



MEMORANDUM

No: **B-3**
 Date: **February 13, 2024**

To: **Capital Improvements Advisory Committee**
 From: **Alonzo Liñán, Director of Public Works**
 Subject: **Biannual Impact Fee Report as of September 30, 2023**

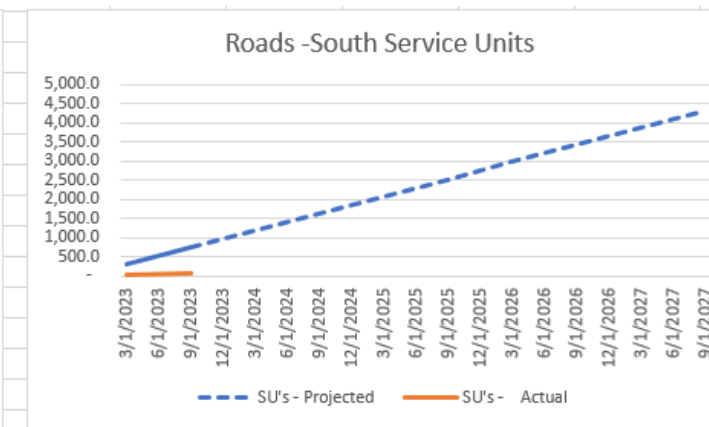
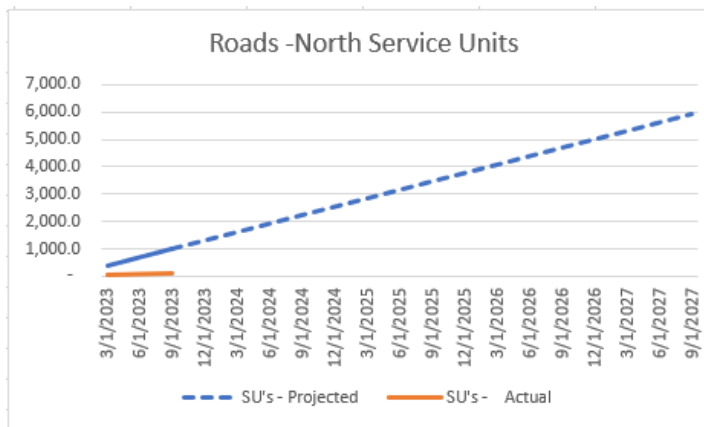
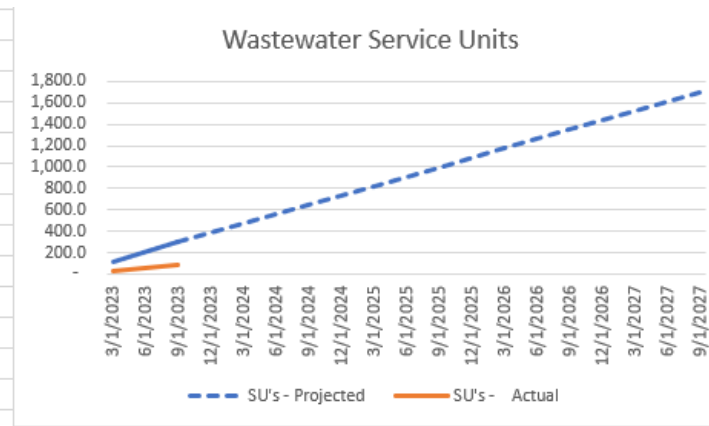
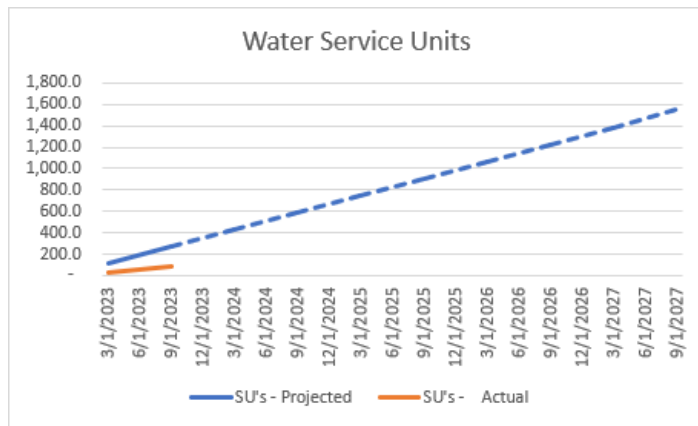
The 2021 Impact Fee Program was adopted on Oct 18, 2022 (effective Nov 18, 2022). This report reflects the service unit growth and impact fee collections activity since its effective beginning date of Nov 18, 2022.

It is staff's opinion that the impact fee collection from November 18, 2022 through **September 30, 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.

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%

Impact Fee	Projected SU's/ 10 months	Collected SUs	% SUs Collected	\$ Collected
Water	267.0	88.9	33.3%	\$398,173
Wastewater	293.8	89.7	30.5%	\$173,042
Roadway: North	1,025.0	116.6	11.4%	\$152,799
Roadway: South	744.8	79.4	10.7%	\$ 72,402

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	88.9	33.3%	\$ 398,173	293.8	89.7	30.5%	\$ 173,042	1,025.0	116.56	11.4%	\$ 152,799	744.8	79.4	10.7%	\$ 72,402
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	-	-	-



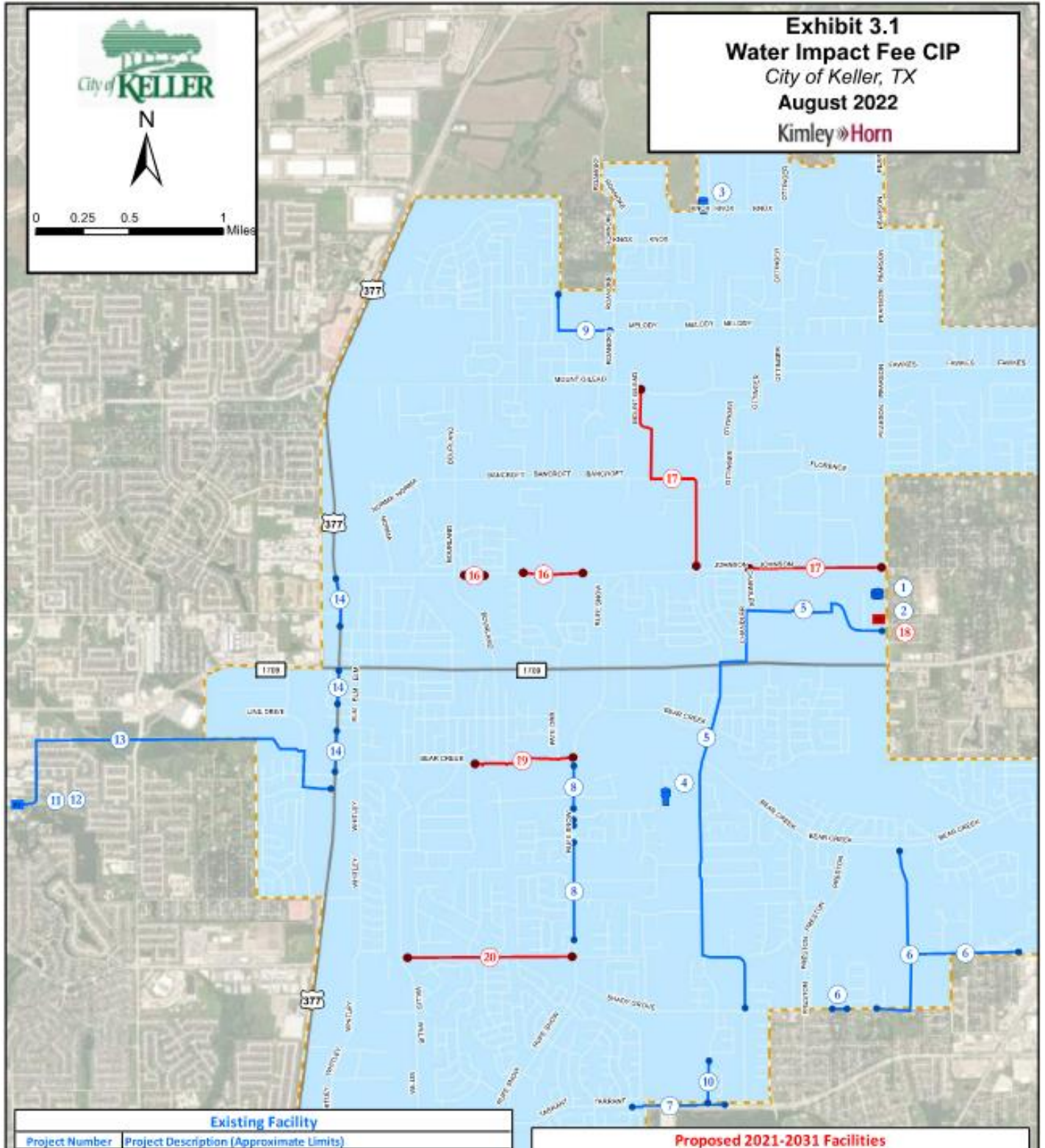
Capital Projects Receiving Impact Fee Funds

Project Name (map index number)	Impact Fees Allocated	Total Budget	% Impact Fees
Water			
12" Water Lines in Upper Plan (14)	\$ 100,000	\$ 350,000	28.6%
Wastewater			
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%
Roadway Service Area 1 (North)			
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%
Roadway Service Area 2 (South)			
Impact Fee Study Update	\$ 130,000	\$ 130,000	100.0%

Appendix

Water System

Map of Eligible Capital Projects from the 2022 Impact Fee Update Report













Water System

Index of Eligible Capital Projects from the 2022 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		Proposed 2021-2031 Pump Station
	Existing Ground Storage Tank		Proposed 2021-2031 Water Line
	Existing Sewer Line		Proposed Facility Project Label
	Existing Facility Project Label		City Limits
	Existing Pump Station		Water Service Area

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

Water System

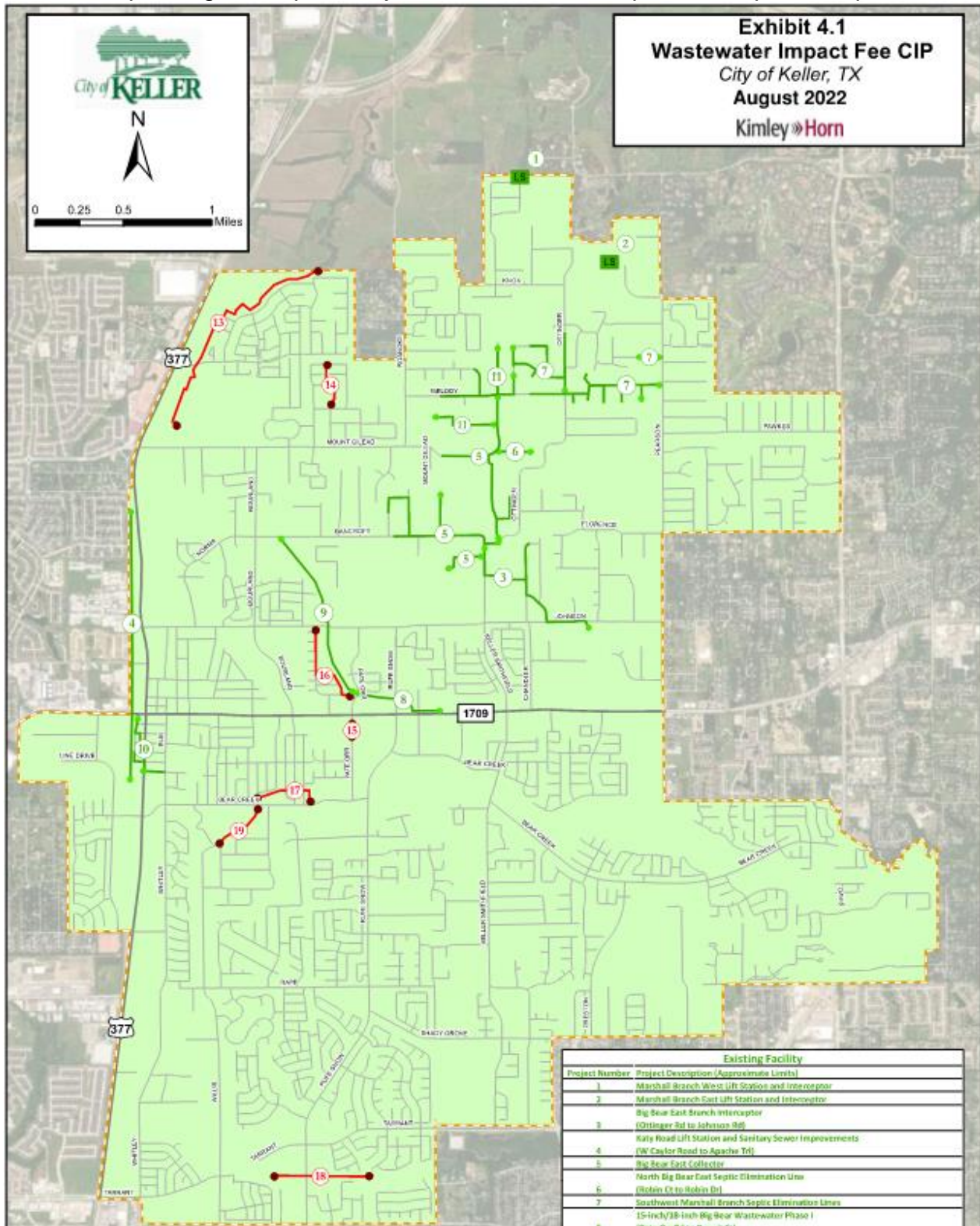
Impact Fee Collection Receipts

Water Impact Fee Receipts

RECORD NO	SITE ADDRESS	DESCRIPTION	PAID	SU
P23-0208	1409 SUMMER RIDGE CT	WATER FACILITY IMPACT FEE	\$918.00	1
B23-0009	204 PARK NORTH LN	WATER FACILITY IMPACT FEE	\$4,904.25	1
B23-0021	901 BLUEBONNET DR	WATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0025	1456 N PEARSON LN	WATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0029	1717 OAKBROOK DR	WATER FACILITY IMPACT FEE	\$7,356.72	1.7
B23-0016	1141 BLACKWOOD DR	WATER FACILITY IMPACT FEE	\$7,356.75	1.7
B23-0017	725 HALLELUJAH TR	WATER FACILITY IMPACT FEE	\$7,356.75	1.7
B23-0018	713 HALLELUJAH TR	WATER FACILITY IMPACT FEE	\$7,356.75	1.7
B23-0024	1108 OAKBROOK HILLS CT	WATER FACILITY IMPACT FEE	\$7,356.75	1.7
B23-0026	904 BLUEBONNET DR	WATER FACILITY IMPACT FEE	\$7,356.75	1.7
B23-0036	1450 N PEARSON LN	WATER FACILITY IMPACT FEE	\$7,356.75	1.7
B22-0065	1744 KELLER PKWY	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B22-0066	1738 KELLER PKWY	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0002	809 OMAHA TR	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0013	1316 PINE VALLEY RD	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0014	2113 TRANQUIL CT	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0015	1329 WHITLEY RD	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0019	908 BLUEBONNET DR	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0020	912 BLUEBONNET DR	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0022	1713 OAKBROOK DR	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0025	1456 N PEARSON LN	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0027	909 BLUEBONNET DR	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0028	913 BLUEBONNET DR	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0035	1241 VILLAGE TR	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
B23-0037	205 UTOPIA CT	WATER FACILITY IMPACT FEE	\$12,261.00	2.7
UB23-0020	1601 BEAR CREEK PKWY	WATER FACILITY IMPACT FEE	\$39,234.00	10.7
			\$278,572.47	67.8

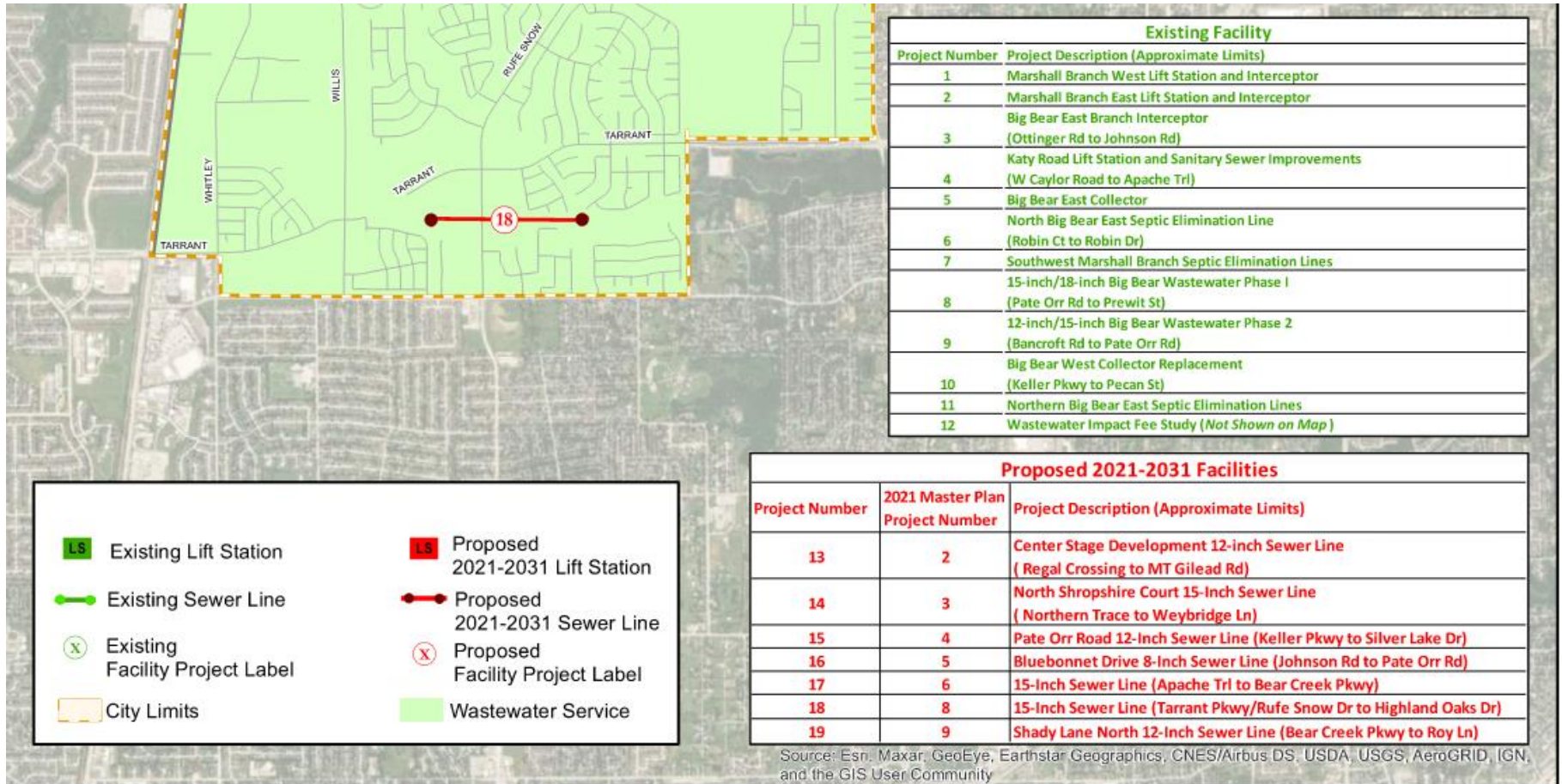
Wastewater System

Map of eligible Capital Projects from the 2022 Impact Fee Update Report



Wastewater System

Index of eligible Capital Projects from the 2022 Impact Fee Update Report



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

Wastewater System

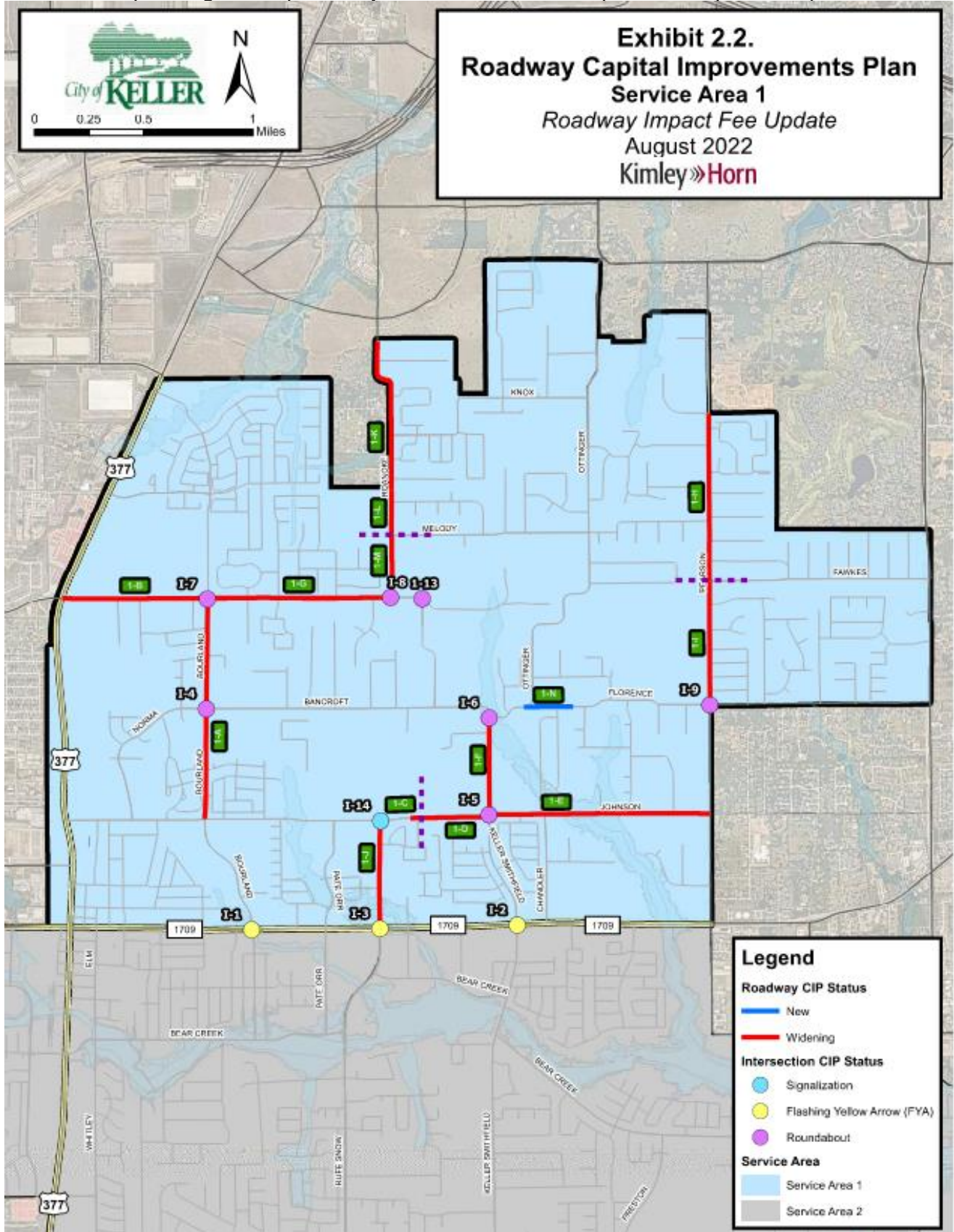
Impact Fee Collection Receipts

Wastewater Impact Fee Receipts

RECORD NO	SITE ADDRESS	DESCRIPTION	PAID	SU
B23-0009	204 PARK NORTH LN	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1
UB23-0014	1937 SPRING DR	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1
UB23-0026	923 OTTINGER RD	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1
UB23-0028	1920 SUMMER LN	WASTEWATER FACILITY IMPACT FEE	\$2,073.00	1
B23-0016	1141 BLACKWOOD DR	WASTEWATER FACILITY IMPACT FEE	\$3,109.50	1.7
B23-0024	1108 OAKBROOK HILLS CT	WASTEWATER FACILITY IMPACT FEE	\$3,109.50	1.7
B23-0026	904 BLUEBONNET DR	WASTEWATER FACILITY IMPACT FEE	\$3,109.50	1.7
B23-0029	1717 OAKBROOK DR	WASTEWATER FACILITY IMPACT FEE	\$3,109.50	1.7
B23-0036	1450 N PEARSON LN	WASTEWATER FACILITY IMPACT FEE	\$3,109.50	1.7
B23-0002	809 OMAHA TR	WASTEWATER FACILITY IMPACT FEE	\$5,128.50	2.7
B22-0065	1744 KELLER PKWY	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B22-0066	1738 KELLER PKWY	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0013	1316 PINE VALLEY RD	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0014	2113 TRANQUIL CT	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0015	1329 WHITLEY RD	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0019	908 BLUEBONNET DR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0020	912 BLUEBONNET DR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0022	1713 OAKBROOK DR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0027	909 BLUEBONNET DR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0028	913 BLUEBONNET DR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0035	1241 VILLAGE TR	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
B23-0037	205 UTOPIA CT	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
P23-0291	901 BARBARA LN	WASTEWATER FACILITY IMPACT FEE	\$5,182.50	2.7
			\$96,340.50	50.3

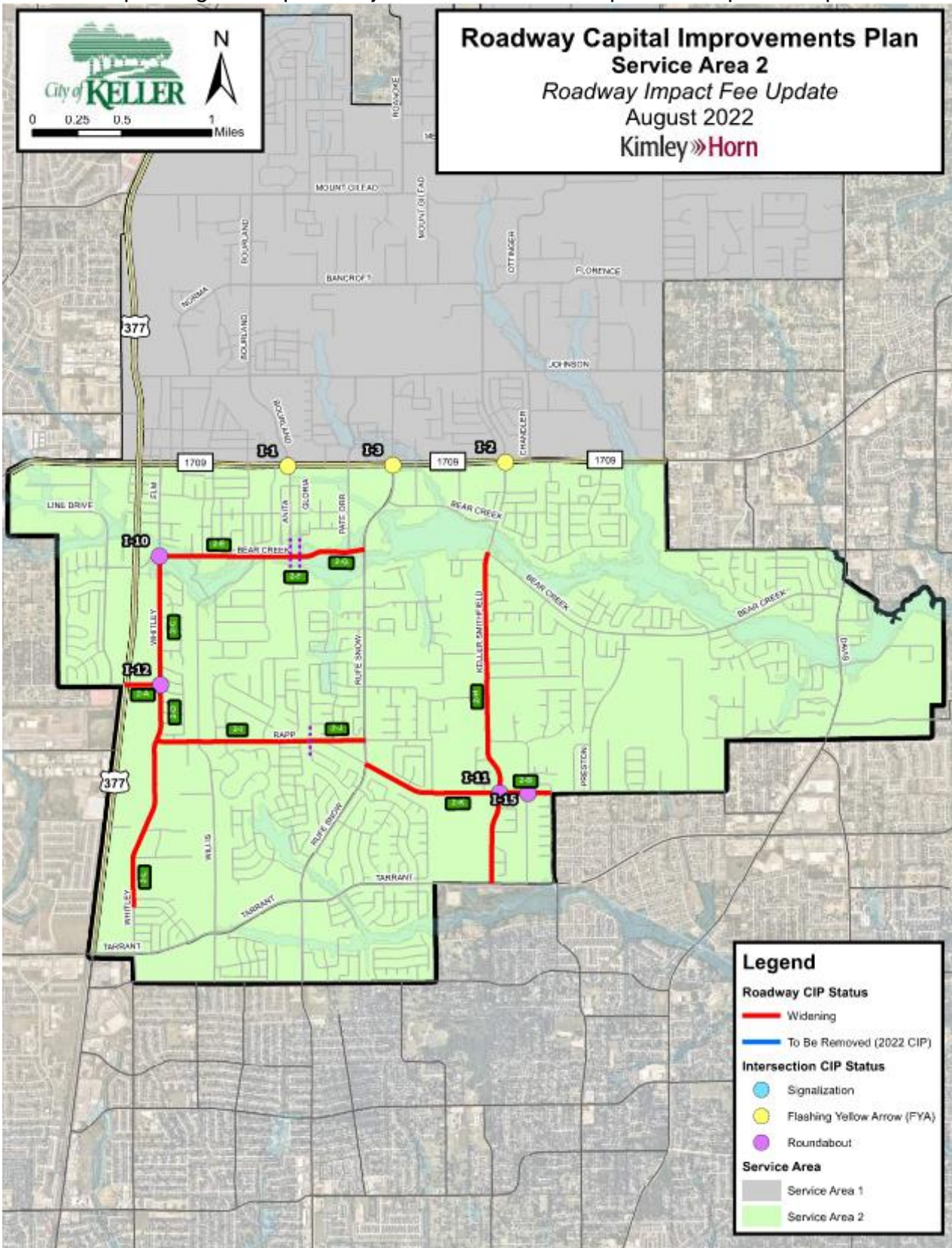
Roadway System

Map of eligible Capital Projects from the 2022 Impact Fee Update Report



Roadway System

Map of eligible Capital Projects from the 2022 Impact Fee Update Report



Roadway System

Index of eligible Capital Projects from the 2022 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%	
			Intersection Improvements	Location	Improvement(s)		% In Service Area
	I-1			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%	
			Intersection Improvements	Location	Improvement(s)		% In Service Area
	I-1			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
B23-0002	809 OMAHA TR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	4/5/2023
B23-0014	2113 TRANQUIL CT	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	9/28/2023
B23-0016	1141 BLACKWOOD DR	ROADWAY IMPACT SA NORTH	\$4,929.00	3.76	9/11/2023
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
			\$24,645.00	18.8	

Roadway Service Area 2 (South) Impact Fee Receipts					
RECORD NO	SITE ADDRESS	DESCRIPTION	PAID	SU	PAID DATE
B23-0015	1329 WHITLEY RD	ROADWAY IMPACT SA SOUTH	\$5,634.00	3.76	9/12/2023
B23-0037	205 UTOPIA CT	ROADWAY IMPACT SA SOUTH	\$5,634.00	3.76	8/10/2023
B22-0065	1744 KELLER PKWY	ROADWAY IMPACT SA SOUTH	\$16,765.98	26.775	5/2/2023
B22-0066	1738 KELLER PKWY	ROADWAY IMPACT SA SOUTH	\$16,765.98	26.775	9/11/2023
			\$44,799.96	61.07	