacement) Projects (3 of 3)				4,000,000		4,000,000
Tank Maintenance	350,000					350,000
Total Water Projects	\$ 350,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,350,000



WASTEWATER IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Mains & Services Replacements	850,000					850,000
FM 1709 SS Extension			600,000			600,000
SS Evaluation Study	400,000					400,000
Big Bear Creek Interceptor II	210,055		49,750			259,805
Shady Hollow Lift Station	100,000					100,000
Big Bear East Collector Line Replacement			75,000			75,000
Total Wastewater Projects	\$ 1,560,055	\$ -	\$ 724,750	\$ -	\$ -	\$ 2,284,805

FY 2017-18 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
SS Evaluation Study	100,000					100,000
Mains & Services Replacements	300,000					300,000
SS Utility Relocations	100,000					100,000
Total Wastewater Projects	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000

FY 2018-19 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
US 377 Sanitary Sewer Project	600,000				850,000	1,450,000
Mains & Services Replacements	300,000					300,000
SS Evaluation Study / I&I	120,000					120,000
Big Bear West Interceptor Line Replacement (design/engineering)	75,000					75,000
Total Wastewater Projects	\$ 1,095,000	\$ -	\$ -	\$ -	\$ 850,000	\$ 1,945,000

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Big Bear West Interceptor Line Replacement	500,000					500,000
SS Evaluation Study / I&I	120,000					120,000
SS Evaluation Study / Condition Study	100,000					100,000
Total Wastewater Projects	\$ 720,000	\$ -	\$ -	\$ -	\$ -	\$ 720,000

FY 2020-21 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Main & Services Replacements	500,000					500,000
SS Evaluation Study / Capacity Analysis	90,000		90,000			180,000
SS Evaluation Study / I&I	120,000					120,000
Total Wastewater Projects	\$ 710,000	\$ -	\$ 90,000	\$ -	\$ -	\$ 800,000

FY 2021-22 Projects

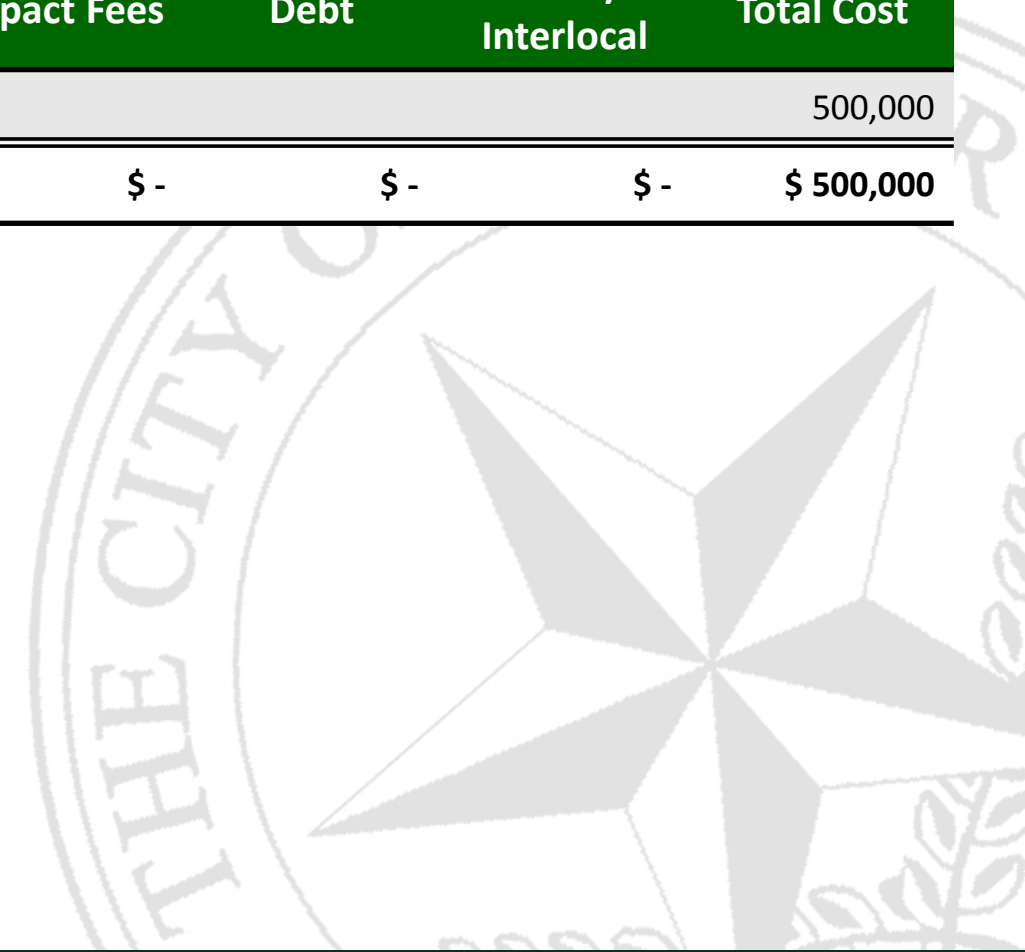
Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
SS Evaluation Study / I&I	120,000					120,000
Main & Services Replacements	500,000					500,000
Total Wastewater Projects	\$ 620,000	\$ -	\$ -	\$ -	\$ -	\$ 620,000

FY 2022-23 Projects

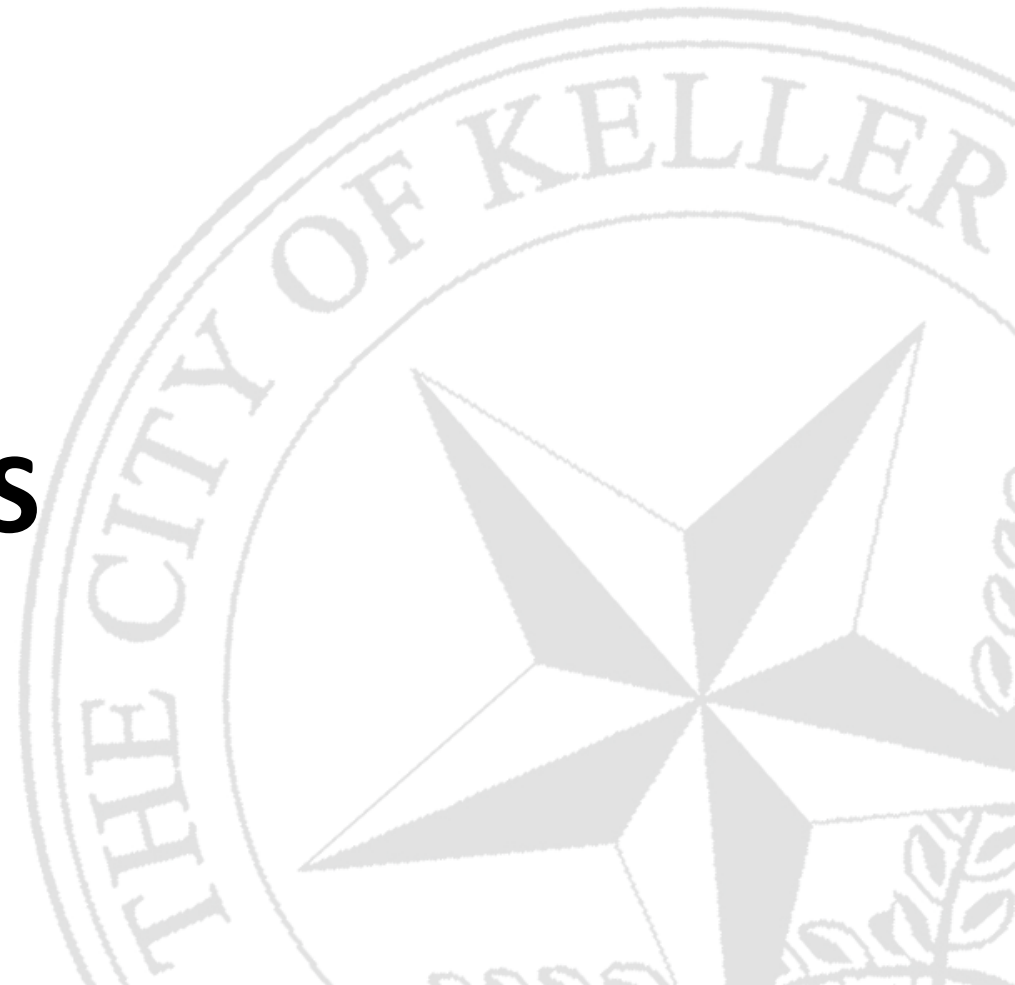
Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Main & Services Replacements	500,000					500,000
Total Wastewater Projects	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Main & Services Replacements	500,000					500,000
Total Wastewater Projects	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000



DRAINAGE IMPROVEMENTS



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Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
2016 Unanticipated Drainage Projects	138,000					138,000
2017 Unanticipated Drainage Projects	100,000					100,000
Barbara Lane Drainage	450,000					450,000
2018 Unanticipated Drainage Projects	200,000					200,000
Highland Oaks Crossing Gabion Repair	62,000					62,000
Total Drainage Projects	\$ 950,000	\$ -	\$ -	\$ -	\$ -	\$ 950,000

FY 2018-19 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Update Drainage Master Plan – Inventory & Assessment	150,000					150,000
Woods Drive	150,000					150,000
Total Drainage Projects	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
<i>Barbara WW line</i>	350,000					350,000
Nightingale Culvert*	325,000					325,000
Drainage Master Plan	200,000					200,000
Shady Lane South	70,000					70,000
Total Drainage Projects	\$ 945,000	\$ -	\$ -	\$ -	\$ -	\$ 945,000

***Total Project Cost = \$650,000**

FY 2020-21 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Nightingale Culvert*	325,000					325,000
Drainage Master Plan	200,000					200,000
Total Drainage Projects	\$ 525,000	\$ -	\$ -	\$ -	\$ -	\$ 525,000

***Total Project Cost = \$650,000**

FY 2021-22 & FY 2022-23 Projects

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

*Total Project Cost = \$650,000

FY 2023-24 Projects

- No proposed or planned projects



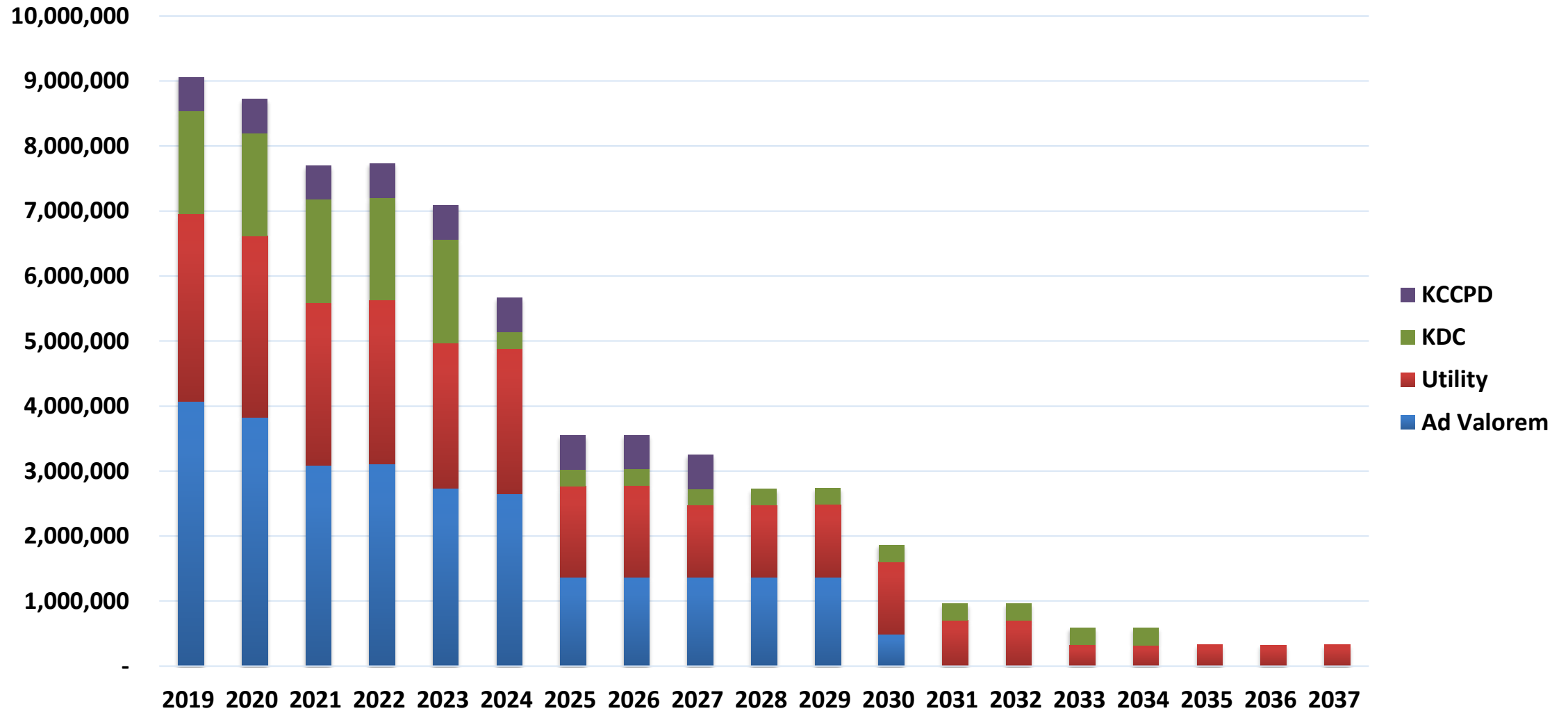
FY 2019-20 Debt Service Summary

Funding Source	Annual Payment*	Outstanding Principal*	Proposed Issuance^
Ad Valorem	3,829,348	19,693,230	8,000,000
Water / Wastewater	3,254,088	26,001,770	1,700,000
Keller Development Corporation (KDC)	1,582,419	9,435,000	-
Crime Control and Prevention District (KCCPD)	523,950	3,675,000	-
Total All Debt	\$9,189,805	\$58,805,000	\$ 9,170,000

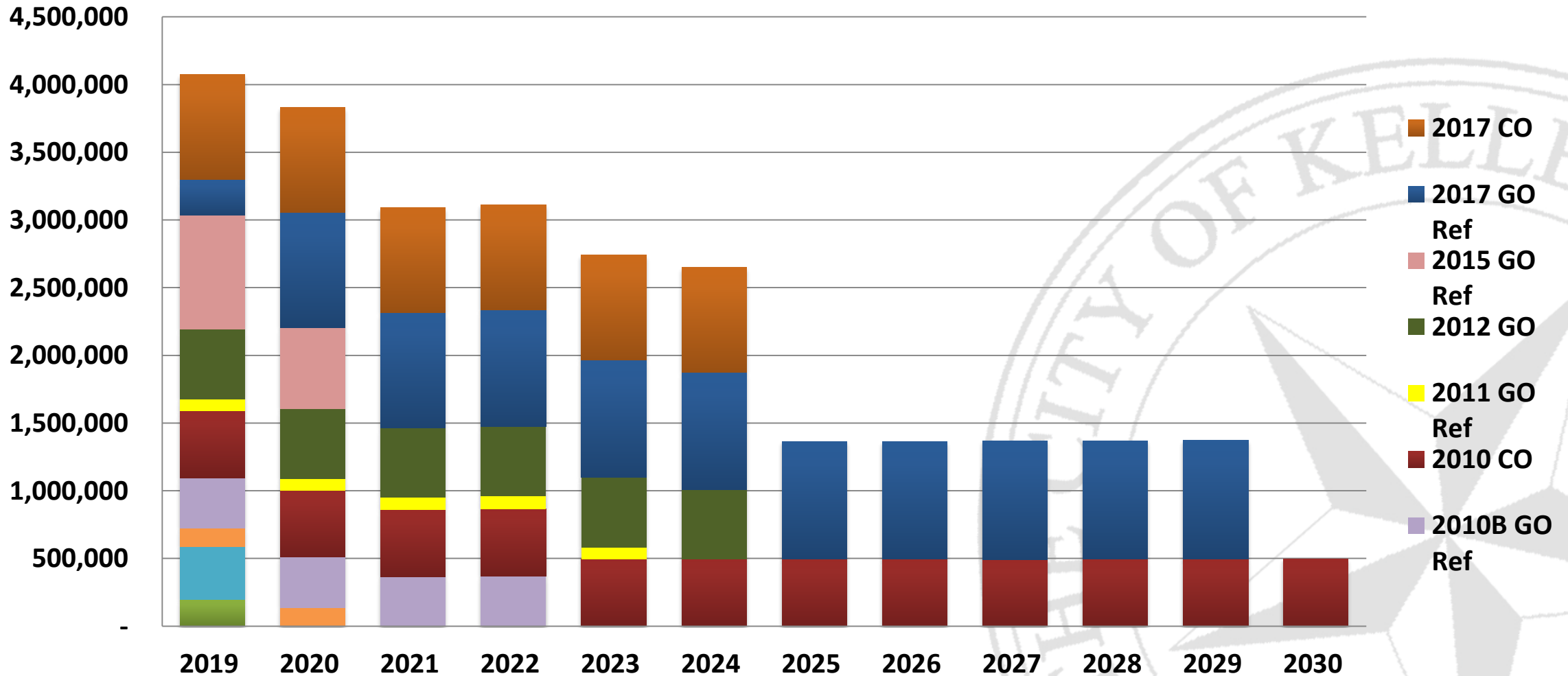
* - Does not include proposed CO's

^ - 5 Year CIP = \$42,700,000

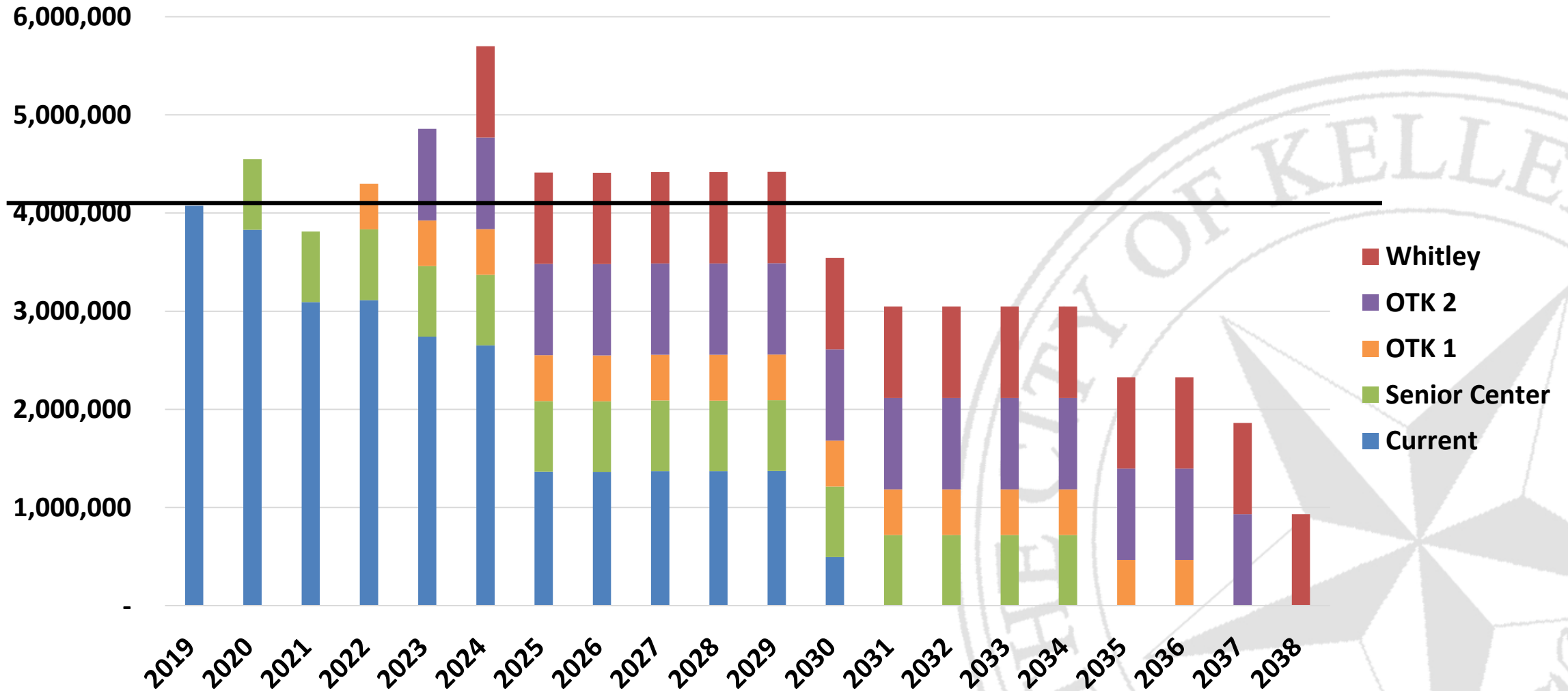
FY 2019-20 Obligations by Fund Source



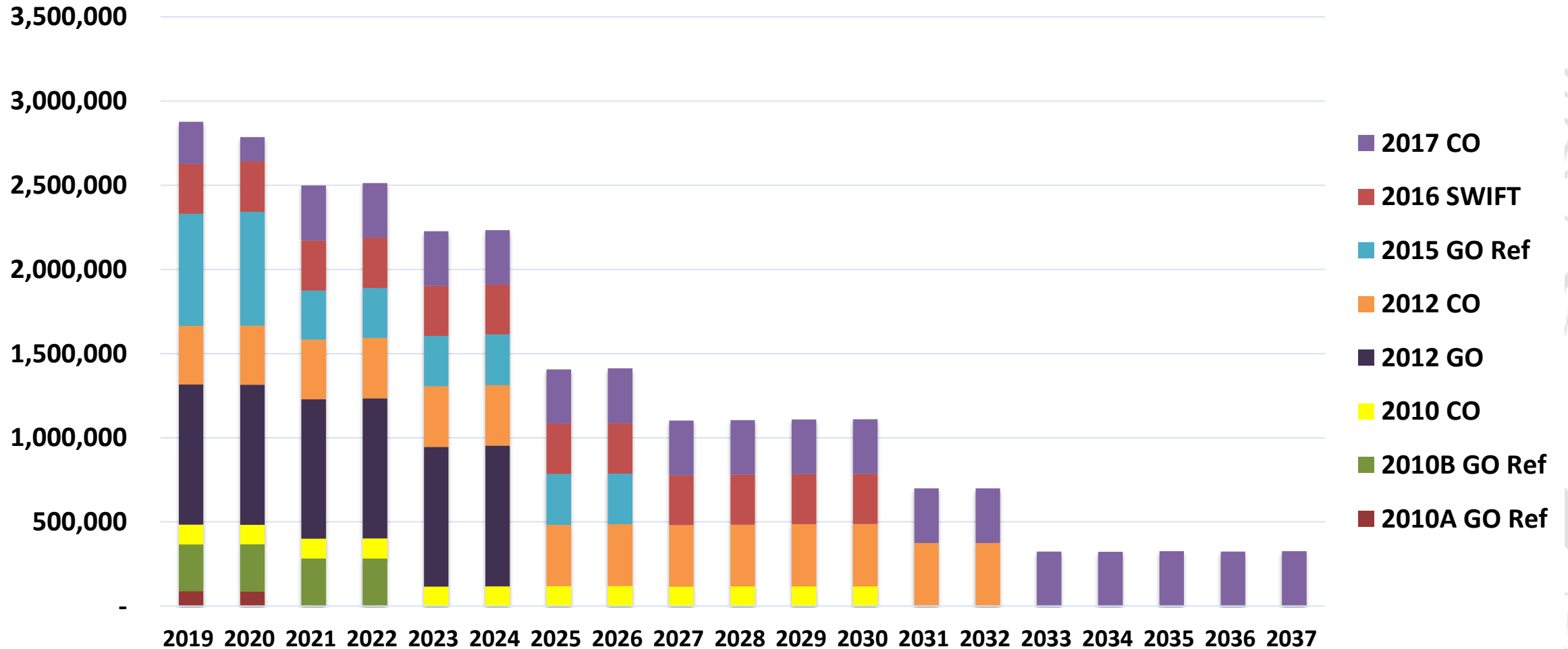
FY 2019-20 Interest and Sinking Obligations - Current



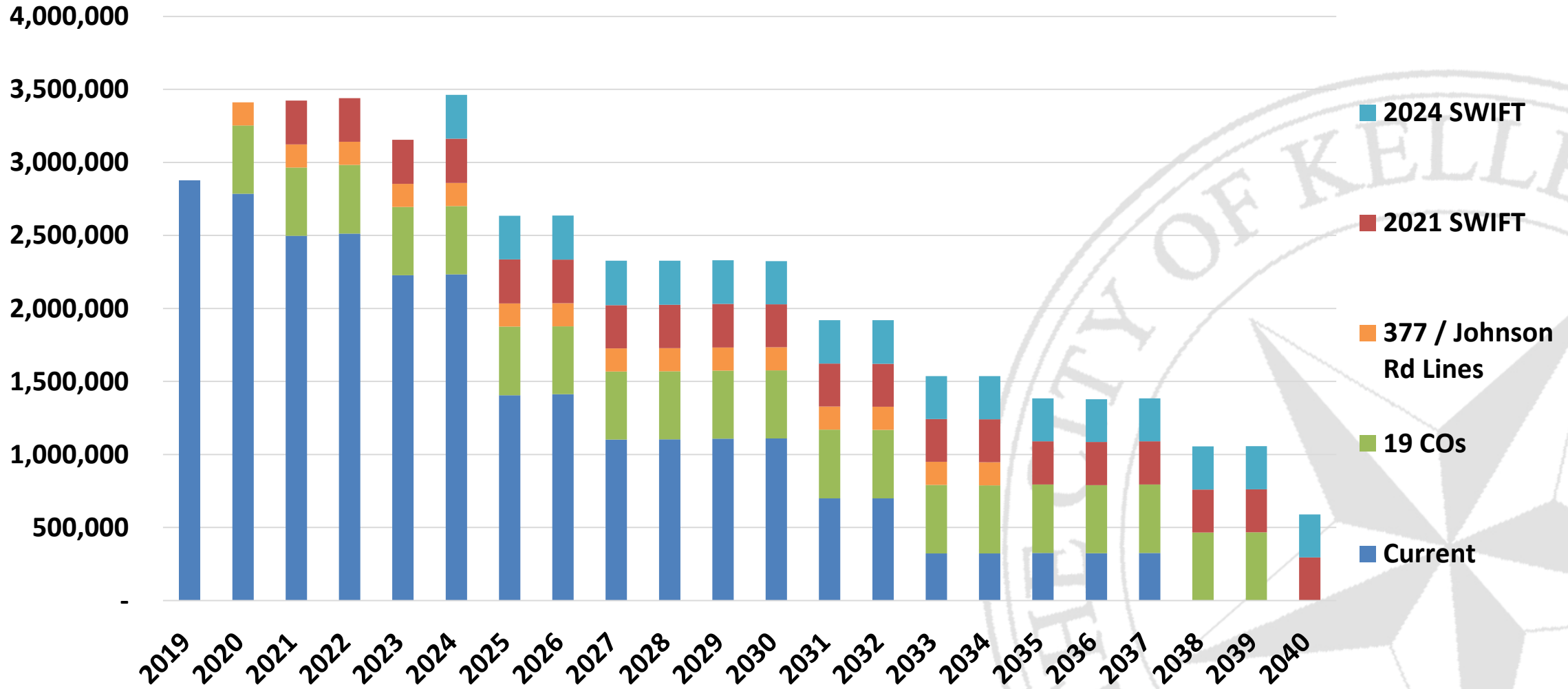
FY 2019-20 Interest and Sinking Obligations - Proposed



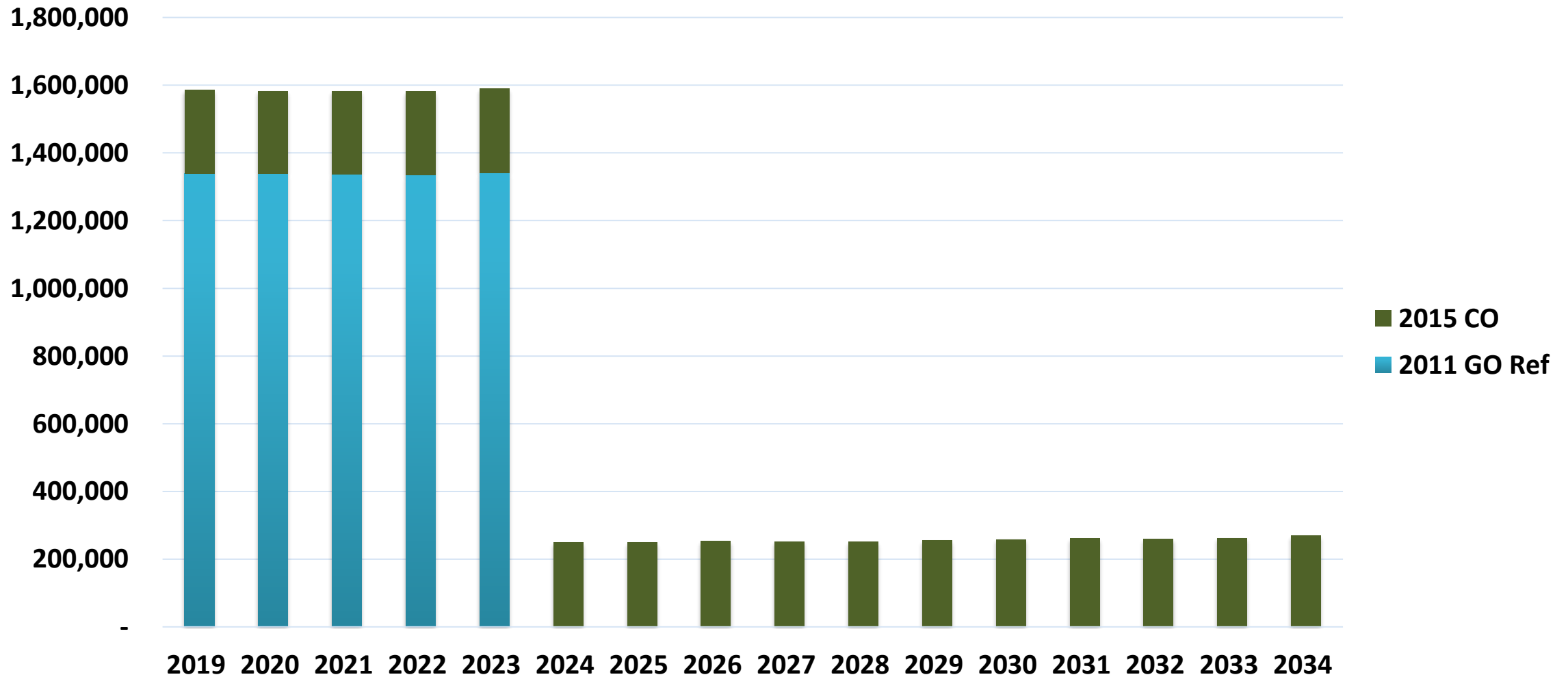
FY 2019-20 Water/Wastewater Obligations - Current



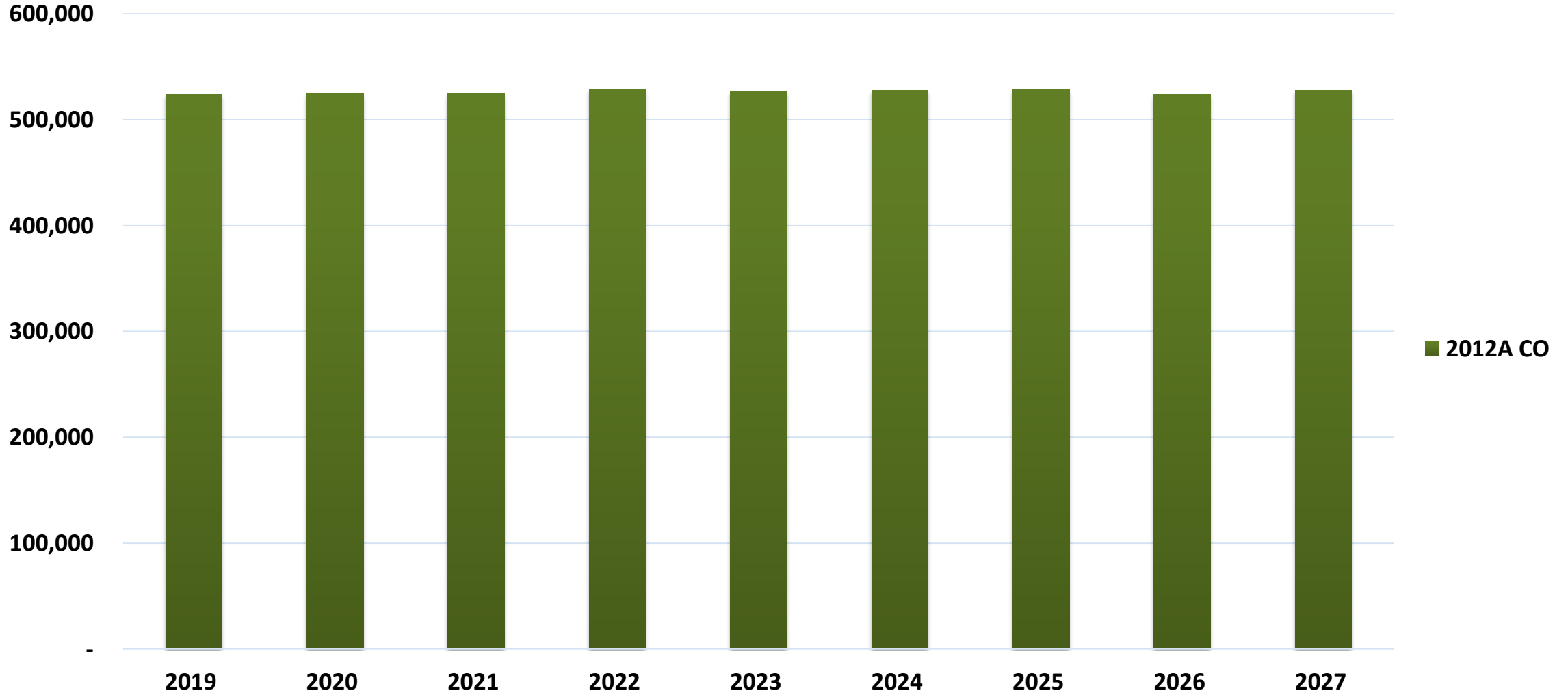
FY 2019-20 Water/Wastewater Obligations - Proposed



FY 2019-20 KDC Obligations



FY 2019-20 KCCPD Obligations





Questions?

Aaron Rector

817-743-4026

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