



# MEMORANDUM

No: **B-2**  
 Date: **February 13, 2024**

To: **Capital Improvements Advisory Committee**  
 From: **Alonzo Liñán, Director of Public Works**  
 Subject: **Biannual Impact Fee Report as of **March 31, 2023 (Part B)****

This is the first report under the 2021 Impact Fee Program. The 2021 Impact Fee Program was adopted on Oct 18, 2022 (effective Nov 18, 2022). As a result, this report represents only the 4 months of service unit growth and collections between Nov 18, 2022 and March 31, 2023.

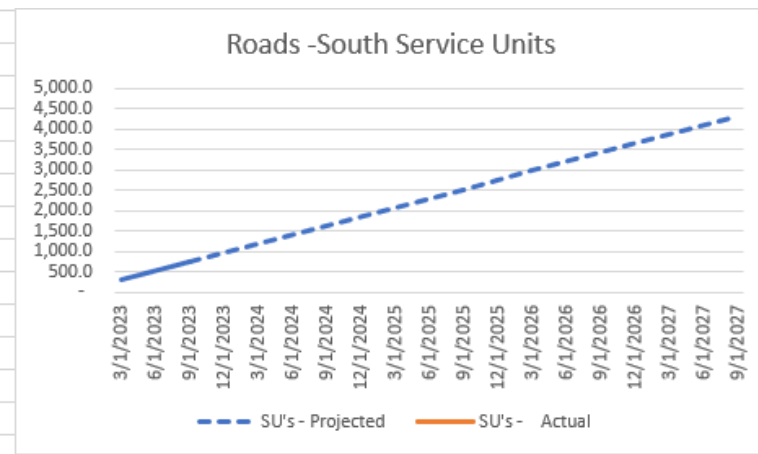
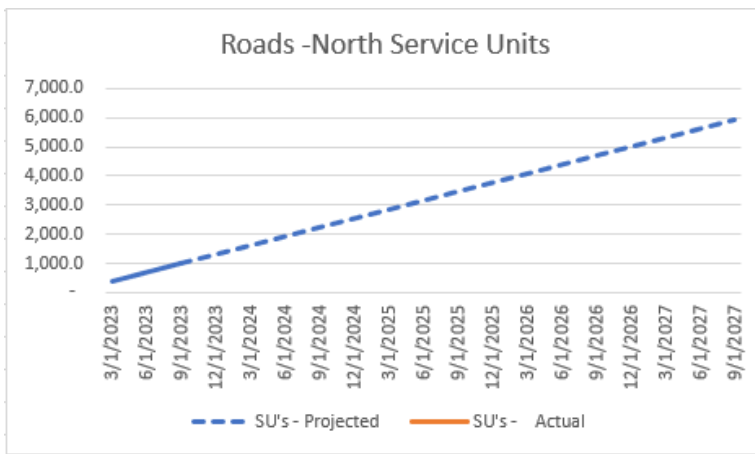
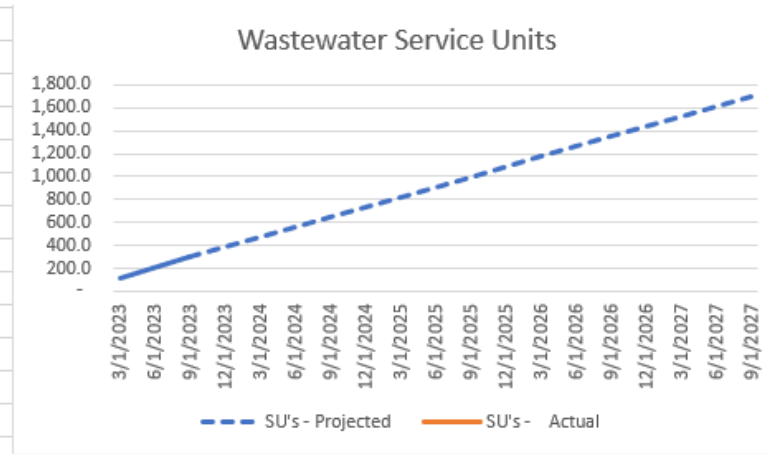
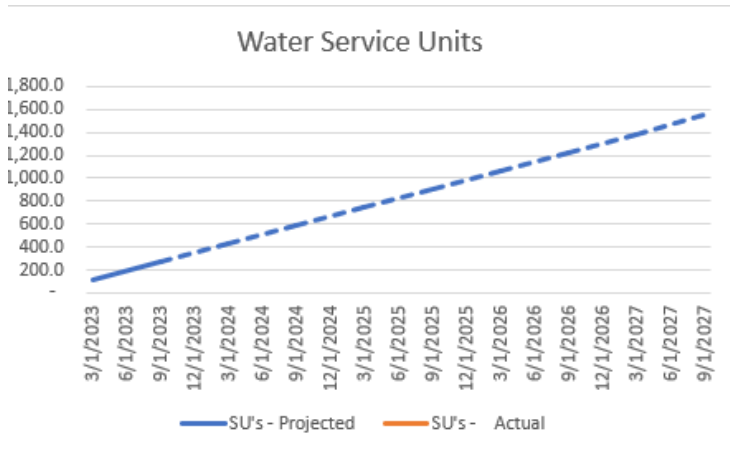
It is staff's opinion that the impact fee collection from **November 18, 2022 through March 31, 2023** is in accordance with adopted collection rates and all fees collected have been appropriately applied to qualifying capital improvements. **An index of the qualifying projects, the Impact Fee CIP maps and the transaction receipts can be found in the appendix.**

Table 1-1 - Assessment Rate by Service Unit (S.U.s) As Adopted by Council on <b>October 18, 2022</b>			
Impact Fee	Maximum Assessment/SU	Actual Assessment/SU	Actual ÷ Maximum Assessment Rate
Water	\$ 6,539	\$ 4,904.25	75.0%
Wastewater	\$ 2,764	\$ 2,073.00	75.0%
Roadway: North	\$ 1,748	\$ 1,311.00	75.0%
Roadway: South	\$ 1,998	\$ 1,498.50	75.0%

Table 1-2 - Service Units (S.U.s) Collected and Collection for <b>November 18, 2022 through March 31, 2023</b>				
Impact Fee	Projected SU's/ <b>04</b> months	Collected SUs	% SUs Collected	\$ Collected
Water	106.8	26.5	24.8%	\$129,966
Wastewater	117.5	34.0	28.9%	\$ 66,336
Roadway: North	411.0	97.8	23.8%	\$128,154
Roadway: South	297.9	18.3	6.2%	\$ 27,602

# 6 Month Actual Service Unit Growth vs. Projected Service Unit Growth

10 Yr SU Projection		3,204				3,526				12,300				8,937			
Reporting Periods		Water				Wastewater				Roads - North				Roads - South			
From	To	SU's - Projected	SU's - Actual	% of Projected	\$ Collected to Date	SU's - Projected	SU's - Actual	% of Projected	\$ Collected to Date	SU's - Projected	SU's - Actual	% of Projected	\$ Collected to Date	SU's - Projected	SU's - Actual	% of Projected	\$ Collected to Date
11/18/2023	3/31/2023	106.8	26.5	24.8%	\$ 129,966	117.5	34.0	28.9%	\$ 66,336	410.0	97.8	23.8%	\$ 128,154	297.9	18.3	6.2%	\$ 27,602
4/1/2023	9/30/2023	267.0	-	-	-	293.8	-	-	-	1,025.0	-	-	-	744.8	-	-	-
10/1/2023	3/31/2024	427.2	-	-	-	470.1	-	-	-	1,640.0	-	-	-	1,191.6	-	-	-
4/1/2024	9/30/2024	587.4	-	-	-	646.4	-	-	-	2,255.0	-	-	-	1,638.5	-	-	-
10/1/2024	3/31/2025	747.6	-	-	-	822.7	-	-	-	2,870.0	-	-	-	2,085.3	-	-	-
4/1/2025	9/30/2025	907.8	-	-	-	999.0	-	-	-	3,485.0	-	-	-	2,532.2	-	-	-
10/1/2025	3/31/2026	1,068.0	-	-	-	1,175.3	-	-	-	4,100.0	-	-	-	2,979.0	-	-	-
4/1/2026	9/30/2026	1,228.2	-	-	-	1,351.6	-	-	-	4,715.0	-	-	-	3,425.9	-	-	-
10/1/2026	3/31/2027	1,388.4	-	-	-	1,527.9	-	-	-	5,330.0	-	-	-	3,872.7	-	-	-
4/1/2027	9/30/2027	1,548.6	-	-	-	1,704.2	-	-	-	5,945.0	-	-	-	4,319.6	-	-	-



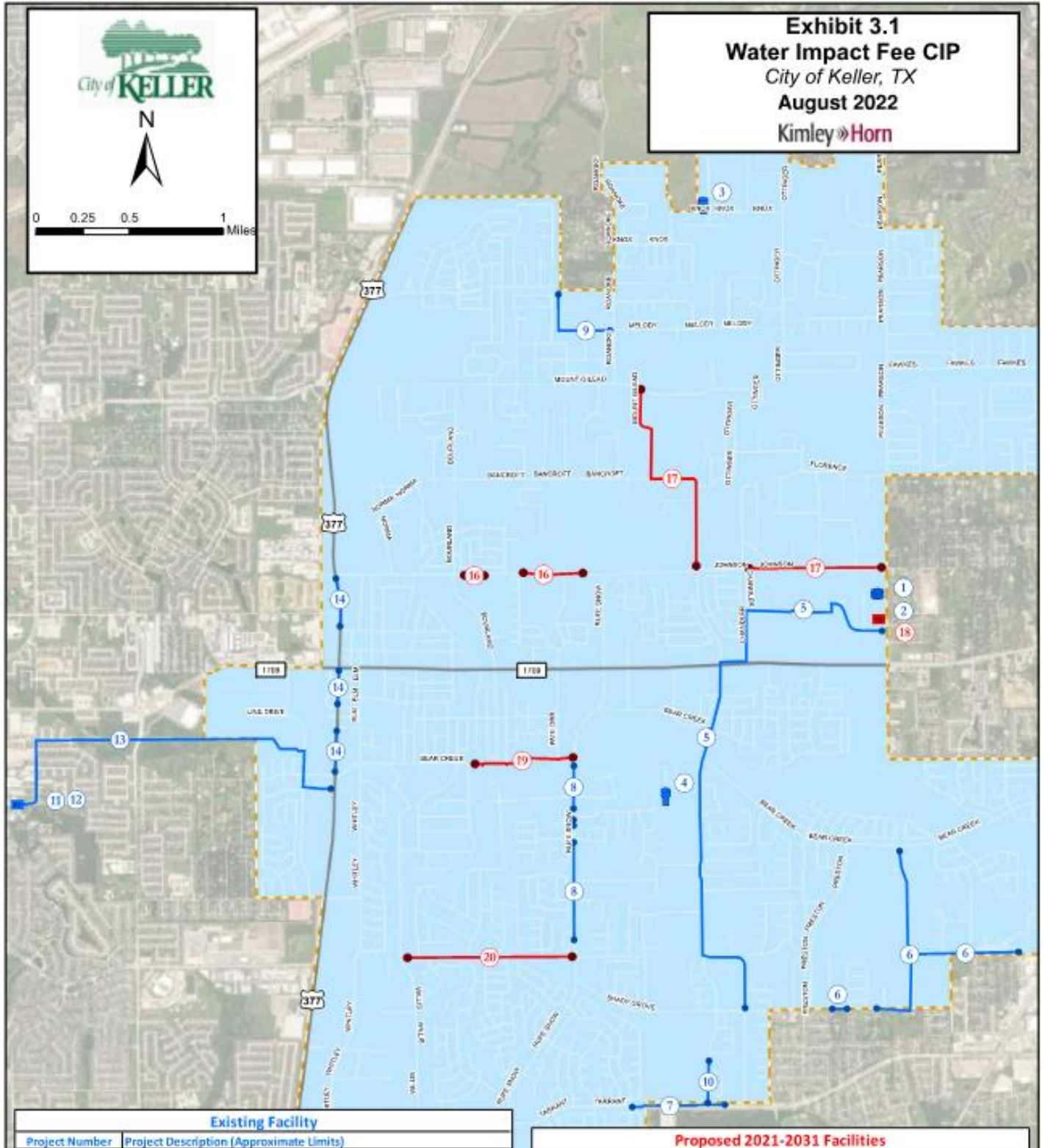
## Capital Projects Receiving Impact Fee Funds

Project Name (map index number)	Impact Fees Allocated	Total Budget	% Impact Fees
<b>Water</b>			
12" Water Lines in Upper Plan (14)	\$ 100,000	\$ 350,000	28.6%
<b>Wastewater</b>			
Big Bear Central Interceptor (9)	\$ 649,750	\$ 899,616	72.2%
Cade Branch WW Capacity (13)	\$ 2,415,600	\$ 2,415,600	100.0%
Cade Branch WW 8" to 15" (13)	\$ 946,200	\$ 946,200	100.0%
Big Bear East Collector Ext (6)	\$ 75,000	\$ 75,000	100.0%
Big Bear 6" to 8" (9)	\$ 953,450	\$ 1,906,900	50.0%
<b>Roadway Service Area 1 (North)</b>			
Johnson Rd/Keller-Smithfield RA (I-D)	\$ 462,000	\$ 925,000	50.0%
Johnson Rd Reconstruction (I-D)	\$ 1,000,000	\$ 5,707,117	17.5%
Impact Fee Study Update	\$ 130,000	\$ 130,000	100.0%
Mt Gilead Reconstruction (I-B)	\$ 6,862,500	\$ 3,705,000	50.1%
Mt. Gilead/Roanoke Rd RA (I-B)	\$ 200,000	\$ 400,000	50.0%
<b>Roadway Service Area 2 (South)</b>			
Impact Fee Study Update	\$ 130,000	\$ 130,000	100.0%

# Appendix

# Water System

Map of Eligible Capital Projects from the Impact Fee Update Report













# Water System

## Index of Eligible Capital Projects from the Impact Fee Update Report

Existing Facility	
Project Number	Project Description (Approximate Limits)
1	3.0 MG Pearson Ground Storage Tank
2	Pearson Pump Station Improvements
3	Knox Elevated Storage Tank
4	Keller-Smithfield Elevated Storage Tank
5	16-inch Lower Pressure Plane Water Line (Shady Grove Rd to N Pearson Ln)
6	12-inch Lower Pressure Plane Water Line (Buckner Ln to Blue Ridge Rd; Franklin Rd to Bear Creek Pkwy; Indian Knoll Trail through Clay Hibbins Rd)
7	12-inch Upper Pressure Plane Water Line (N Tarrant Pkwy to Cat Mtn Trl)
8	12-inch Rufe Snow Water Line (Bear Creek Pkwy to Verona Way)
9	12-inch Upper Pressure Plane Water Line (Near Northern Trace to Melody Ln)
10	12-Inch Water Lines In Upper Pressure Plane (Wilson Ln to Silverleaf Dr)
11	Alta Vista Pump Station Expansion to 18 MGD
12	Fort Worth Water Delivery Capital Cost Recovery
13	30-inch Alta Vista Pump Station Water Line (Alta Vista Rd, Fort Worth to S Main St)
14	12-inch Water Lines in Upper Pressure Plane (Big Bear Creek Rd to Pecan St; W Batest St to Keller Pkwy; Lorine St to Johnson Rd)
15	Water Impact Fee Study Update <i>(Not Shown on Map)</i>

Proposed 2021-2031 Facilities		
Project Number	2021 Master Plan Project Number	Project Description (Approximate Limits)
16	2	12-inch Johnson Road Water Line (Bourland Rd to N Rufe Snow Dr)
17	4	16-inch Mt Gilead and Ottinger Rd and 16-inch Johnson Rd Water Line (Robin Dr to N Pearson Ln)
18	5	Pearson Pump Station Upper Pressure Plane Expansion
19	1	12-Inch Bear Creek Parkway Water Line (Elaine St to Rufe Snow Dr)
20	3	16-inch Rapp Road Water Line (Shady Lane N to Rufe Snow Dr)

**Legend**

-  Existing Elevated Storage Tank
-  Existing Ground Storage Tank
-  Existing Sewer Line
-  Existing Facility Project Label
-  Existing Pump Station
-  Proposed 2021-2031 Pump Station
-  Proposed 2021-2031 Water Line
-  Proposed Facility Project Label
-  City Limits
-  Water Service Area

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS



# Water System

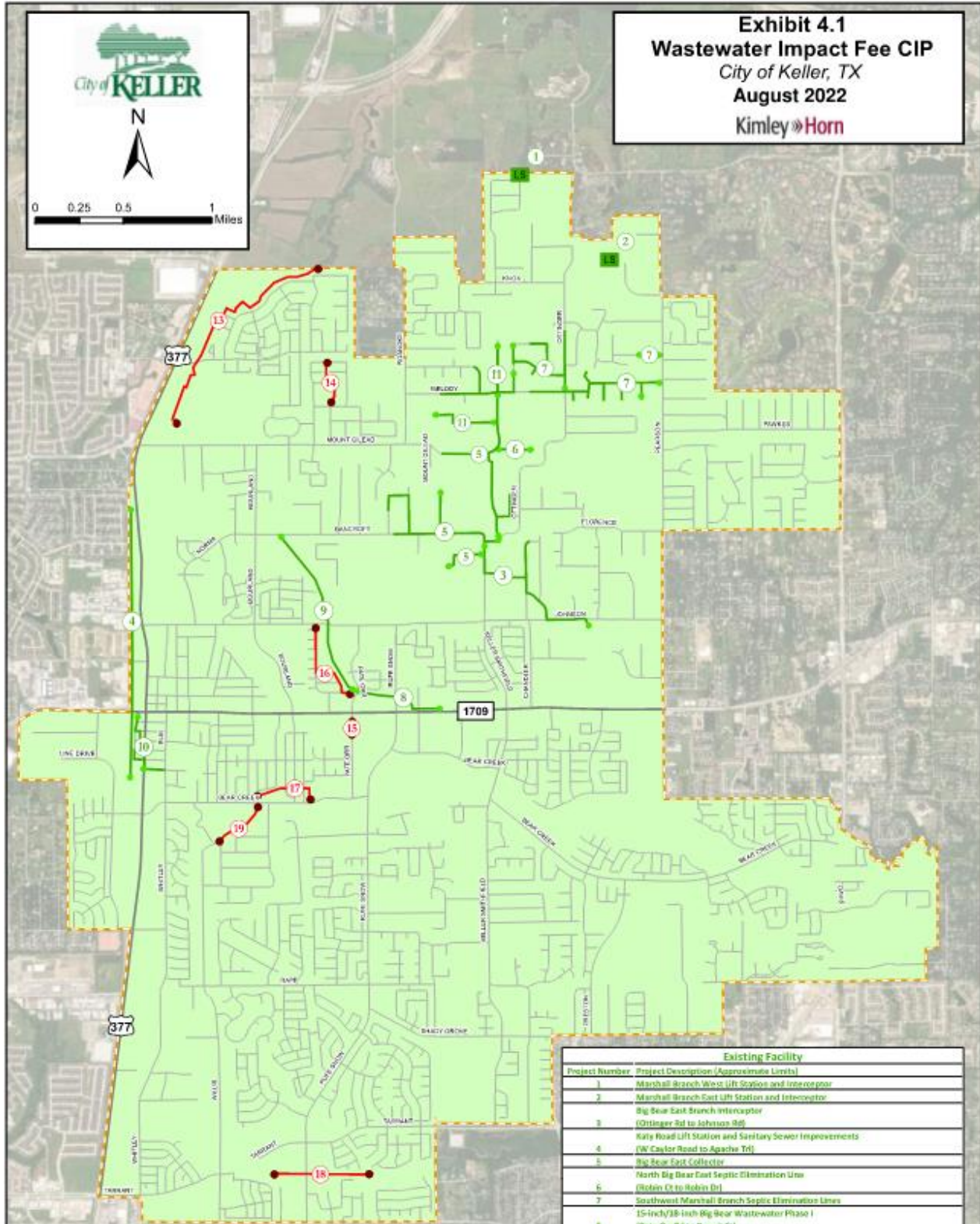
## Impact Fee Collection Receipts

### Water Impact Fee Receipts

RECORD NO	SITE ADDRESS	DESCRIPTION	PAID	SU	PAID DATE
B22-0059	2316 BRENDA LN	WATER FACILITY IMPACT FEE	\$4,904.25	1	2/7/2023
B22-0060	2320 BRENDA LN	WATER FACILITY IMPACT FEE	\$4,904.25	1	2/7/2023
B23-0010	208 PARK NORTH LN	WATER FACILITY IMPACT FEE	\$4,904.25	1	3/29/2023
B23-0011	200 PARK NORTH LN	WATER FACILITY IMPACT FEE	\$4,904.25	1	3/31/2023
B22-0075	805 OMAHA TR	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	1/4/2023
B22-0078	1405 CHELSEA RAE LN	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	1/18/2023
B22-0077	1200 CANDACE LN	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	1/24/2023
B22-0082	1462 N PEARSON LN	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	1/26/2023
B23-0003	701 OMAHA TR	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	2/28/2023
B23-0004	961 BLUEBONNET DR	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	3/8/2023
B23-0005	965 BLUEBONNET DR	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	3/8/2023
B22-0080	801 OMAHA TR	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	3/29/2023
B22-0081	705 OMAHA TR	WATER FACILITY IMPACT FEE	\$12,261.00	2.5	3/29/2023
			IF\$	SU's	
			\$66,578.80	67.4	

# Wastewater System

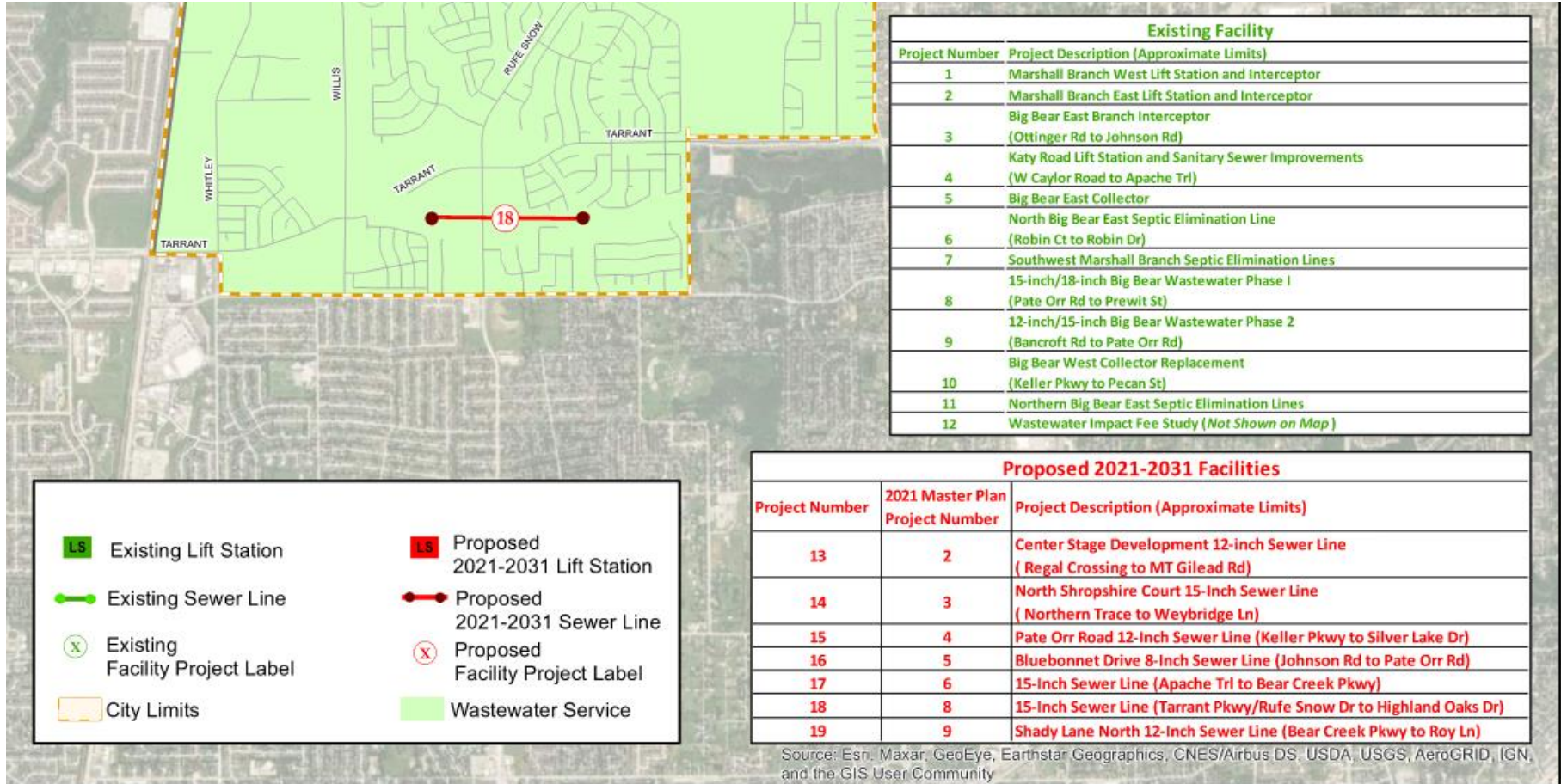
Map of eligible Capital Projects from the Impact Fee Update Report





# Wastewater System

Index of eligible Capital Projects from the Impact Fee Update Report



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Wastewater System

## Impact Fee Collection Receipts

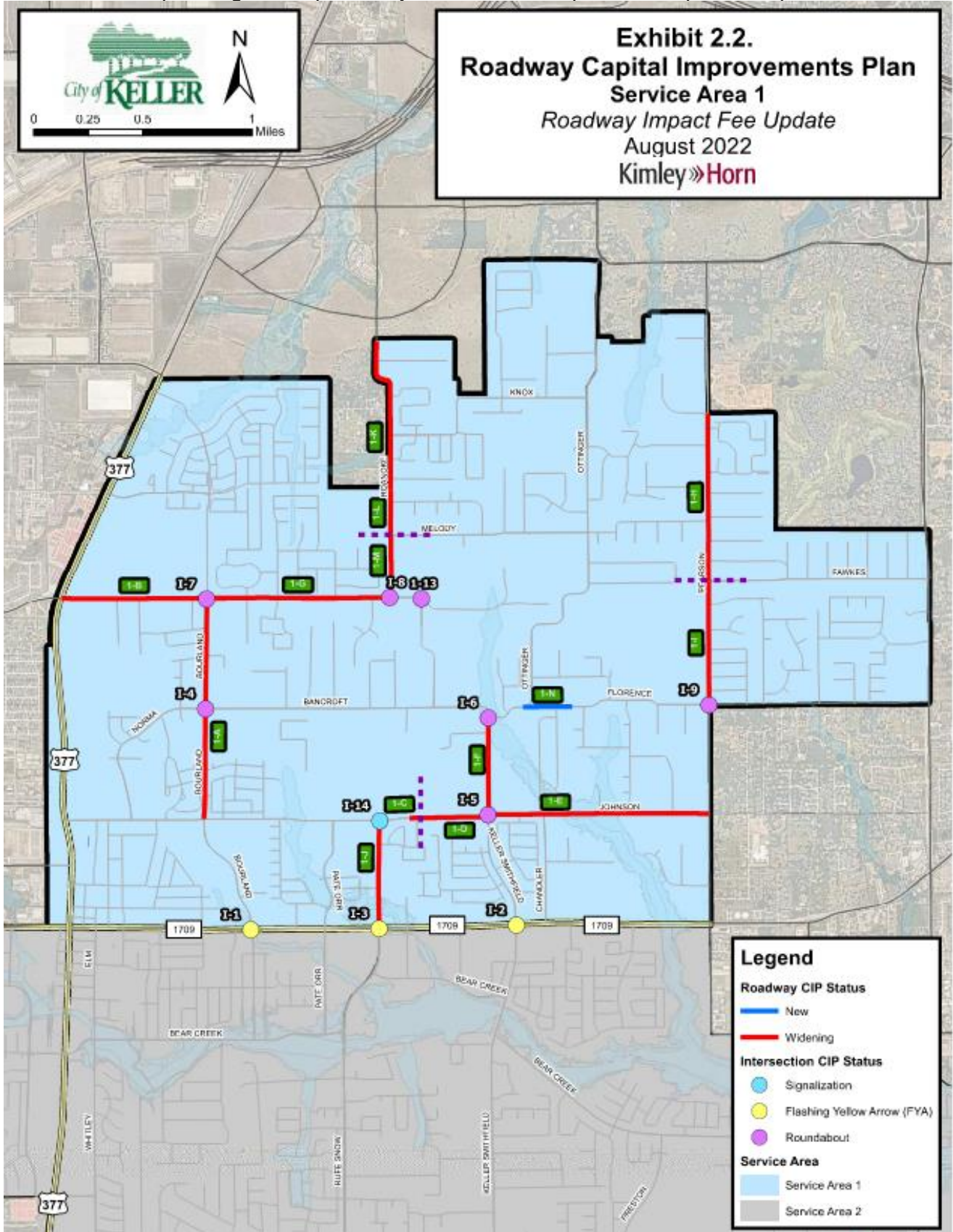
### Wastewater Impact Fee Receipts

RECORD NO	SITE ADDRESS	DESCRIPTION	PAID	SU	PAID DATE
UB22-0054	986 ELKIN LN	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1	12/14/2022
B22-0059	2316 BRENDA LN	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1	2/7/2023
B22-0060	2320 BRENDA LN	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1	2/7/2023
UB23-0006	1100 JERICHO CT	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1	2/9/2023
UB23-0007	1145 BANCROFT RD	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1	3/7/2023
B23-0010	208 PARK NORTH LN	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1	3/29/2023
B23-0011	200 PARK NORTH LN	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1	3/31/2023
UB22-0052	1242 ROBIN DR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	12/19/2022
B22-0075	805 OMAHA TR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	1/4/2023
B22-0078	1405 CHELSEA RAE LN	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	1/18/2023
B22-0077	1200 CANDACE LN	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	1/24/2023
B22-0082	1462 N PEARSON LN	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	1/26/2023
B23-0003	701 OMAHA TR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	2/28/2023
B23-0004	961 BLUEBONNET DR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	3/8/2023
B23-0005	965 BLUEBONNET DR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	3/8/2023
B22-0080	801 OMAHA TR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	3/29/2023
B22-0081	705 OMAHA TR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7	3/29/2023
			IF\$	SU's	
			\$49,847.40	53.7	



# Roadway System

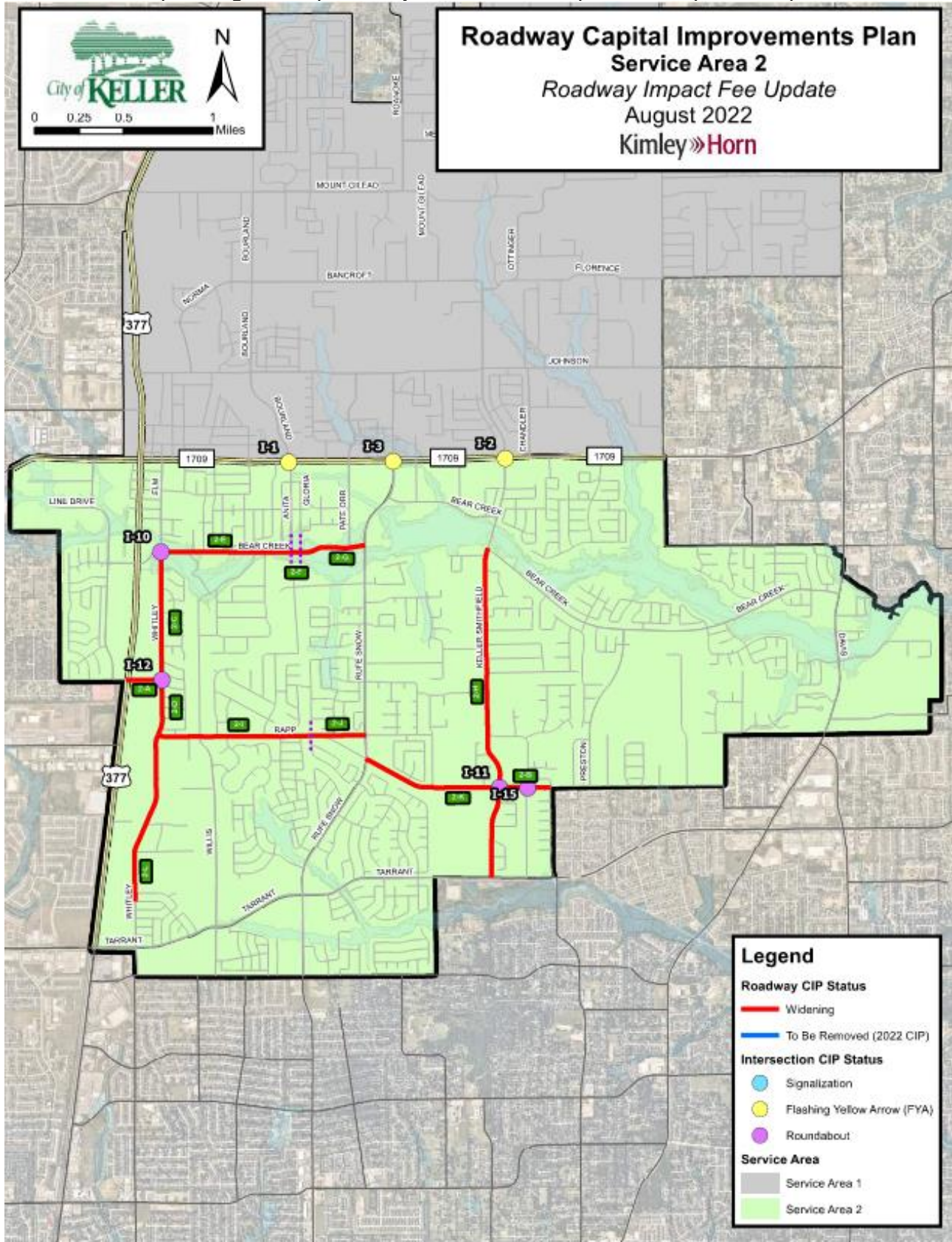
Map of eligible Capital Projects from the Impact Fee Update Report





# Roadway System

Map of eligible Capital Projects from the Impact Fee Update Report



# Roadway System

Index of eligible Capital Projects from the Impact Fee Update Report

**Table 2.2. 10-Year Roadway Impact Fee Capital Improvements Plan – Service Area 1**

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	
SA 1	1-A	C3U	Bourland Road	Mount Gilead Road to Johnson Road	1.01	100%	
	1-B	A4D	Mount Gilead Road (1)	US 377 to Bourland Road	0.67	100%	
	1-C	C3U	Johnson Road (1)	Hallelujah Trail to Stratton Drive	0.04	100%	
	1-D	C3U	Johnson Road (2)	Stratton Drive to Keller Smithfield Road	0.33	100%	
	1-E	C3U	Johnson Road (3)	Keller Smithfield Road to Pearson Lane	1.01	100%	
	1-F	C3U	Keller Smithfield Road (1)	Ottinger Road to Johnson Road	0.45	100%	
	1-G	C3U	Mount Gilead Road (2)	Bourland Road to Roanoke Road	0.83	100%	
	1-H	C3U	N Pearson Lane (1)	Spring Drive to Fawkes Lane	0.77	100%	
	1-I	C3U	N Pearson Lane (2)	Fawkes Lane to Florence Road	0.57	100%	
	1-J	A4D	N Rufe Snow Drive	Johnson Road to FM 1709	0.49	100%	
	1-K	C3U	Roanoke Road (1)	City Limits to 270' S of Garden Lane	0.72	50%	
	1-L	C3U	Roanoke Road (2)	270' S of Garden Lane to Melody Lane	0.21	100%	
	1-M	C3U	Roanoke Road (3)	Melody Lane to Mount Gilead Road	0.29	100%	
	1-N	C3U	Florence Place Lane	Ottinger Lane to Florence Place Lane	0.23	100%	
				Location	Improvement(s)		% In Service Area
		I-1	Intersection Improvements	Bourland Road & Keller Parkway	Flashing Yellow Arrow Installation		50%
		I-2		Keller Smithfield Road & Keller Parkway	Flashing Yellow Arrow Installation		50%
		I-3		Rufe Snow Drive & Keller Parkway	Flashing Yellow Arrow Installation		50%
		I-4		Bancroft Road & Bourland Road	Roundabout Installation		100%
		I-5		Johnson Road & Keller Smithfield Road	Roundabout Installation		100%
	I-6	Keller Smithfield Road & Ottinger Road		Roundabout Installation		100%	
	I-7	Mount Gilead Road & Bourland Road		Roundabout Installation		100%	
	I-8	Mount Gilead Road & Roanoke Road		Roundabout Installation		100%	
	I-9	Pearson Road & Florence Road		Roundabout Installation		100%	
	I-13	Mount Gilead Road & Robin Drive/Jackson Road		Roundabout Installation		100%	
	I-14	Johnson Road & Rufe Snow Drive		Traffic Signal Installation		100%	
	-	ITS Master Plan		City Wide		50%	

**Table 2.3. 10-Year Roadway Impact Fee Capital Improvements Plan – Service Area 2**

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	
SA 2	2-A	C3U	Wall Price Keller Road	US 377 to Whitley Road	0.20	100%	
	2-B	C3U	Shady Grove Road (1)	Keller Smithfield Road to Willow Glen Court	0.29	100%	
	2-C	C3U	Whitley Road (1)	Bear Creek Parkway (S) to Wall Price Keller Road	0.72	100%	
	2-D	C3U	Whitley Road (2)	Wall Price Keller Road to Rapp Road	0.31	100%	
	2-E	A4D	E Bear Creek Parkway (1)	Elm Street to Anita Avenue	0.73	100%	
	2-F	A4D	E Bear Creek Parkway (2)	Anita Avenue to Gloria Street	0.05	100%	
	2-G	A4D	E Bear Creek Parkway (3)	Gloria Street to Rufe Snow Drive	0.37	100%	
	2-H	A4D	Keller Smithfield Road (2)	Bear Creek Parkway (S) to Tarrant Parkway	1.89	100%	
	2-I	C3U	Rapp Road (1)	Whitley Road to Muirfield Road	0.85	100%	
	2-J	C3U	Rapp Road (2)	Muirfield Road to Rufe Snow Drive	0.32	100%	
	2-K	C3U	Shady Grove Road (2)	Rufe Snow Drive to Keller Smithfield Road	0.79	100%	
	2-L	C3U	Whitley Road (3)	Rapp Road to Rodeo Drive	0.96	100%	
				Location	Improvement(s)		% In Service Area
		I-1	Intersection Improvements	Bourland Road & Keller Parkway	Flashing Yellow Arrow Installation		50%
		I-2		Keller Smithfield Road & Keller Parkway	Flashing Yellow Arrow Installation		50%
		I-3		Rufe Snow Drive & Keller Parkway	Flashing Yellow Arrow Installation		50%
		I-10		Elm Street & Bear Creek Parkway	Roundabout Installation		100%
	I-11	Keller Smithfield Road & Shady Grove Road		Roundabout Installation		100%	
	I-12	Whitley Road & Wall Price Keller Road		Roundabout Installation		100%	
	I-15	Shady Grove Road & Sarah Brooks Drive		Roundabout Installation		100%	
	-	ITS Master Plan	City Wide		50%		



# Roadway System

## Impact Fee Collection Receipts

### Roadway Service Area 1 (North) Impact Fee Receipts

RECORD NO	SITE ADDRESS	DESCRIPTION	PAID	SU	PAID DATE
B22-0075	805 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/4/2023
B22-0075	805 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/4/2023
B22-0074	1208 CANDACE LN	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/17/2023
B22-0074	1208 CANDACE LN	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/17/2023
B22-0078	1405 CHELSEA RAE LN	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/18/2023
B22-0078	1405 CHELSEA RAE LN	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/18/2023
B22-0077	1200 CANDACE LN	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/24/2023
B22-0077	1200 CANDACE LN	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/24/2023
B22-0082	1462 N PEARSON LN	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/26/2023
B22-0082	1462 N PEARSON LN	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	1/26/2023
B23-0003	701 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	2/28/2023
B23-0003	701 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	2/28/2023
B23-0004	961 BLUEBONNET DR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	3/8/2023
B23-0005	965 BLUEBONNET DR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	3/8/2023
B23-0004	961 BLUEBONNET DR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	3/8/2023
B23-0005	965 BLUEBONNET DR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	3/8/2023
B22-0080	801 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	3/29/2023
B22-0081	705 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	3/29/2023
B22-0080	801 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	3/29/2023
B22-0081	705 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	3/29/2023
B23-0002	809 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	4/5/2023
B23-0017	725 HALLELUJAH TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	6/28/2023
B23-0018	713 HALLELUJAH TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	6/28/2023
B23-0016	1141 BLACKWOOD DR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	9/11/2023
B23-0014	2113 TRANQUIL CT	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	9/28/2023
B23-0038	1400 SAMANTHA WAY	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	10/17/2023
			IF\$	SU's	
			\$128,154.00	97.76	

### Roadway Service Area 2 (South) Impact Fee Receipts

RECORD NO	SITE ADDRESS	DESCRIPTION	PAID	SU	PAID DATE
B23-0037	205 UTOPIA CT	ROADWAY IMPACT SA SOUTH	\$5,634.00	3.76	8/10/2023
B23-0015	1329 WHITLEY RD	ROADWAY IMPACT SA SOUTH	\$5,634.00	3.76	9/12/2023
B23-0032	2021 RUFÉ SNOW DR	ROADWAY IMPACT SA SOUTH	\$11,883.00	7.93	11/1/2023
B22-0057	825 OMAHA TR	ROADWAY IMPACT SA SOUTH	\$4,451.00	2.88	10/18/2022
			IF\$	SU's	
			\$27,602.00	18.33	