

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	Other/ Interlocal	Total Cost
Old Town Keller RR Tunnel*	3,385,270					3,385,270
Keller-Hicks QZ/Improvements (w/ Fort Worth)	267,841			1,927,159		2,195,000
Johnson Road Reconstruction & Roundabout (RS-C)	3,231,250	447,250	1,462,500		800,000	5,941,000
Street Reconstruction Project		3,885,539				3,885,539
Bear Creek / Whitley Roundabout	2,154,000					2,154,000
Old Town Keller E/Elm Street	614,730					614,730
Sidewalk Construction/Repair	368,465					368,465
Utility Relocations	900,000					900,000
Pavement Seepage		150,000				150,000
Pavement Condition Study		125,000				125,000
Signal Timing	22,000				93,760	115,760
West Vine Street Drainage	25,000					25,000
UPRR Pedestrian Crossing	150,000					150,000
FM 1709 at Keller Smithfield & Rufe Snow	500,000					500,000
<i>North/South Portal Signs (engineering)(on-hold)</i>	<i>50,000</i>					<i>50,000</i>
Total Street Projects	\$ 11,668,556	\$ 4,607,789	\$ 1,462,500	\$ 1,972,159	\$ 893,760	\$ 20,559,764

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FY 2020-21 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Street Reconstruction Project		1,601,609				1,601,609
Shady Grove (Keller-Smithfield to Smithfield)	1,000,000					1,000,000
Bar Ditch Maintenance	830,000					830,000
Utility Relocations	165,000					165,000
Sidewalk Construction/Repair	370,336					370,336
Total Street Projects	\$2,365,336	\$ 1,601,609	\$ -	\$ -	\$ -	\$ 3,966,945

FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Street Reconstruction Project	1,800,057	1,800,057				3,600,114
Sidewalk Repair	3,500,000					3,500,000
Shady Grove (Keller-Smithfield to Smithfield)	2,000,000					2,000,000
Old Town Keller East / Elm St.		685,000				685,000
Bear Creek Bridge Erosion Protection	400,000					400,000
Total Street Projects	\$ 7,705,057	\$ 2,485,057	\$ -	\$ -	\$ -	\$ 10,185,114

Sidewalk Plan

Cost to Address Known Deficiencies							
#'s As of April 20, 2021				\$/ft	4x4 panel	5x5 panel	
	#	\$/repair	Total cost	\$	45	\$ 180	\$ 225
Current Repair Work Order	1,380	\$1,000	\$1,380,000				
Sidewalk Scout Repair Reports	1,582	\$1,000	\$1,582,000				
Missing Link Sections (1/4 mile)	-	-	\$2,500,000				
				# of panels in typical repair		4	4
				Est Cost per repair	\$	720	\$ 900
Annual Budget Needs							
<i>Annual Backlog of New (within 1/4 mile)</i>	-	-	\$500,000	\$/Repair WO (Budget)		\$1,000	
<i>Annual Backlog of Repair</i>	-	-	\$592,400				
<i>Annual New WO's (Est on hist. avg)</i>	200	\$1,000	\$200,000				
			\$1,292,400				
5 Yr Program	Repairs Only	\$792,400					
				Sidewalk Scout Priority #'s			
				High		782	
				Medium		800	
				Low		1811	

		One time Backlog Amount
Amount needed to construct/address the Backlog	\$2,962,000	
Amt needed to <u>design &</u> construct the backlog	\$3,406,300	\$3,500,000
Amount of Backlog not addressed thru One Time effort	-	
Length of backlog clearance effort (yrs)	5	
Additionally Annual Amount needed to clear the Backlog	\$0	
<hr/> Estimated Annual Sidewalk Maintenance Budget Need	\$200,000	

FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
<i>Old Town Keller East / Elm St.</i>				5,000,000		5,000,000
Sidewalk Gap	2,500,000					2,500,000
Shady Grove	2,000,000					2,000,000
Street Reconstruction Project		1,800,000				1,800,000
Bear Creek Bridge Erosion Protection	400,000					400,000
Sidewalk Construction/Repair	300,000					300,000
Total Street Projects	\$ 5,200,000	\$ 1,800,000	\$ -	\$ 5,000,000	\$ -	\$ 12,000,000

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>
Whitley Reconstruction (North Tarrant to Rapp)				10,000,000		10,000,000
2024 Street Reconstruction Project		1,800,000				1,800,000
Bourland (Mt. Gilead to Bancroft) Reconstruction	312,500		312,500			625,000
Bourland/Mt. Gilead Roundabout	200,000		200,000			400,000
North Keller Sidewalk Improvements	175,000	175,000				350,000
Sidewalk Construction/Repair	330,000					330,000
Total Street Projects	\$ 1,017,500	\$ 1,975,000	\$ 512,500	\$ 20,000,000	\$ -	\$ 23,505,000

FY 2024-25 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Bourland (Mt. Gilead to Bancroft) Reconstruction	937,500		937,500			1,875,000
Street Reconstruction Project		1,800,000				1,800,000
Bourland/Mt. Gilead Roundabout	412,500		412,500			825,000
Mt. Gilead/Roanoke Rd Roundabout	200,000		200,000			400,000
North Keller Sidewalk Improvements	375,000	375,000				750,000
Sidewalk Construction/Repair	363,000					363,000
Total Street Projects	\$ 2,288,000	\$ 2,175,000	\$ 1,550,000	\$ -	\$ -	\$ 6,013,000

FY 2025-26 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Street Reconstruction Project		1,800,000				1,800,000
Mt. Gilead/Roanoke Rd Roundabout	412,500		412,500			825,000
Sidewalk Construction/Repair	399,300					399,300
Total Street Projects	\$ 811,800	\$ 1,800,000	\$ 412,500	\$ -	\$ -	\$ 3,024,300

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		2,549,249				2,549,249
Milestone Park		785,273				785,273
Trail System Expansion		409,847				409,847
Whitley Road Safe Routes		248,312				248,312
Keller Sports Park Parking Lot Improvements – C Pad		185,000				185,000
2017 Matching Grant Program		100,000			50,680	150,680
Parks Capital Replacement Program		100,061				100,061
Total Parks Projects	\$ -	\$ 4,662,742	\$ -	\$ -	\$ 50,680	\$ 4,428,422

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		275,000				275,000
Bear Creek Park Parking Lot Improvements		225,000				225,000
Bear Creek Pond Dredging		215,000				215,000
Parks Capital Replacement Program		121,367				121,637
Bursey Ranch Playground Replacement		100,000				100,000
Total Parks Projects	\$ -	\$ 1,536,367	\$ -	\$ -	\$ -	\$ 1,536,637

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
Johnson Road Park Improvements		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		120,000				120,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 1,332,750	\$ -	\$ -	\$ -	\$ 1,332,750

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		366,025				366,025
TBD Playground Replacement		130,000				130,000
Parks Capital Replacement Program		100,000				100,000
Sports Park		TBD		TBD		TBD
Total Parks Projects	\$ -	\$ 976,025	\$ -	\$ -	\$ -	\$ 976,025

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		403,000				403,000
Trail System Expansion		402,628				402,628
TBD Playground Replacement		140,000				140,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 1,045,628	\$ -	\$ -	\$ -	\$ 1,045,628

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
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 1,162,890	\$ -	\$ -	\$ -	\$ 1,162,890

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 2020-21 – FY 2025-26 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
Hwy 377 Water Lines	366,095		500,000			866,095
Tank Maintenance	350,000					350,000
Update Water Master Plan / Condition Analysis	250,000					250,000
AWIA Emergency Risk, Resiliency, Response Plan	200,000					200,000
Lavena Water Line Extension	100,000					100,000
MSC Improvements	100,000					100,000
Water Service Replacements	70,703					70,703
Large Valve Replacements	70,702					70,702
Total Water Projects	\$ 1,507,500	\$ -	\$ 500,000	\$ 4,000,000	\$ -	\$ 6,007,500

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)				4,060,000		4,060,000
<i>Tank Maintenance</i>	600,000				1,500,000	2,100,000
SCADA	540,000					540,000
Hwy 377 12" Water Lines	133,905					133,905
Total Water Projects	\$ 1,273,905	\$ -	\$ -	\$ 4,060,000	\$ -	\$ 6,833,905

FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Tank Maintenance	350,000				2,000,000	2,350,000
Knox Tank Mixer	600,000					600,000
Water Line Replacements	100,000					1,000,000
Total Water Projects	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -	\$ 3,050,000

FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
2023 State Water Implantation Fund for Texas (SWIFT-water line replacement) Projects (3 of 3)				4,060,000		4,060,000
Johnson Road 12" Water Lines				1,300,000		1,300,000
Tank Maintenance	350,000					350,000
Mains & Services Replacements	400,000					400,000
Total Water Projects	\$ 750,000	\$ -	\$ -	\$ 5,960,000	\$ -	\$ 6,110,000

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Rapp 16" Water Lines				3,000,000		3,000,000
Tank Maintenance	350,000					350,000
Water Line Replacements	150,000					150,000
Total Water Projects	\$ 500,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,500,000

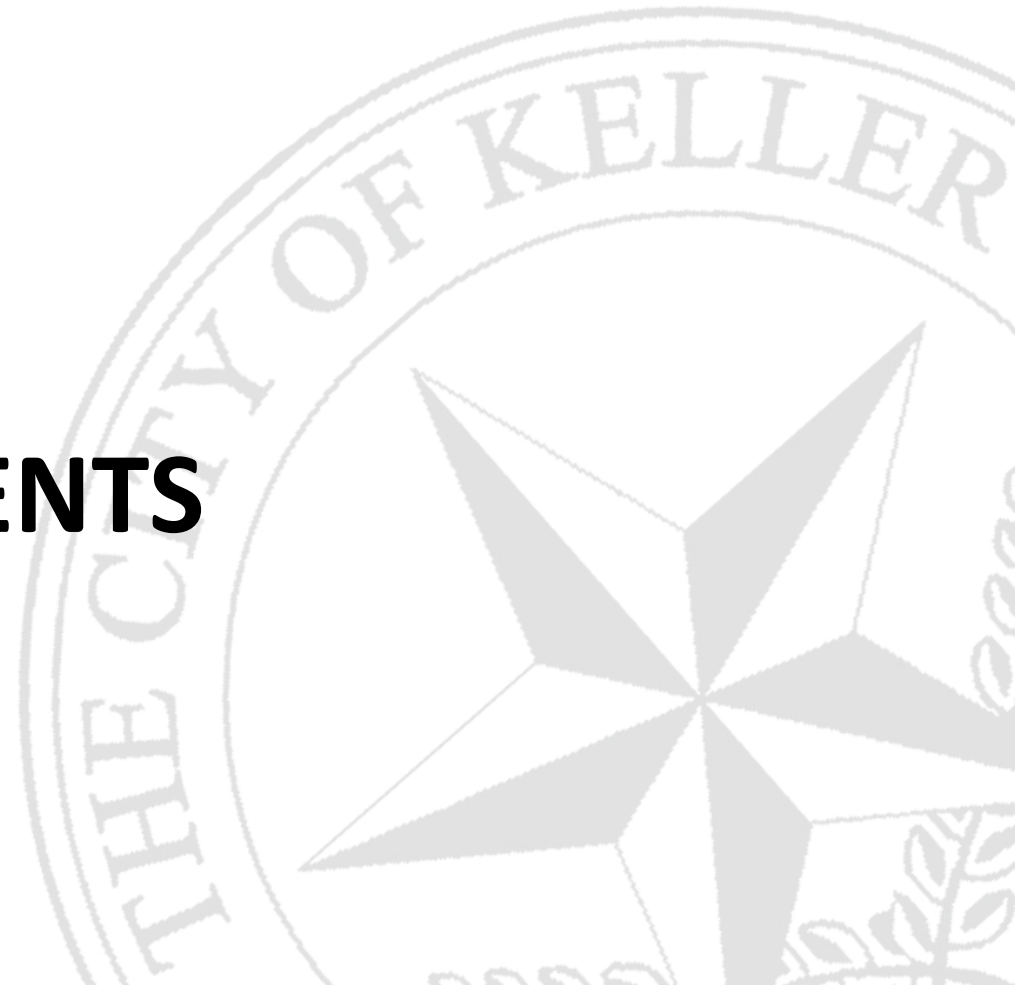
FY 2024-25 Projects

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	500,000					500,000
Total Water Projects	\$ 500,000	\$ -	\$ -	\$ 1,400,000	\$ -	\$ 1,900,000

FY 2025-26 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
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	886,538					886,538
Big Bear Creek Interceptor II	211,634		649,750			861,384
Big Bear West Interceptor Line	575,000					575,000
SS Evaluation Study	740,000					740,000
Walker Development	146,173					146,173
Big Bear Collection Line Replacement	75,000					75,000
Total Wastewater Projects	\$ 3,234,345	\$ -	\$ 649,750	\$ -	\$ 850,000	\$ 4,734,095

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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	180,000					180,000
SS Evaluation Study / I&I	120,000					120,000
Total Wastewater Projects	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000

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
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	\$ -	\$ -	\$ 3,786,800

FY 2022-23 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 2023-24 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

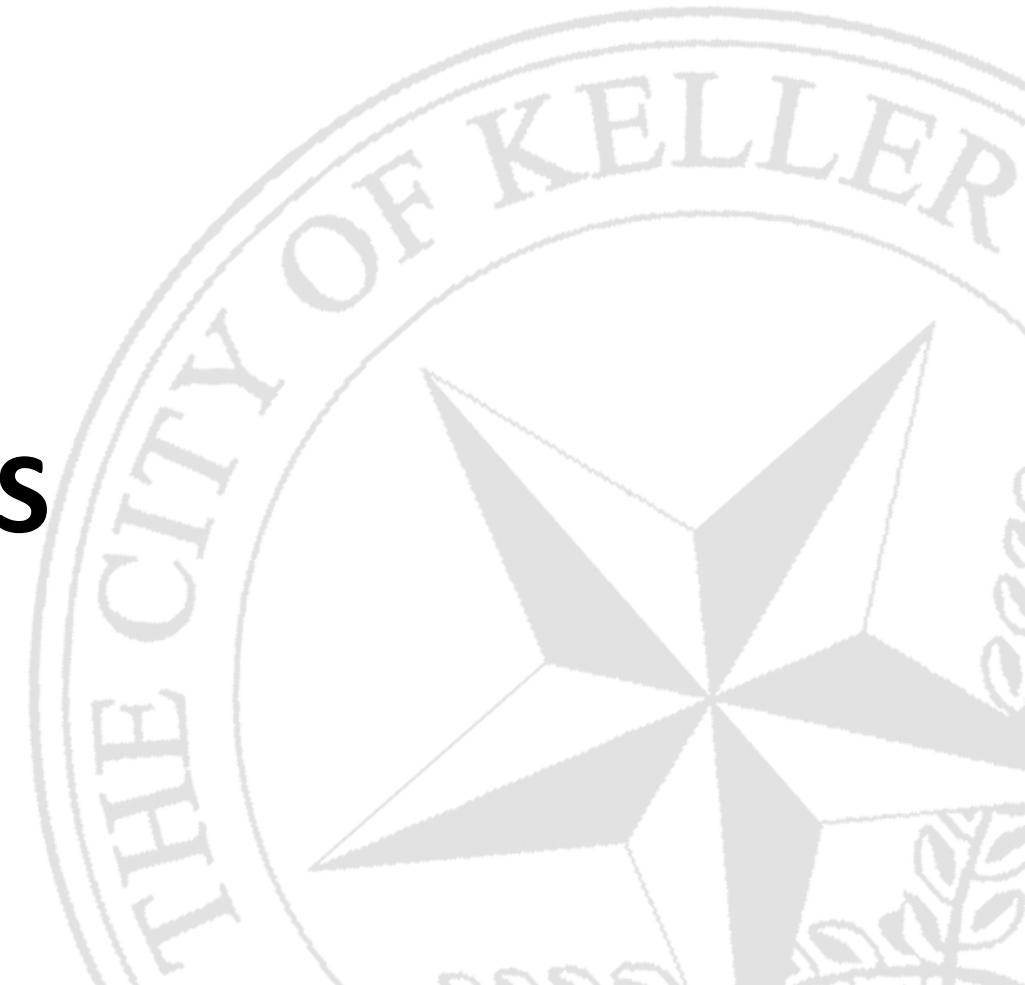
FY 2024-25 Projects

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 2025-26 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	\$ -	\$ -	\$ 1,560,600	\$ -	\$ 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	350,000					350,000
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	\$ 1,060,293	\$ -	\$ -	\$ -	\$ -	\$ 1,060,293

FY 2020-21 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Nightingale Culvert	693,000					693,000
Drainage Master Plan	550,000					550,000
Total Drainage Projects	\$ 1,243,000	\$ -	\$ -	\$ -	\$ -	\$ 1,243,000

FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Bear Creek Culvert*	325,000					325,000
Stream Bank Erosion Study	100,000					400,000
Total Drainage Projects	\$ 425,000	\$ -	\$ -	\$ -	\$ -	\$ 425,000

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

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 - FY 2025-26 Projects

- No proposed or planned projects



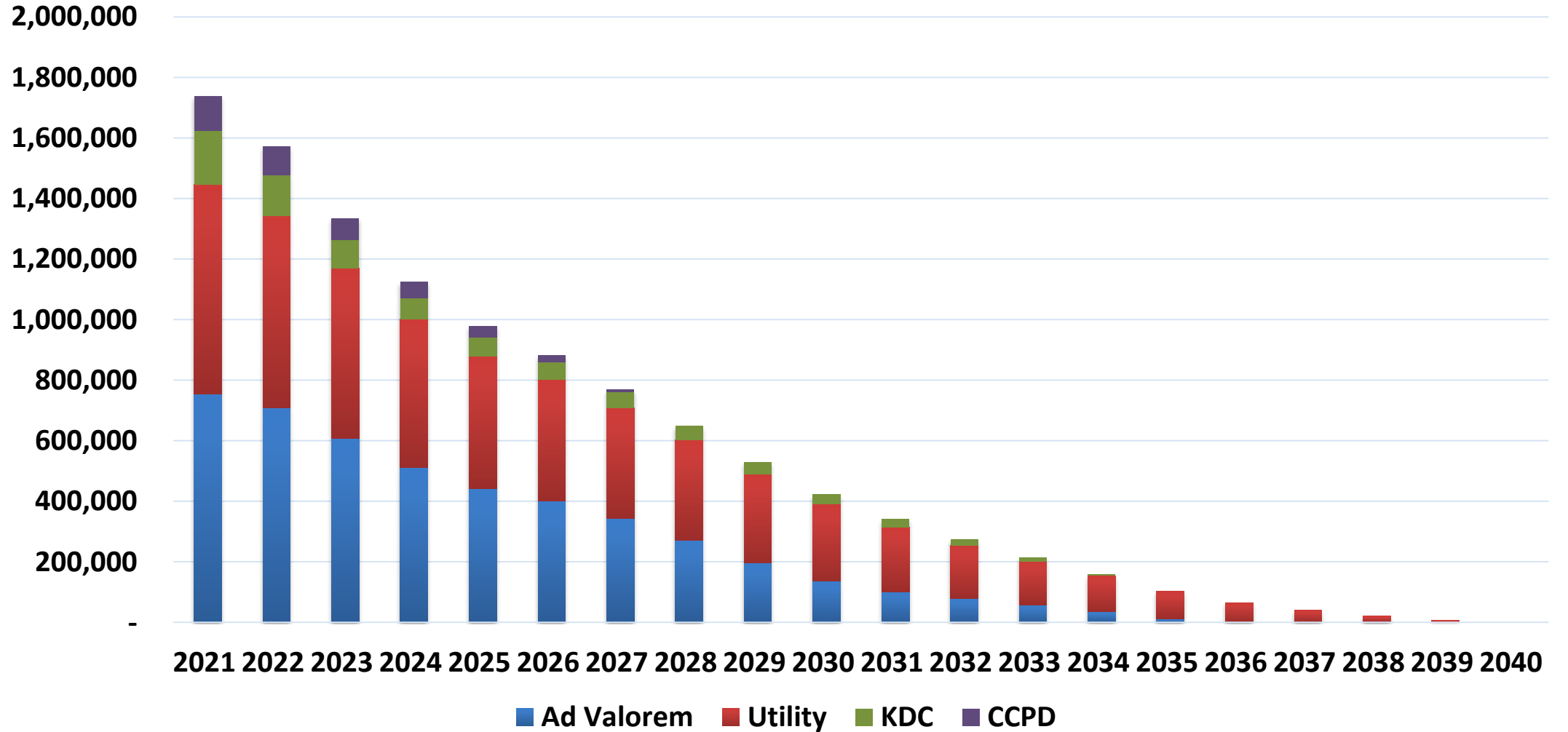
FY 2021-22 Debt Service Summary

Funding Source	Annual Payment*	Outstanding Principal*	Proposed Issuance^
Ad Valorem	3,637,844	19,690,000	-
Water / Wastewater	3,249,204	25,190,000	-
Keller Development Corporation (KDC)	1,581,419	5,335,000	-
Crime Control and Prevention District (KCCPD)	528,825	2,875,000	-
Total All Debt	\$8,997,292	\$53,090,000	\$ -

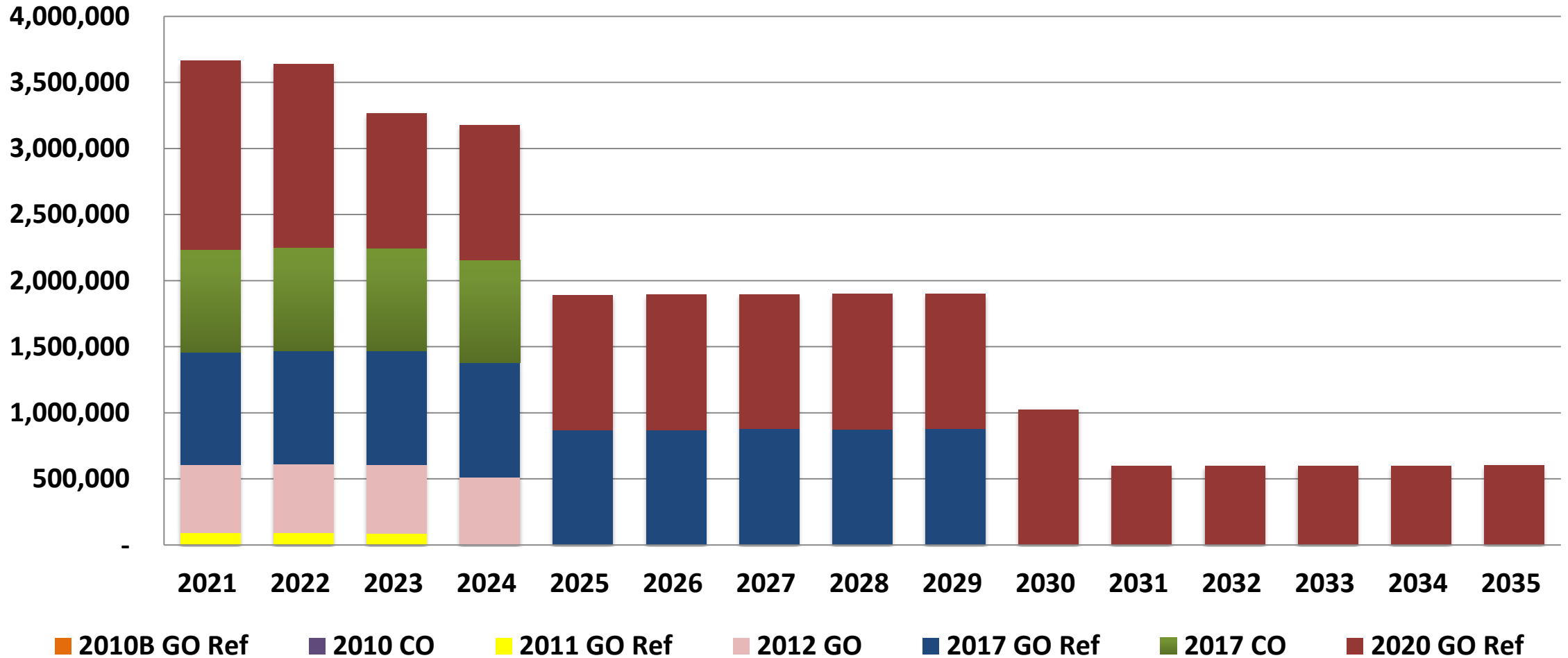
* - Does not include proposed CO's

^ - 2-5 Year CIP = \$25M OTK/Elm/Whitley, \$4M SWIFT, & \$15.5M W-WW

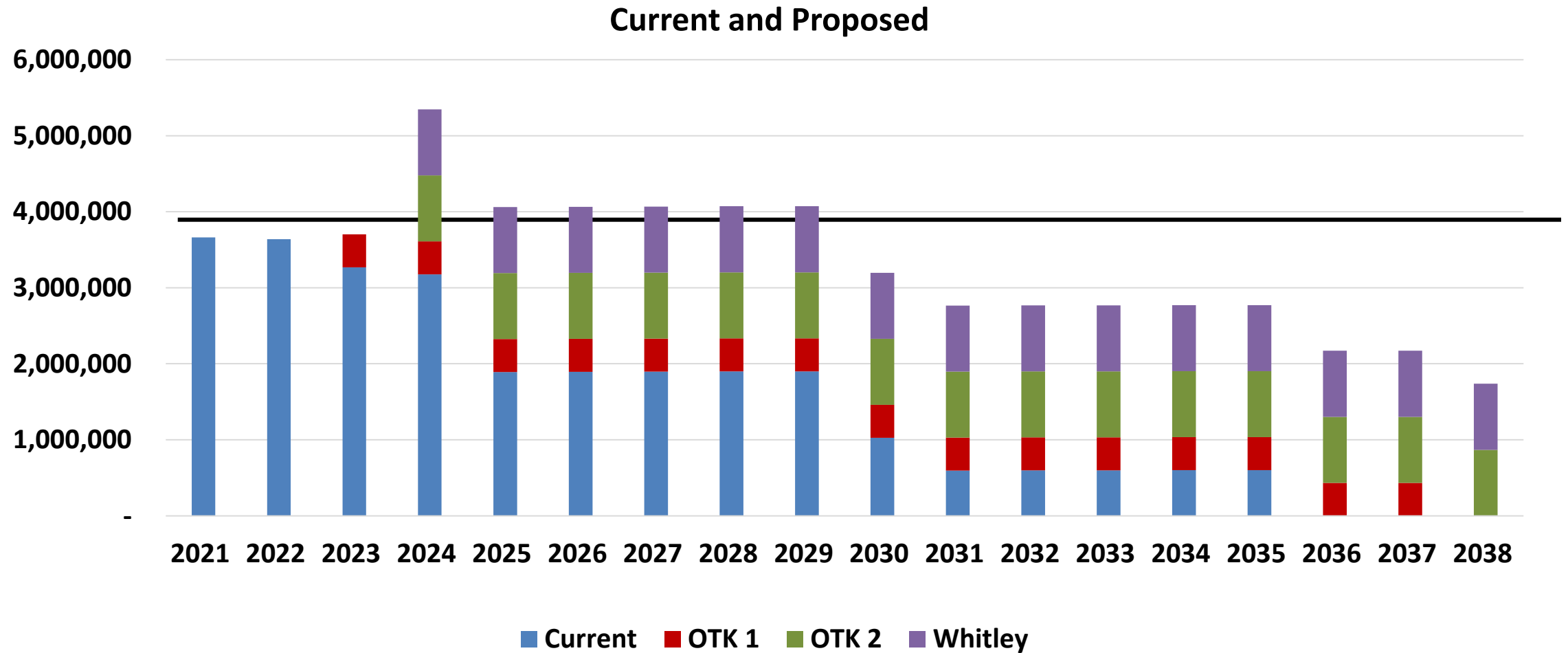
FY 2021-22 Obligations by Fund Source



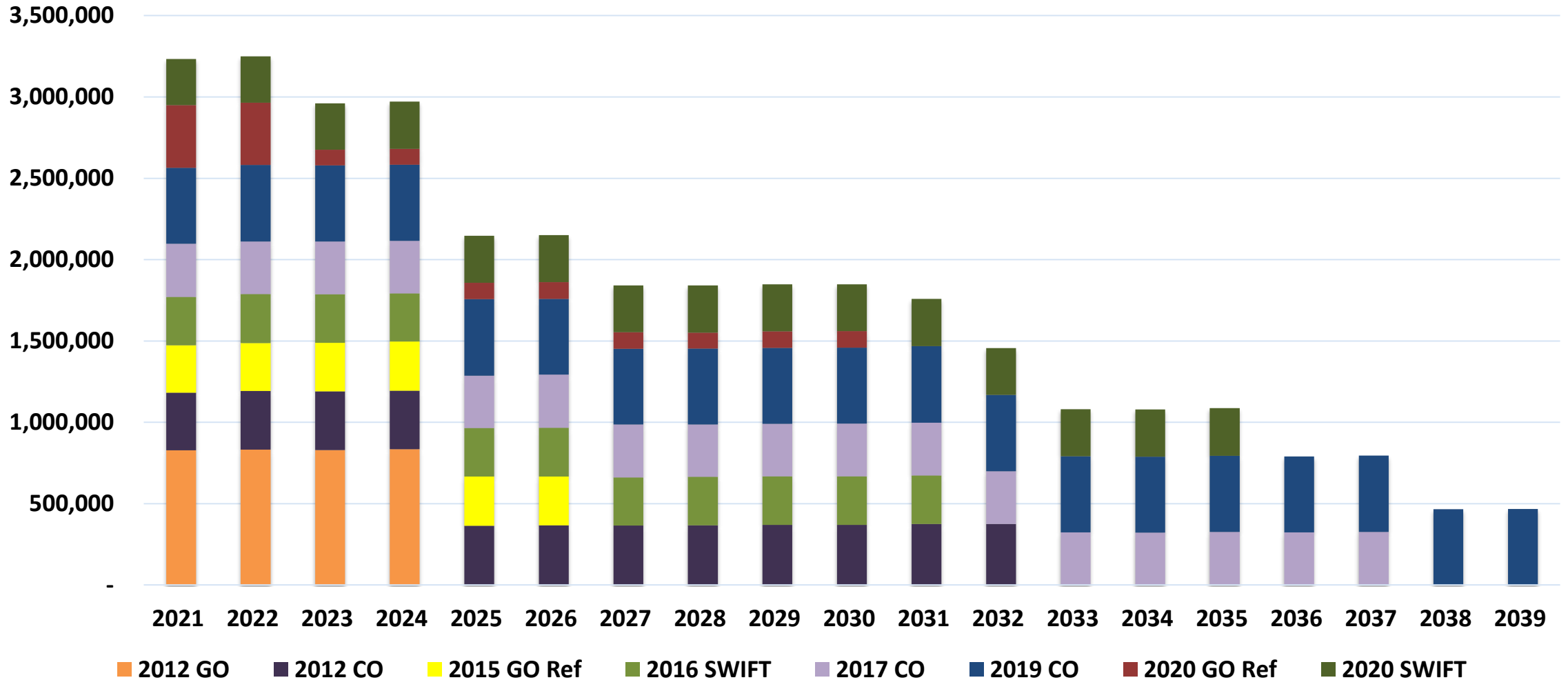
FY 2021-22 Interest and Sinking Obligations - Current



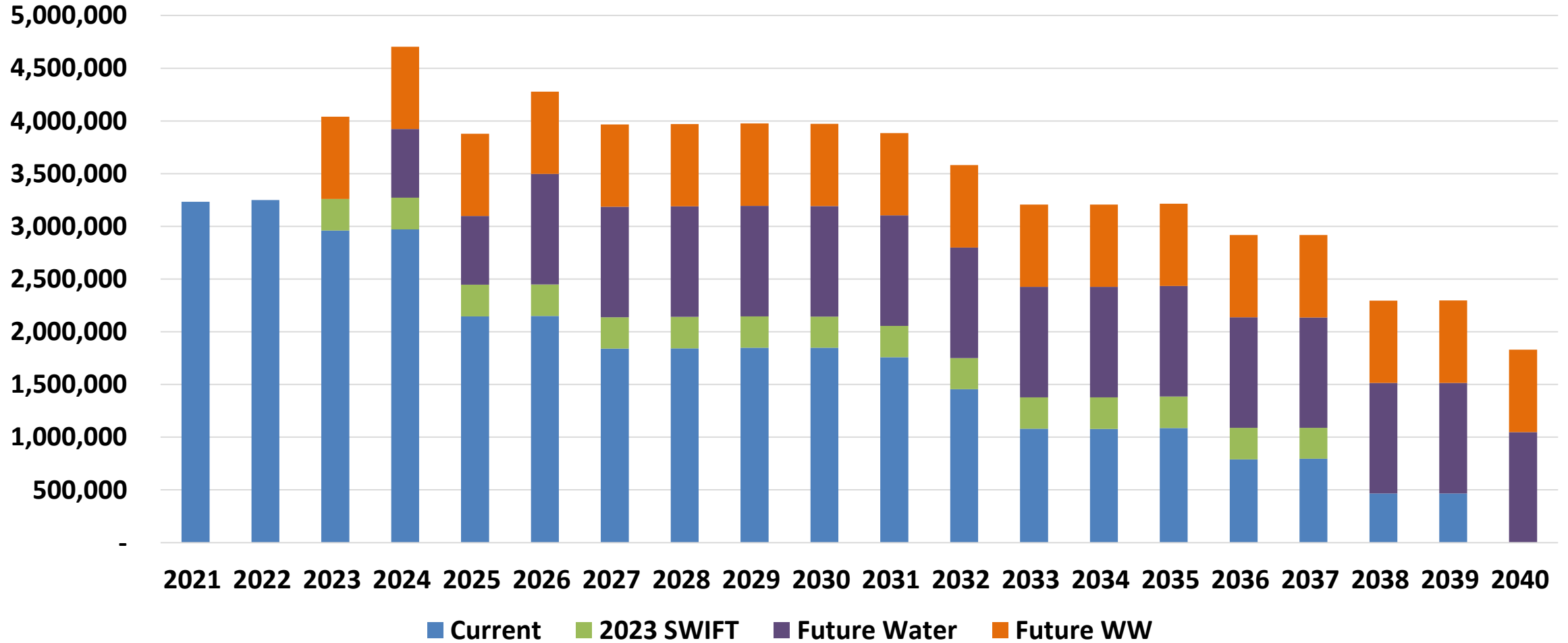
FY 2021-22 Interest and Sinking Obligations - Proposed



FY 2021-22 Water/Wastewater Obligations - Current

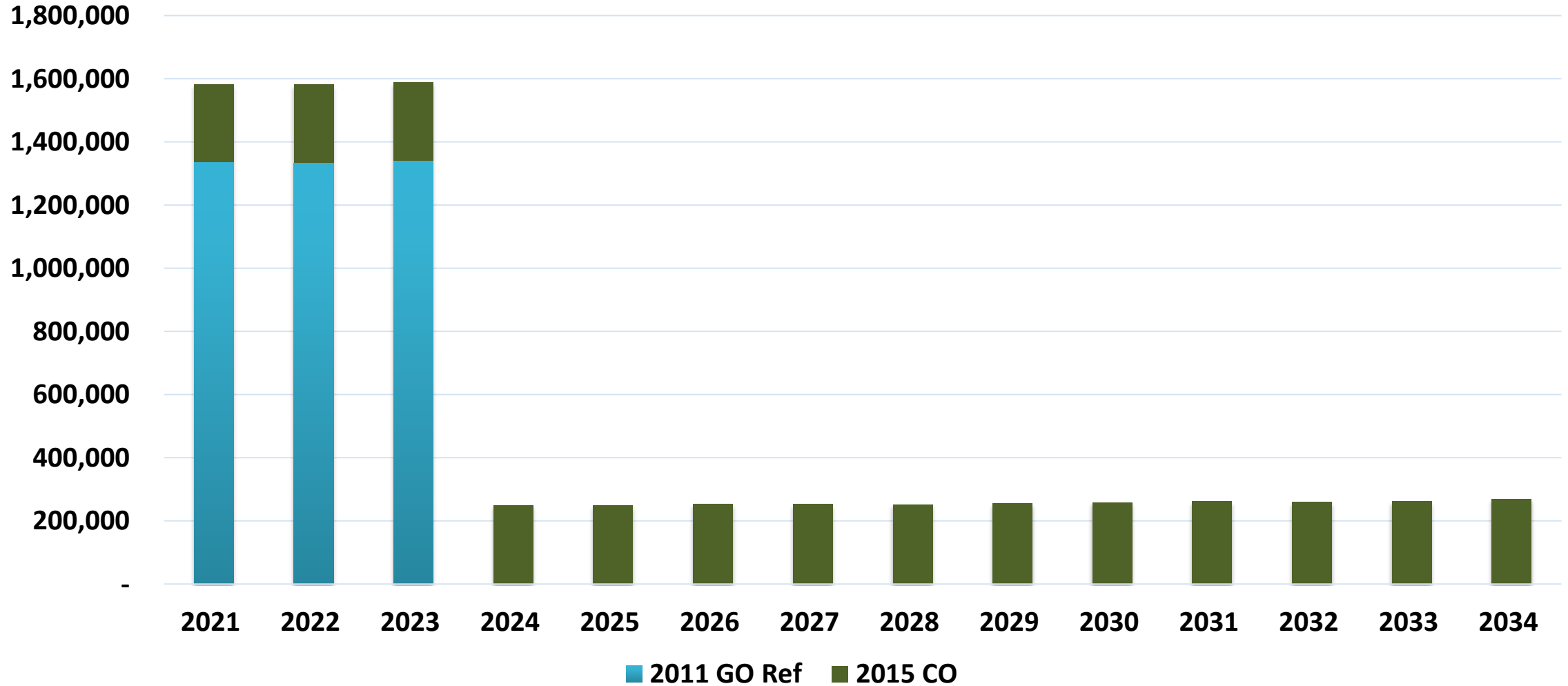


FY 2021-22 Water/Wastewater Obligations - Proposed

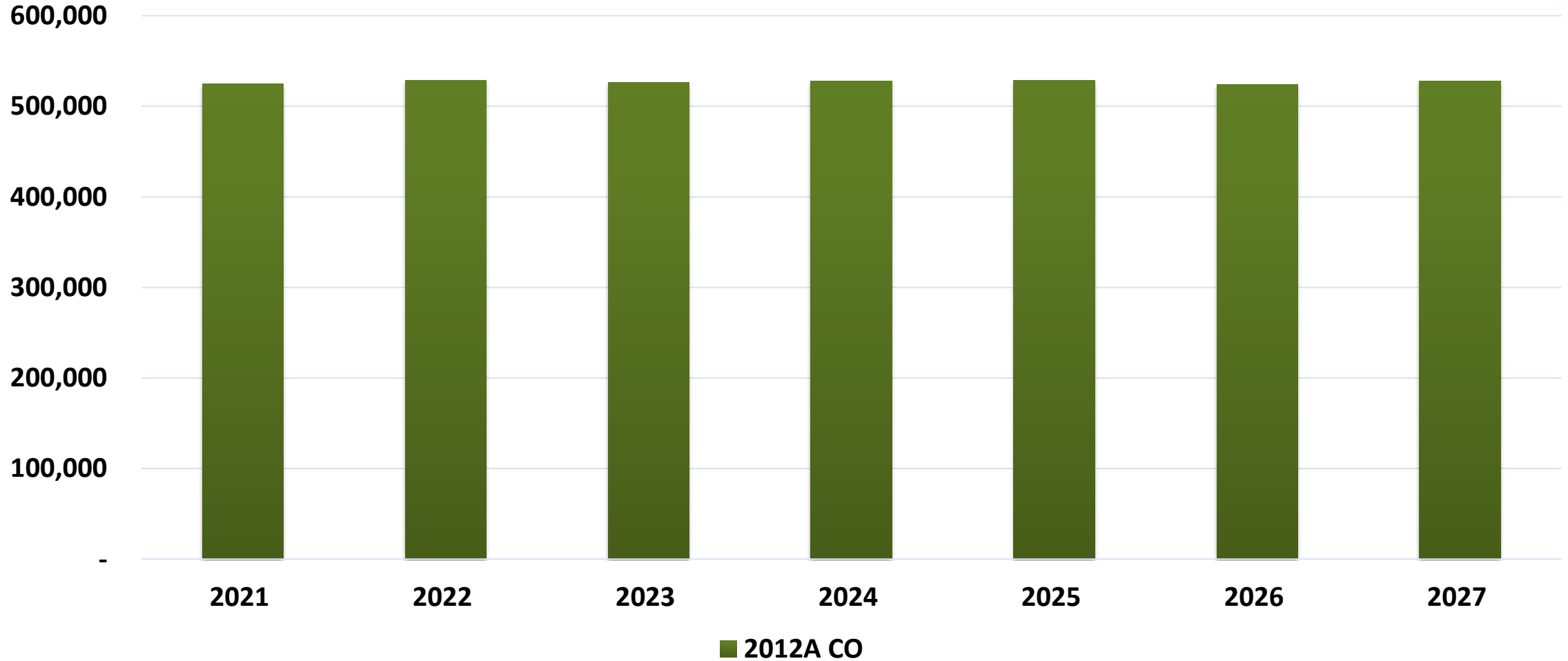


Future Water ends in FY 43 and Future Wastewater ends FY 42

FY 2021-22 KDC Obligations



FY 2021-22 KCCPD Obligations





Questions?

Aaron Rector

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