

Capital Improvement Advisory Committee Report Overview Through March 31, 2019

Overview

- State/ City Code Requirements
- Capital Improvement Project Process
- Report Overview
- Adopted Assessment Rates
- Water Impact Fee Activity
- Wastewater Impact Fee Activity
- Roadway Impact Fee Activity



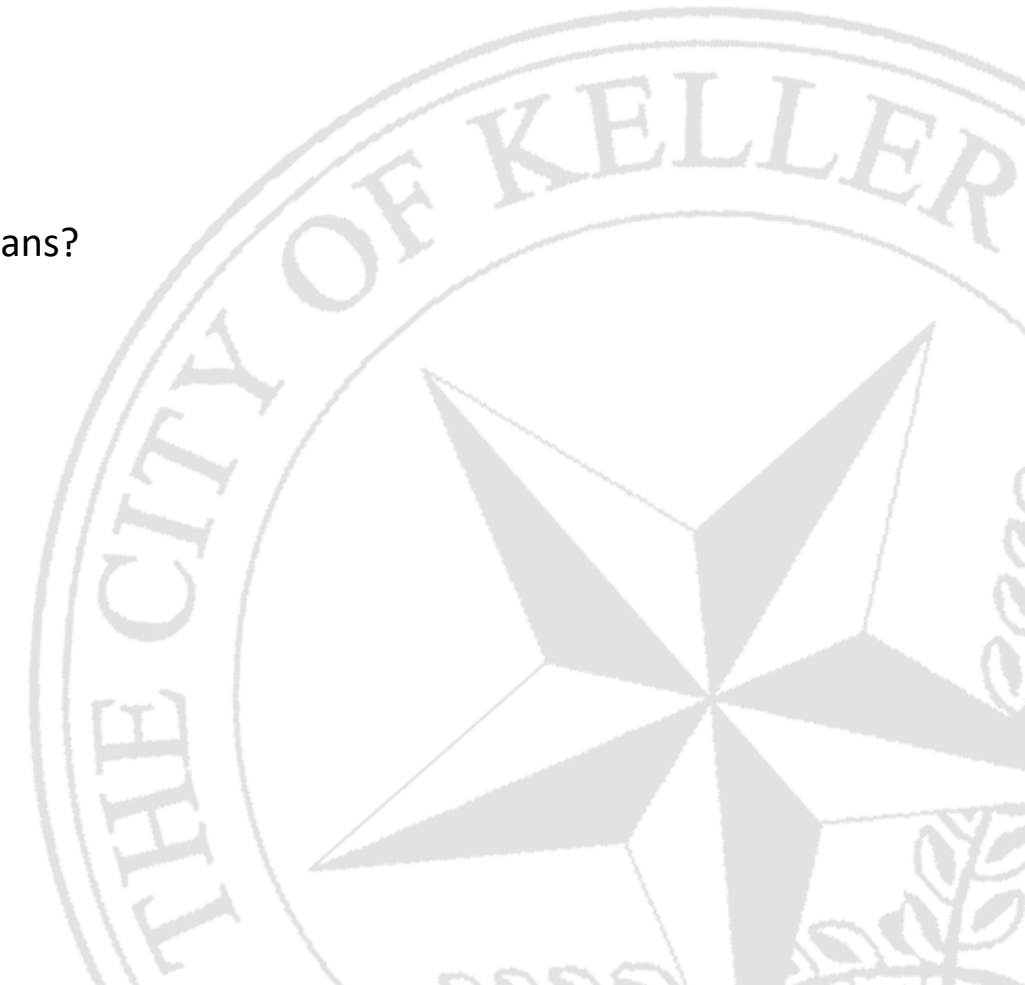
Program Requirements

- Local Government Code 395 Allows Local Governments to Establish an Impact Fee
- Requires the Creation of a Capital Improvement Advisory Committee (CIAC) to:
 - Advise and assist the city in adopting land use assumptions
 - Review the capital improvements plans and file written comments thereon
 - Monitor and evaluate implementation of the capital improvements plans
 - Advise the city of the need to update or revise the land use assumptions, capital improvements plans and impact fees
 - File a semiannual report evaluating the progress of the capital improvements plans and identifying *perceived inequities* in implementing the plans or administering the impact fees.
- The city shall make available to the advisory committee any professional reports prepared in the development or implementation of the capital improvements plans.

- Texas Local Government Code Chapter 395.058
- Keller Code of Ordinances Section 8.5-260

Perceived Inequities

- No legal definition or case law
- Possible Questions to Ask:
 - Land Uses
 - Are the assumed land uses consistent with current approved plans?
 - Capital Improvement Plan
 - Are projects being pursued?
 - Are collected funds being used on qualifying projects?
 - Impact Fees
 - Are the correct fees being assessed?
 - Is all development treated equally?



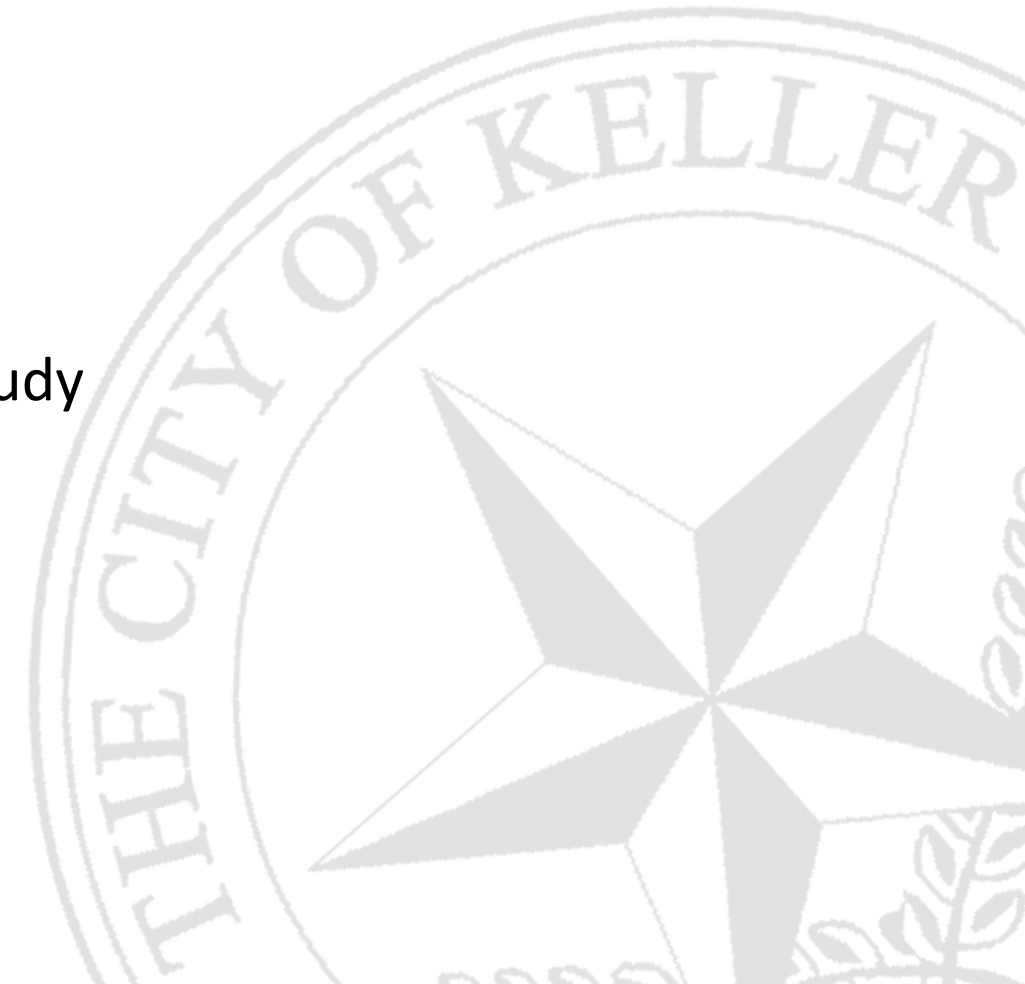
Capital Improvement Budget Process

- Council adopts projects annually, reviews five year plan
- Council approves all contracts and change orders over \$50,000
- Projects are budgeted in a specific fund
- Projects on project-life budget, rather than annual
- Budgets include line-item detail
- Funding sources are transferred annually (Indicated with *)

Report Overview

- Provides a six-month update of service unit growth and revenue activity
- Lists all projects using Impact Fee funds
- Project Summary:
 - Name of Project and relation to Impact Fee Study
 - Budget
 - Year-to-Date Activity
 - Remaining by percent and dollar
 - Percent related to impact fees
 - Status of project

* - No required information stated in statutes



Adopted Assessment Rates

| Impact Fee | Assessment Rates/S.U. | Collected Rates/ S.U.s | Collection Rate divided by Assessment Rate |
|------------|-----------------------|----------------------------------|--|
| Water | \$ 2,918.00 | \$ 979.10 | 33.6% |
| Wastewater | \$ 1,835.00 | \$ 918.00 | 50.0% |
| Roadway: | | Res. / Non-Res. / Retail | Res. / Non-Res. / Retail |
| North | \$ 3,082.00 | \$1,052.35 / \$626.18 / \$263.09 | 34.2% / 20.3% / 8.5% |
| South | \$ 1,720.00 | \$860.00 / \$626.18 / \$263.09 | 50% / 36.4% / 15.3% |

Water Impact Fee Update – Assessment Rate and Service Units

- Time Period June 2, 2015 thru March 31, 2019
- Service Units
 - Projected S.U.s = 1,875.2
 - Collected S.U.s = 976.2
 - % S.U.s Collected = 54.7%
 - \$951,557



Water Impact Fee Update – 6 Month & 12 Month Collection Activity

| Fiscal Year | | Impact Fees Collected Oct. thru Mar. | Impact Fees Collected Apr. thru Sept. | Impact Fees Collected Oct. thru Sept. |
|-----------------------|--|--|---|--|
| FY 2013-14 | | 313,090 | 173,842 | 486,932 |
| FY 2014-15 | | 145,926 | 101,198 | 247,124 |
| FY 2015-16 | | 132,338 | 154,502 | 286,840 |
| FY 2016-17 | | 188,281 | 101,533 | 289,814 |
| FY 2017-18 | | 61,781 | 114,917 | 176,699 |
| FY 2018-19 | | 111,226 | | 111,226 |
| 6-Year Total | | \$ 952,642 | \$ 645,992 | \$ 1,598,634 |
| 6-Year Average | | \$ 158,774 | \$ 129,198 | \$ 266,439 |

Water Impact Fee Update – 6 Month & 12 Month Expenditure Activity

| Fiscal Year | | Impact Fees Expensed Oct. thru Mar. | Impact Fees Expensed Apr. thru Sept. | Impact Fees Expensed Oct. thru Sept. |
|-----------------------|--|---|--|---|
| FY 2013-14 | | 108,339 | 144,712 | 253,051 |
| FY 2014-15 | | 23,997 | 404,105 | 428,103 |
| FY 2015-16* | | 164,116 | 1,743,019 | 1,907,135 |
| FY 2016-17* | | 1,549,743 | 1,549,743 | 3,099,485 |
| FY 2017-18* | | 50,000 | 50,000 | 100,000 |
| FY 2018-19* | | - | | - |
| 6-Year Total | | \$ 1,896,195 | \$ 3,891,579 | \$ 5,787,774 |
| 6-Year Average | | \$ 316,032 | \$ 648,597 | \$ 964,629 |

Water Impact Fee Update – Use of Impact Fees

| Project | Use of Impact Fees | Total Budget | % of Budget = Impact Fees | Expenditures thru March 2019 | % of Budget Expensed |
|---|---------------------|----------------------|---------------------------|------------------------------|----------------------|
| Alta Vista Pump Station Improvements (2a&2b) | 778,505 | 7,270,000 | 10.7% | 2,408,505 | 33.1% |
| Alta Vista Transmission Main (3) | 3,992,200 | 7,730,000 | 51.6% | 2,510,205 | 32.5% |
| 12-Inch Water Lines in Upper Pressure Plane (4) | 200,000 | 350,000 | 57.1% | 59,434 | 17.0% |
| Highway 377 12" Water Lines (4) | 100,000 | 1,000,000 | 10.0% | 9,569 | 1.0% |
| Total All Projects | \$ 5,070,705 | \$ 16,350,000 | 31.0% | \$ 8,480,705 | 51.9% |

Wastewater Impact Fee Update – Assessment Rate and Service Units

- Time Period June 2, 2015 thru March 31, 2019
- Service Units
 - Projected S.U.s = 2,231.4
 - Collected S.U.s = 876.8
 - % S.U.s Collected = 38.9%
 - \$796,087



Wastewater Impact Fee Update – 6 Month & 12 Month Collection Activity

| Fiscal Year | | Impact Fees Collected Oct. thru Mar. | Impact Fees Collected Apr. thru Sept. | Impact Fees Collected Oct. thru Sept. |
|-----------------------|--|--|---|--|
| FY 2013-14 | | 332,155 | 166,761 | 498,916 |
| FY 2014-15 | | 143,098 | 91,329 | 234,427 |
| FY 2015-16 | | 116,556 | 115,484 | 232,040 |
| FY 2016-17 | | 129,897 | 85,885 | 215,782 |
| FY 2017-18 | | 81,519 | 104,652 | 186,171 |
| FY 2018-19 | | 92,167 | | 92,167 |
| 6-Year Total | | \$ 895,392 | \$ 564,111 | \$ 1,459,503 |
| 6-Year Average | | \$ 149,232 | \$ 112,822 | \$ 243,250 |

Wastewater Impact Fee Update – 6 Month & 12 Month Expenditure Activity

| Fiscal Year | | Impact Fees Collected Oct. thru Mar. | Impact Fees Collected Apr. thru Sept. | Impact Fees Collected Oct. thru Sept. |
|-----------------------|--|--|---|--|
| FY 2013-14 | | 389,129 | 145,922 | 535,050 |
| FY 2014-15 | | 84,435 | (1,126,197) | (1,041,761) |
| FY 2015-16* | | 9,200 | 1,717,645 | 1,726,845 |
| FY 2016-17* | | 337,500 | 1,017,565 | 1,355,065 |
| FY 2017-18* | | - | - | - |
| FY 2018-19* | | - | | - |
| 6-Year Total | | \$ 820,264 | \$ 1,754,935 | \$ 2,575,200 |
| 6-Year Average | | \$ 136,711 | \$ 292,489 | \$ 429,200 |

Wastewater Impact Fee Update – Use of Impact Fees

| Project | Use of Impact Fees | Total Budget | % of Budget = Impact Fees | Expenditures thru March 2019 | % of Budget Expensed |
|--|---------------------|---------------------|---------------------------|------------------------------|----------------------|
| RECENTLY CLOSED PROJECTS | | | | | |
| Old Town Keller Construction (8)* | 185,000 | 204,775 | 90.3% | 204,775 | 100.0% |
| CURRENT PROJECTS | | | | | |
| Big Bear East Collectors (1,2,4) | 731,675 | 3,027,000 | 24.2% | 3,113,500 | 102.9% |
| Marshall Branch E Collectors (3) | 824,000 | 3,296,000 | 25.0% | 3,281,070 | 100.4% |
| Big Bear Central Interceptor Ph II (6) | 49,750 | 259,805 | 19.1% | 307,553 | 118.4% |
| FM 1709 SS Replacement (6) | 600,000 | 650,000 | 92.3% | - | 0.0% |
| ON-HOLD PROJECTS | | | | | |
| Big Bear East Collector Line Extension (5) | 75,000 | 75,000 | 100.0% | - | 0.0% |
| Total All Projects | \$ 2,465,425 | \$ 7,512,580 | 32.8% | \$ 6,906,898 | 91.9% |

North Roadway Impact Fee Update – Assessment Rate and Service Units

- Time Period June 2, 2015 thru March 31, 2019
- Service Units
 - Projected S.U.s = 2,573.2
 - Collected S.U.s = 1,413.8
 - % S.U.s Collected = 54.9%
 - \$950,072



North Roadway Impact Fee Update – 6 Month & 12 Month Collection Activity

| Fiscal Year | | Impact Fees Collected Oct. thru Mar. | Impact Fees Collected Apr. thru Sept. | Impact Fees Collected Oct. thru Sept. |
|-----------------------|--|--|---|--|
| FY 2013-14 | | 186,259 | 227,330 | 413,589 |
| FY 2014-15 | | 164,204 | 113,265 | 277,469 |
| FY 2015-16 | | 181,278 | 126,872 | 308,150 |
| FY 2016-17 | | 87,516 | 133,410 | 220,927 |
| FY 2017-18 | | 103,070 | 94,013 | 197,083 |
| FY 2018-19 | | 149,606 | | 149,606 |
| 6-Year Total | | \$ 871,933 | \$ 694,891 | \$ 1,566,823 |
| 6-Year Average | | \$ 145,322 | \$ 138,978 | \$ 261,137 |

North Roadway Impact Fee Update – 6 Month & 12 Month Expenditure Activity

| Fiscal Year | | Impact Fees Expensed Oct. thru Mar. | Impact Fees Expensed Apr. thru Sept. | Impact Fees Expensed Oct. thru Sept. |
|-----------------------|--|---|--|---|
| FY 2013-14 | | - | 14,846 | 14,846 |
| FY 2014-15 | | 2,862 | 8,738 | 11,599 |
| FY 2015-16* | | - | - | - |
| FY 2016-17* | | - | - | - |
| FY 2017-18* | | 231,250 | 231,250 | 462,500 |
| FY 2018-19* | | 500,000 | | 500,000 |
| 6-Year Total | | \$ 734,112 | \$ 254,833 | \$ 988,945 |
| 6-Year Average | | \$ 122,352 | \$ 50,967 | \$ 164,824 |

North Roadway Fee Update – Use of Impact Fees

| Project | Use of Impact Fees | Total Budget | % of Budget = Impact Fees | Expenditures thru March 2019 | % of Budget Expensed |
|--|---------------------|---------------------|---------------------------|------------------------------|----------------------|
| CURRENT PROJECTS | | | | | |
| Johnson Road/Keller-Smithfield Roundabout | 462,500 | 925,000 | 50.0% | 125,187 | 13.5% |
| Johnson Road Reconstruction | 1,000,000 | 2,000,000 | 50.0% | 23,939 | 1.2% |
| UPCOMING PROJECTS | | | | | |
| Bourland Road/Mt. Gilead Roundabout [RS to KS] (2) | 462,500 | 925,000 | 50.0% | - | - |
| Mt. Gilead/Roanoke Rd Roundabout [to] () | 462,500 | 925,000 | 50.0% | - | - |
| Bourland Road Reconstruction [MTG to B] (4a) | 1,000,000 | 2,000,000 | 50.0% | - | - |
| Total All Projects | \$ 3,387,500 | \$ 6,775,000 | 50.0% | \$ 122,678 | 13.3% |

South Roadway Impact Fee Update – Assessment Rate and Service Units

- Time Period June 2, 2015 thru March 31, 2019
- Service Units
 - Projected S.U.s = 3,088.0
 - Collected S.U.s = 3,041.2
 - % S.U.s Collected = 98.5%
 - \$1,302,156



South Roadway Impact Fee Update – 6 Month & 12 Month Collection Activity

| Fiscal Year | | Impact Fees Collected Oct. thru Mar. | Impact Fees Collected Apr. thru Sept. | Impact Fees Collected Oct. thru Sept. |
|-----------------------|--|--|---|--|
| FY 2013-14 | | 218,173 | 206,325 | 424,498 |
| FY 2014-15 | | 175,447 | 74,905 | 250,352 |
| FY 2015-16 | | 176,455 | 451,299 | 627,754 |
| FY 2016-17 | | 112,976 | 108,051 | 221,027 |
| FY 2017-18 | | 122,577 | 134,384 | 256,961 |
| FY 2018-19 | | 184,245 | | 184,245 |
| 6-Year Total | | \$ 989,873 | \$ 974,964 | \$ 1,964,837 |
| 6-Year Average | | \$ 164,979 | \$ 194,993 | \$ 327,473 |

South Roadway Impact Fee Update – 6 Month & 12 Month Expenditure Activity

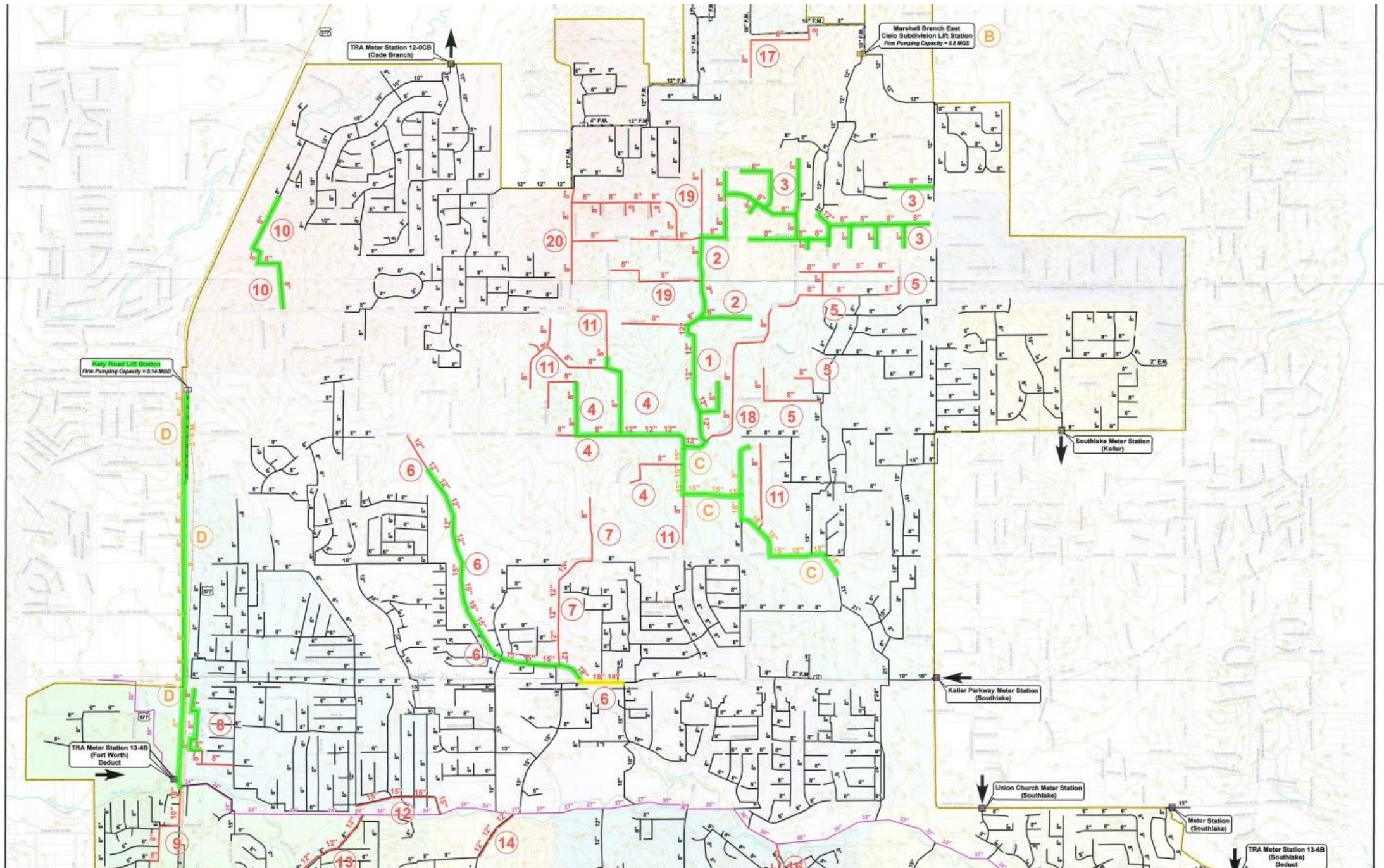
| Fiscal Year | | Impact Fees Collected Oct. thru Mar. | Impact Fees Collected Apr. thru Sept. | Impact Fees Collected Oct. thru Sept. |
|-----------------------|--|--|---|--|
| FY 2013-14 | | - | 14,846 | 14,846 |
| FY 2014-15 | | 2,862 | 8,738 | 11,599 |
| FY 2015-16* | | - | - | - |
| FY 2016-17* | | - | - | - |
| FY 2017-18* | | - | - | - |
| FY 2018-19* | | 62,500 | | 62,500 |
| 6-Year Total | | \$ 65,362 | \$ 23,583 | \$ 88,945 |
| 6-Year Average | | \$ 10,894 | \$ 4,717 | \$ 14,824 |

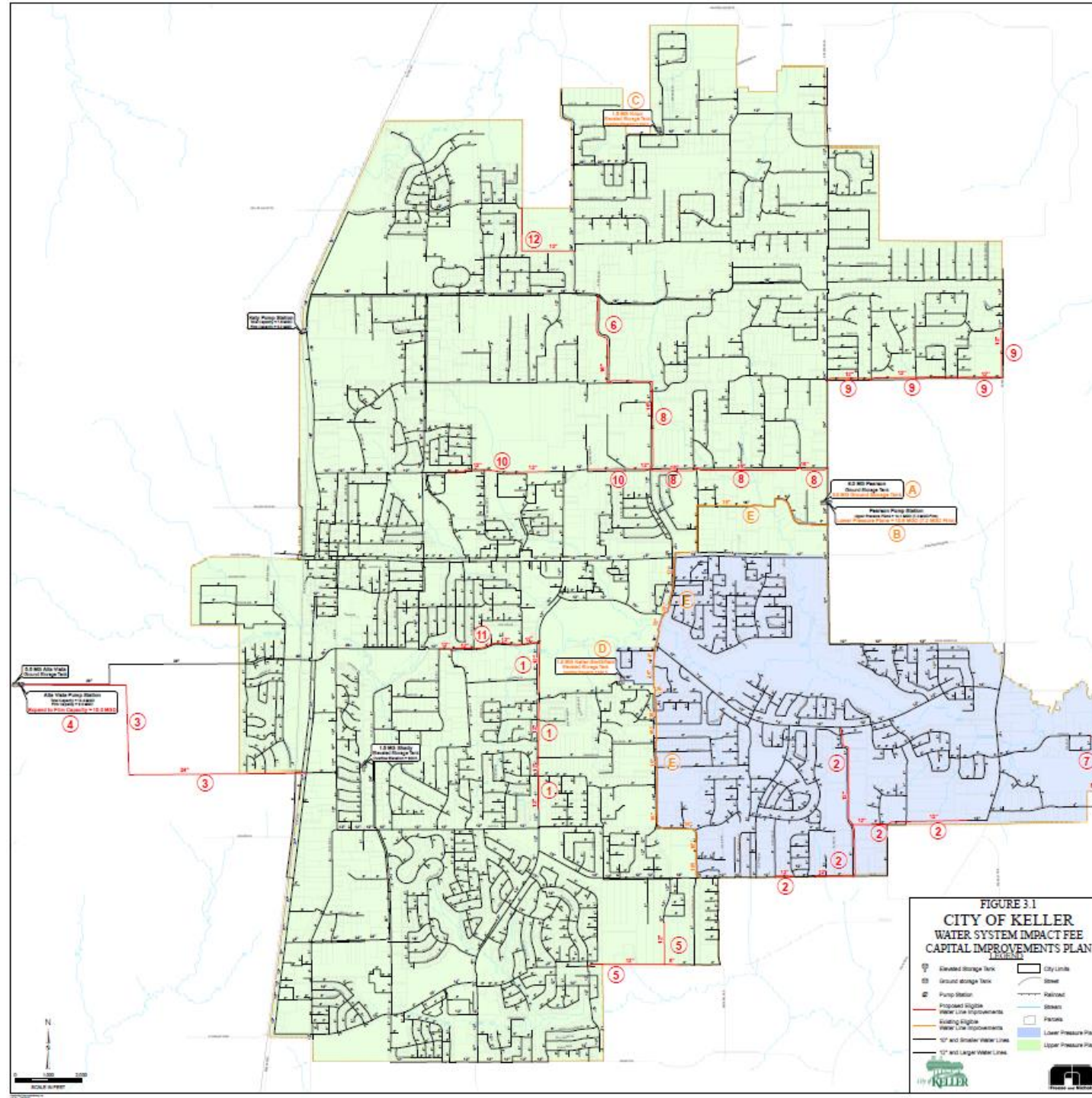
South Roadway Fee Update – Use of Impact Fees

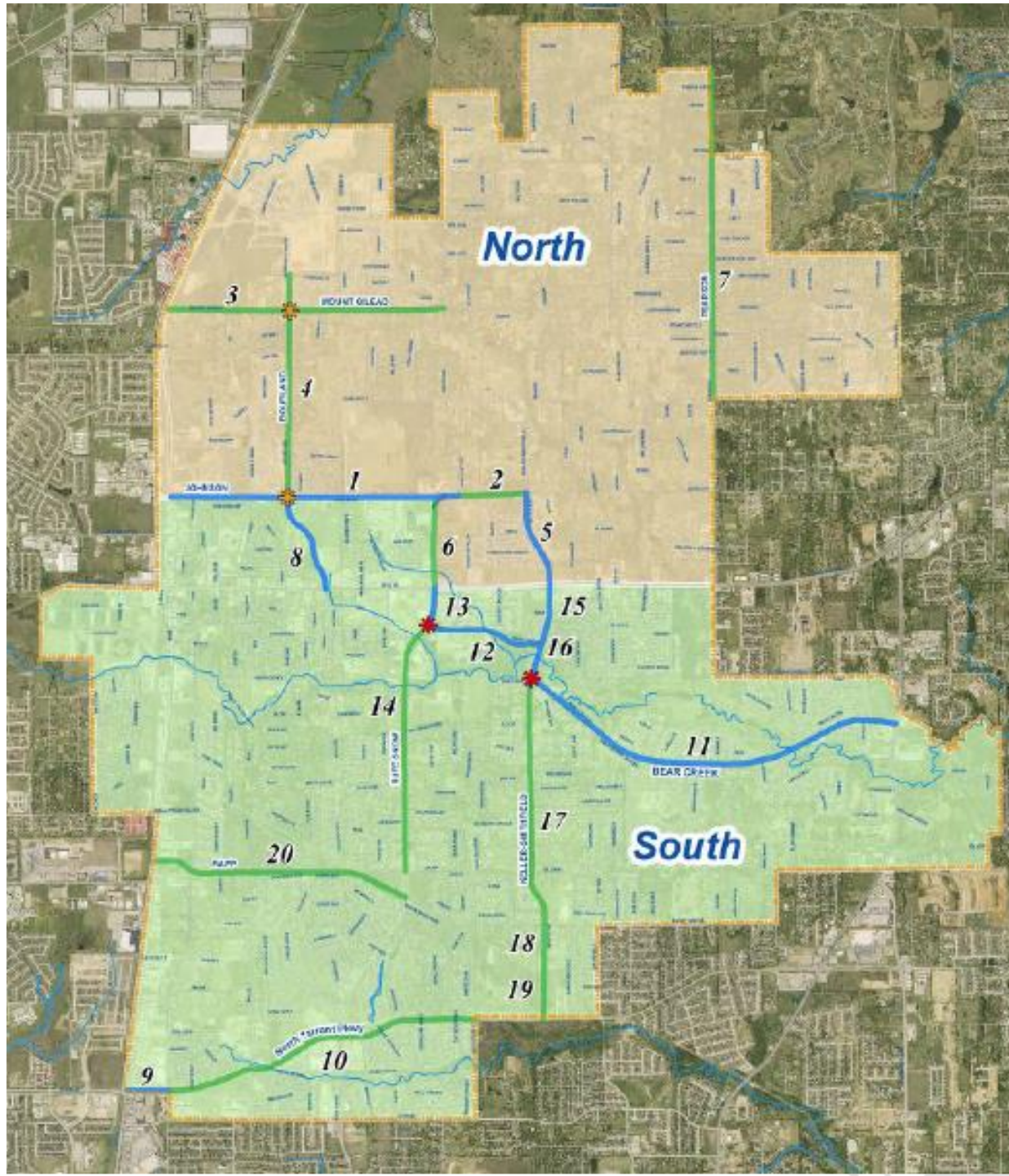
| Project | Use of Impact Fees | Total Budget | % of Budget = Impact Fees | Expenditures thru March 2019 | % of Budget Expensed |
|--|--------------------|-------------------|---------------------------|------------------------------|----------------------|
| CURRENT PROJECTS | | | | | |
| Bear Creek / Keller-Smithfield Signal (12, 15, 16) | 125,000 | 250,000 | 50.0% | 0 | 0% |
| | | | | | |
| Total All Projects | \$ 125,000 | \$ 250,000 | 50% | | |

Roadway Fee Update – Use of Impact Fees

| Project | Use of Impact Fees | Total Budget | % of Budget = Impact Fees | Expenditures thru March 2019 | % of Budget Expensed |
|--|---------------------|---------------------|---------------------------|------------------------------|----------------------|
| CURRENT PROJECTS | | | | | |
| Johnson Road/Keller-Smithfield Roundabout | 462,500 | 925,000 | 50.0% | 125,187 | 13.5% |
| Johnson Road Reconstruction | 1,000,000 | 2,000,000 | 50.0% | 23,939 | 1.2% |
| Bear Creek / Keller-Smithfield Signal (12, 15, 16) | 125,000 | 250,000 | 50.0% | 0 | 0% |
| UPCOMING PROJECTS | | | | | |
| Bourland Road/Mt. Gilead Roundabout [RS to KS] (2) | 462,500 | 925,000 | 50.0% | - | - |
| Mt. Gilead/Roanoke Rd Roundabout [to] () | 462,500 | 925,000 | 50.0% | - | - |
| Bourland Road Reconstruction [MTG to B] (4a) | 1,000,000 | 2,000,000 | 50.0% | - | - |
| Total All Projects | \$ 3,512,500 | \$ 7,025,000 | 50.0% | \$ 149,126 | 2.1% |









Questions?
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