

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



Excellence • Integrity • Service • Creativity • Communication

Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ 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 Roundabout	231,250	231,250	462,500			925,000
Mt. Gilead/Hwy. 377 Intersection (w/Fort Worth)		34,180		495,820		530,000
FM 1709 Keller Smithfield	250,000					250,000
FM 1709 Rufe Snow	250,000					250,000
2017 Street Reconstruction		75,000				75,000
<i>North/South Portal Signs (engineering)(on-hold)</i>	<i>50,000</i>					<i>50,000</i>
Total Street Projects	\$ 4,434,361	\$ 340,430	\$ 462,500	\$ 2,422,979	\$ -	\$ 7,660,270

Excellence • Integrity • Service • Creativity • Communication

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Johnson Road Reconstruction (Rufe-Snow to Chandler)	3,000,000	216,000	1,000,000	800,000		5,016,000
2020 Street Reconstruction Project		2,243,834				2,243,834
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	150,000					150,000
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	\$ 6,612,195	\$ 2,809,834	\$ 1,000,000	\$ 800,000	\$ -	\$ 11,222,029

Excellence • Integrity • Service • Creativity • Communication

FY 2020-21 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Street Reconstruction Project		1,526,609				1,526,609
Shady Grove (Keller-Smithfield to Smithfield)	1,000,000					1,000,000
Utility Relocations	250,000					250,000
Sidewalk Construction/Repair	238,471					238,471
Total Street Projects	\$ 1,488,471	\$ 1,526,609	\$ -	\$ -	\$ -	\$ 3,015,080

FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Street Reconstruction Project		1,526,609				1,526,609
Shady Grove (Keller-Smithfield to Smithfield)	1,500,000					1,500,000
Old Town Keller East / Elm St.		685,000				685,000
Bear Creek Bridge Erosion Protection	380,000					380,000
Sidewalk Construction/Repair	262,319					262,319
Utility Relocations	250,000					250,000
Total Street Projects	\$ 2,392,319	\$ 2,211,609	\$ -	\$ -	\$ -	\$ 4,603,928

FY 2022-23 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Old Town Keller East / Elm St.				5,000,000		5,000,000
2023 Street Reconstruction Project		1,400,000				1,400,000
Bourland (Mt. Gilead to Bancroft)	312,500		312,500			625,000
Bourland/Mt. Gilead Roundabout	150,000		150,000			300,000
North Keller Sidewalk Improvements	175,000	175,000				350,000
Sidewalk Construction/Repair	288,551					288,551
Utility Relocations	250,000					250,000
Total Street Projects	\$ 1,176,051	\$ 1,575,000	\$ 462,500	\$ 5,000,000	\$ -	\$ 8,213,551

Excellence • Integrity • Service • Creativity • Communication

FY 2023-24 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Old Town Keller East / Elm St.				10,000,000		10,000,000
Whitley Reconstruction (North Tarrant to Rapp)				10,000,000		10,000,000
Bourland (Mt. Gilead to Bancroft)	937,500		937,500			1,875,000
2024 Street Reconstruction Project		1,526,609				1,526,609
Bourland/Mt. Gilead Roundabout	312,500		312,500			625,000
North Keller Sidewalk Improvements	375,000		375,000			750,000
Mt. Gilead/Roanoke Rd Roundabout	150,000		150,000			300,000
Sidewalk Construction/Repair	317,407					317,407
Utility Relocations	250,000					250,000
Total Street Projects	\$ 2,342,407	\$ 1,526,609	\$ 1,775,000	\$ 20,000,000	\$ -	\$ 25,644,016

Excellence • Integrity • Service • Creativity • Communication

FY 2024-25 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Mt. Gilead/Roanoke Rd Roundabout	312,500		312,500			625,000
Street Reconstruction Project		1,526,609				1,526,609
Utility Relocations	250,000					250,000
Sidewalk Construction/Repair	349,148					349,148
Total Street Projects	\$ 911,648	\$ 1,526,609	\$ 312,500	\$ -	\$ -	\$ 2,750,757

Excellence • Integrity • Service • Creativity • Communication

PARK IMPROVEMENTS



Excellence • Integrity • Service • Creativity • Communication

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
Mt. Gilead Trail		285,000			481,060	766,060
Bear Creek Restroom Pavilion		335,093				335,093
2017 Matching Grant Program		100,000			50,680	150,680
Total Parks Projects	\$ -	\$ 4,054,615	\$ -	\$ -	\$ 531,740	\$ 4,586,355

Excellence • Integrity • Service • Creativity • Communication

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Trail System Expansion		409,847				409,847
Keller Sports Park Parking Lot Improvements – C Pad		185,000				185,000
Bear Creek “Bridge” Playground Replacement		180,000				180,000
Whitley Road Safe Routes to School		248,312				248,312
Parks Capital Replacement Program		100,061				100,061
Total Parks Projects	\$ -	\$ 1,123,220	\$ -	\$ -	\$ -	\$ 1,123,220

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		100,000				100,000
Burse Ranch Playground Replacement		100,000				100,000
Total Parks Projects	\$ -	\$ 1,515,000	\$ -	\$ -	\$ -	\$ 1,515,000

Excellence • Integrity • Service • Creativity • Communication

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		302,500				302,500
Chase Oaks Playground Replacement		110,000				110,000
Parks Capital Replacement Program		100,000				100,000
Total Parks Projects	\$ -	\$ 1,102,500	\$ -	\$ -	\$ -	\$ 1,102,500

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
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

FACILITY/GOVERNMENTAL IMPROVEMENTS



Excellence • Integrity • Service • Creativity • Communication

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 2019-20 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
Keller Pointe Indoor Pool Repairs	397,222					397,222
Keller Pointe Locker Room Renovation	830,000					830,000
Total Facilities Projects	\$ 2,827,222	\$ -	\$ -	\$ 8,000,000	\$ -	\$ 10,827,222

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

FY 2020-21 – FY 2024-25 Projects

- No proposed or planned projects



WATER IMPROVEMENTS



Excellence • Integrity • Service • Creativity • Communication

Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Alta Vista 30" Transmission Main	210,878		3,992,200	3,737,800		7,940,878
Alta Vista Pump Station	177,550		778,505	6,757,200		7,713,255
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	13,784			1,240,000		1,253,784
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
Lavena Water Line Extension	100,000					100,000
Chisholm Water Tank Removal	98,314					98,314
Water Service Replacements	70,703					70,703
Large Valve Replacements	70,702					70,702
Total Water Projects	\$ 1,266,931	\$ -	\$ 4,970,705	\$ 15,735,000	\$ 26,200	\$ 21,998,836

Excellence • Integrity • Service • Creativity • Communication

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Hwy 377 Water Lines	366,095		500,000			866,095
Tank Maintenance	350,000					350,000
Update Water Master Plan / Condition Analysis	350,000					350,000
AWIA Emergency Risk, Resiliency, Response Plan	200,000					200,000
Total Water Projects	\$ 1,266,095	\$ -	\$ 500,000	\$ -	\$ -	\$ 1,766,095

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
Tank Maintenance	600,000					600,000
SCADA	540,000					540,000
Hwy 377 12" Water Lines	133,905					133,905
Total Water Projects	\$ 1,273,905	\$ -	\$ -	\$ 4,060,000	\$ -	\$ 5,333,905

FY 2021-22 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Tank Maintenance	350,000					350,000
Total Water Projects	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000

FY 2022-23 Projects

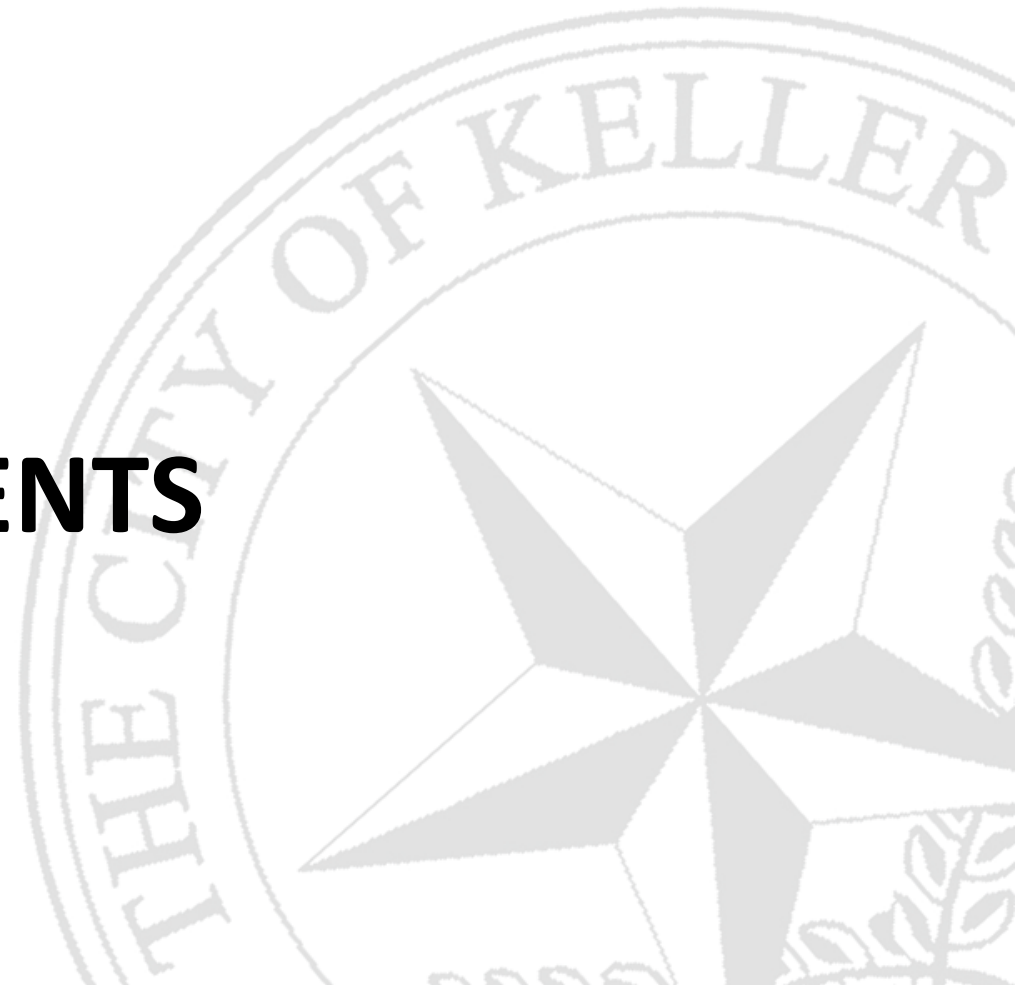
Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
2023 State Water Implantation Fund for Texas (SWIFT-water line replacement) Projects (3 of 3)				4,060,000		4,060,000
Tank Maintenance	350,000					350,000
Total Water Projects	\$ 350,000	\$ -	\$ -	\$ 4,060,000	\$ -	\$ 4,410,000

FY 2023-24 & FY 2024-25 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Tank Maintenance*	350,000					350,000
Total Water Projects	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000

***Total Project Cost = \$700,000**

WASTEWATER IMPROVEMENTS



Excellence • Integrity • Service • Creativity • Communication

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
SS Evaluation Study	500,000					500,000
Big Bear Collection Line Replacement	37,500					37,500
Total Wastewater Projects	\$ 2,235,672	\$ -	\$ 649,750	\$ -	\$ 850,000	\$ 3,735,422

Excellence • Integrity • Service • Creativity • Communication

FY 2019-20 Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
Big Bear West Interceptor Line Replacement	575,000					575,000
Walker Development Agreement	108,673	37,500				146,173
SS Evaluation Study / I&I	240,000					240,000
Total Wastewater Projects	\$ 923,673	\$ 37,500	\$ -	\$ -	\$ -	\$ 961,173

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

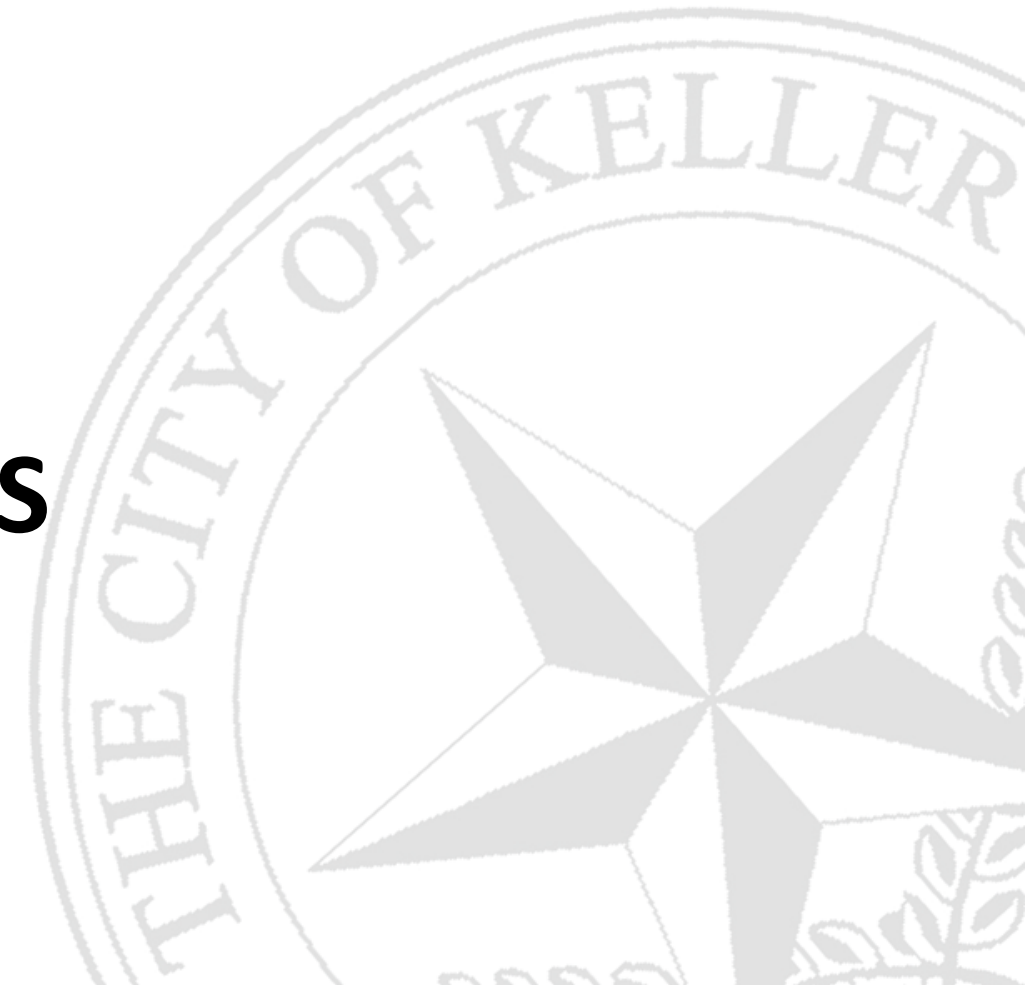
Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
SS Evaluation Study / I&I	120,000					120,000
Main & Services Replacements	500,000					500,000
Total Wastewater Projects	\$ 620,000	\$ -	\$ -	\$ -	\$ -	\$ 620,000

FY 2022-23 – FY 2024-25 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

***Total Project Cost = \$1,500,000**

DRAINAGE IMPROVEMENTS



Excellence • Integrity • Service • Creativity • Communication

Prior-Year Active Projects

Project	Operating Funds	Sales Tax Funds	Impact Fees	Debt	Grant/ Interlocal	Total Cost
2017 Unanticipated Drainage Projects	171,455					171,455
Barbara Lane Drainage	350,000					350,000
2018 Unanticipated Drainage Projects	318,838					318,838
Woods Drive	150,000					150,000
Total Drainage Projects	\$ 990,293	\$ -	\$ -	\$ -	\$ -	\$ 990,293

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 ¹	325,000					325,000
Drainage Master Plan ²	200,000					200,000
Shady Lane South	70,000					70,000
Total Drainage Projects	\$ 945,000	\$ -	\$ -	\$ -	\$ -	\$ 945,000

1 - Total Project Cost = \$650,000

2 - Total Project Cost = \$550,000

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 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 2024-25 Projects

- No proposed or planned projects



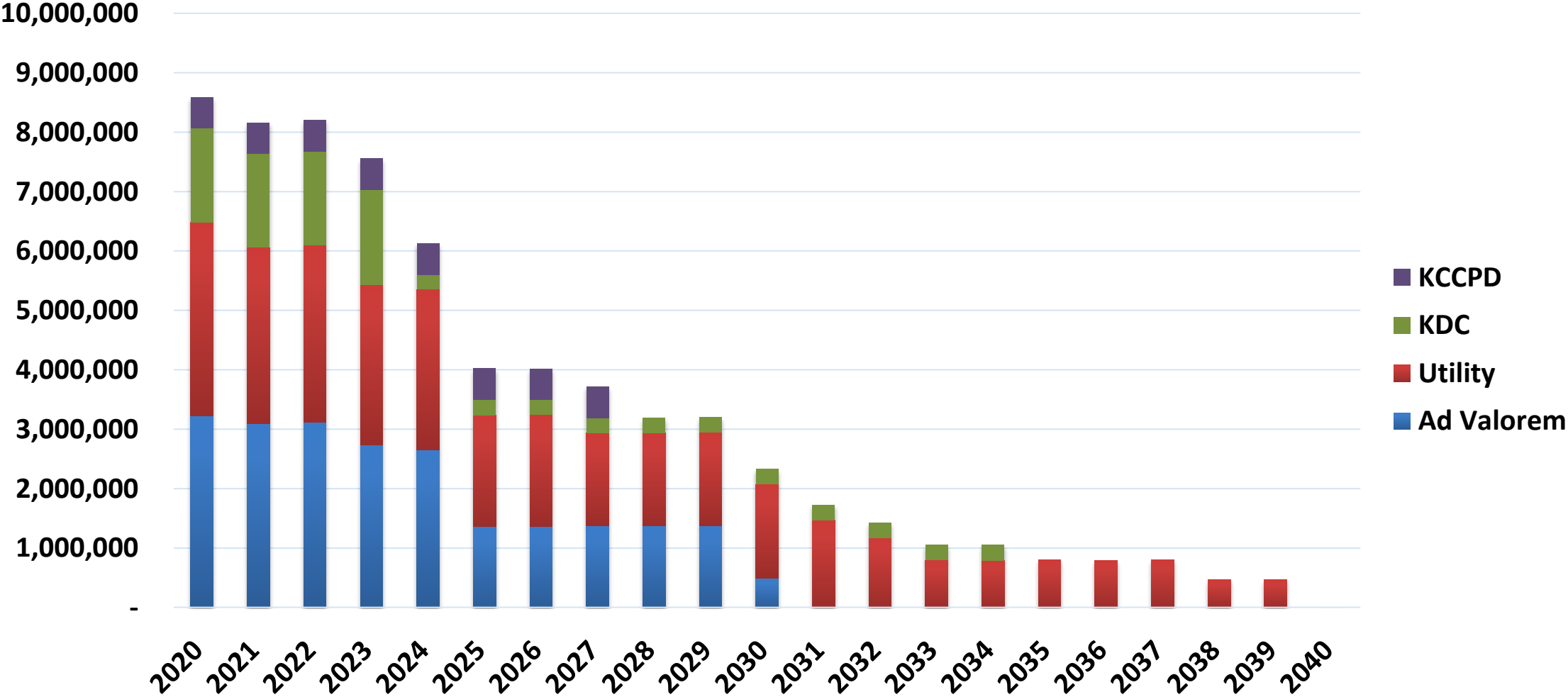
FY 2020-21 Debt Service Summary

Funding Source	Annual Payment*	Outstanding Principal*	Proposed Issuance^
Ad Valorem	3,091,829	16,502,023	8,000,000
Water / Wastewater	2,965,635	23,817,977	4,060,000
Keller Development Corporation (KDC)	1,582,494	6,740,000	-
Crime Control and Prevention District (KCCPD)	524,950	3,285,000	-
Total All Debt	\$8,166,929	\$50,345,000	\$ 12,060,000

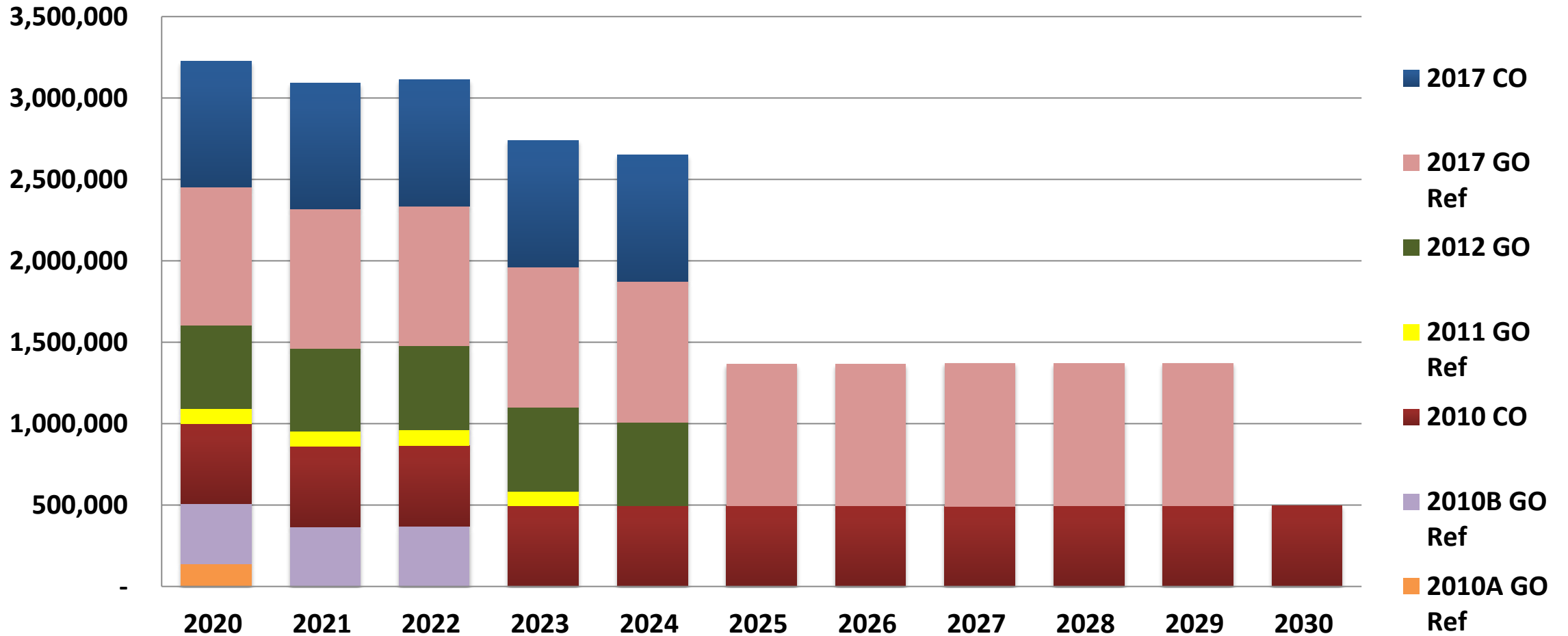
* - Does not include proposed CO's

^ - 2-5 Year CIP = \$29,060,000

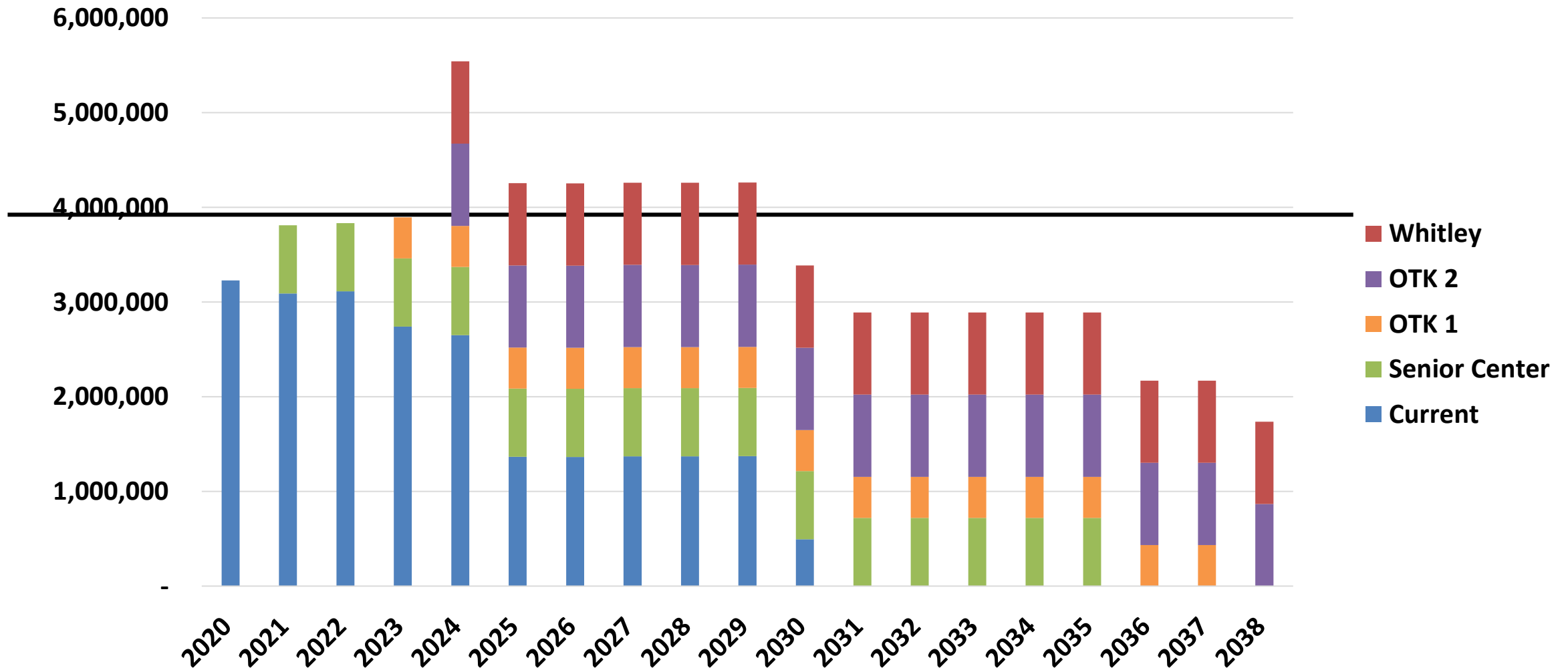
FY 2020-21 Obligations by Fund Source



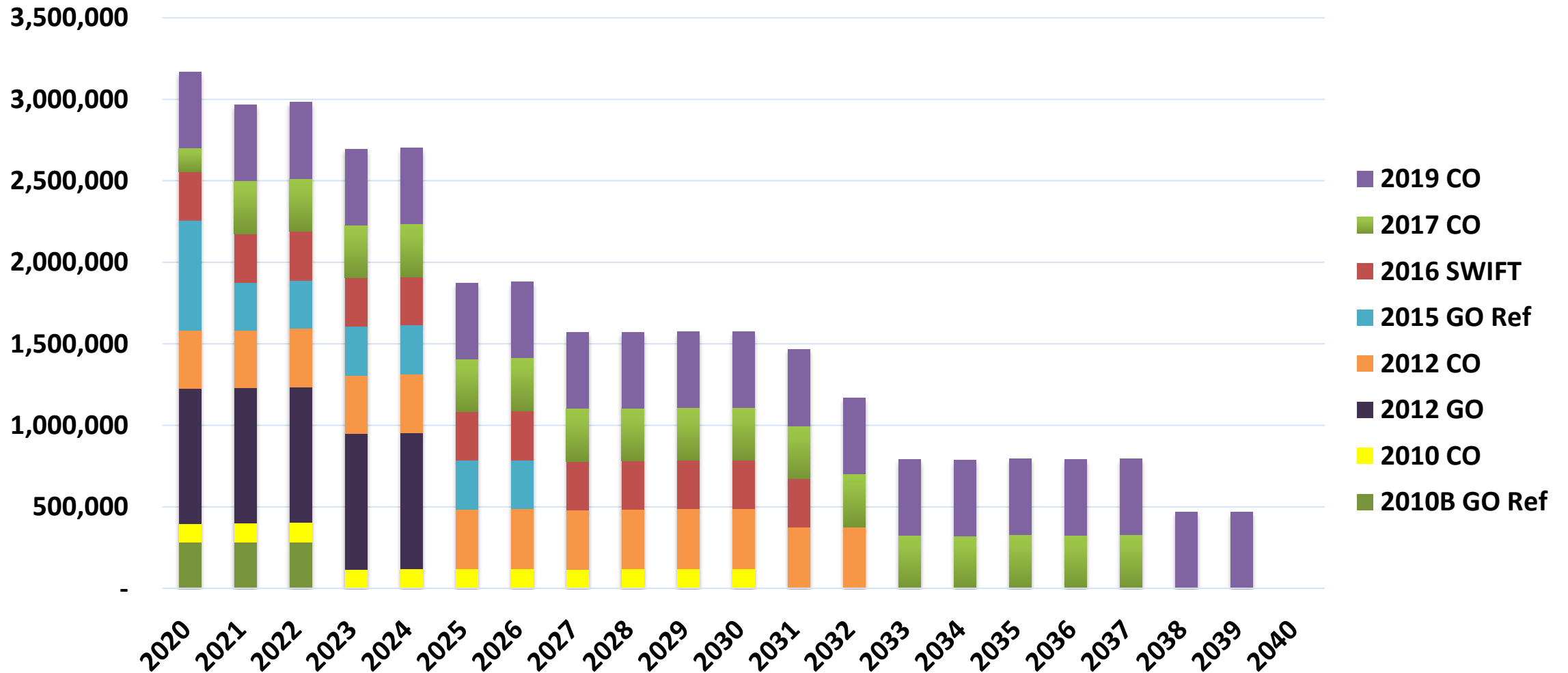
FY 2020-21 Interest and Sinking Obligations - Current



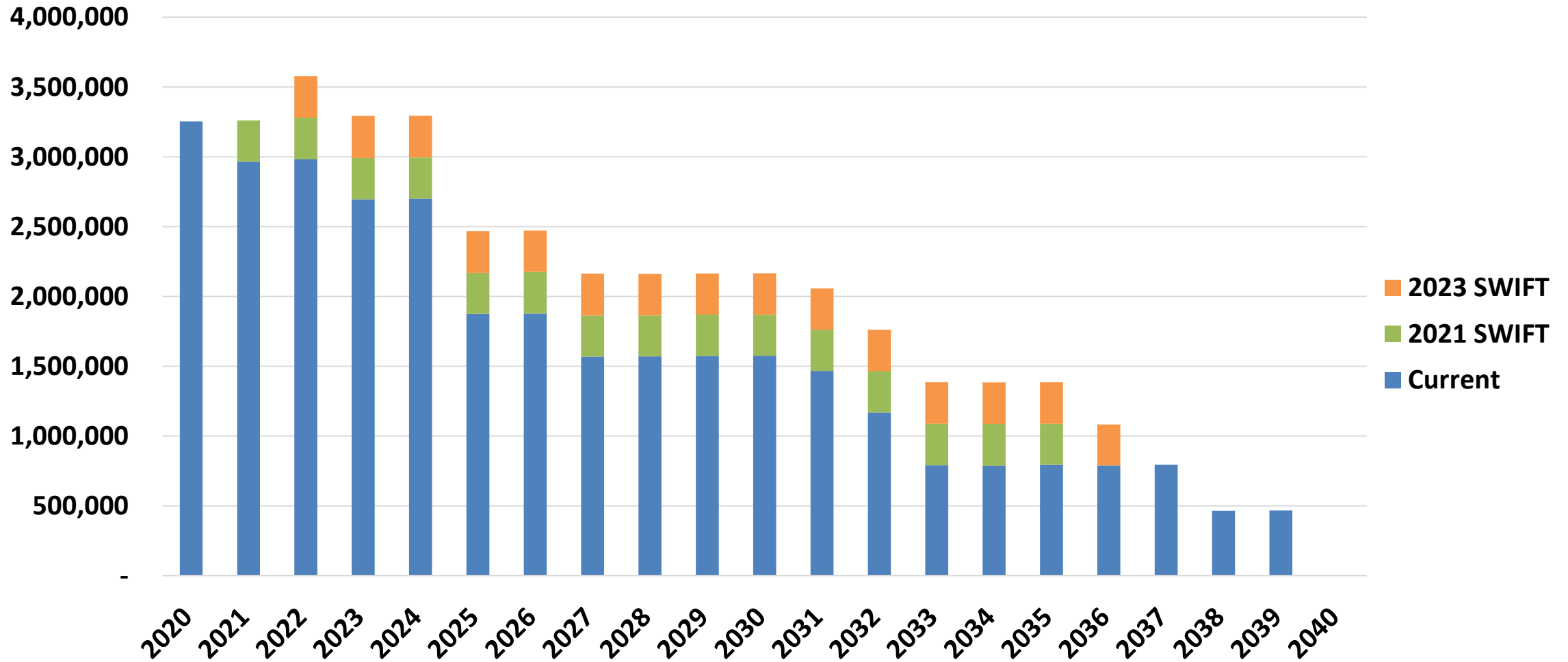
FY 2020-21 Interest and Sinking Obligations - Proposed



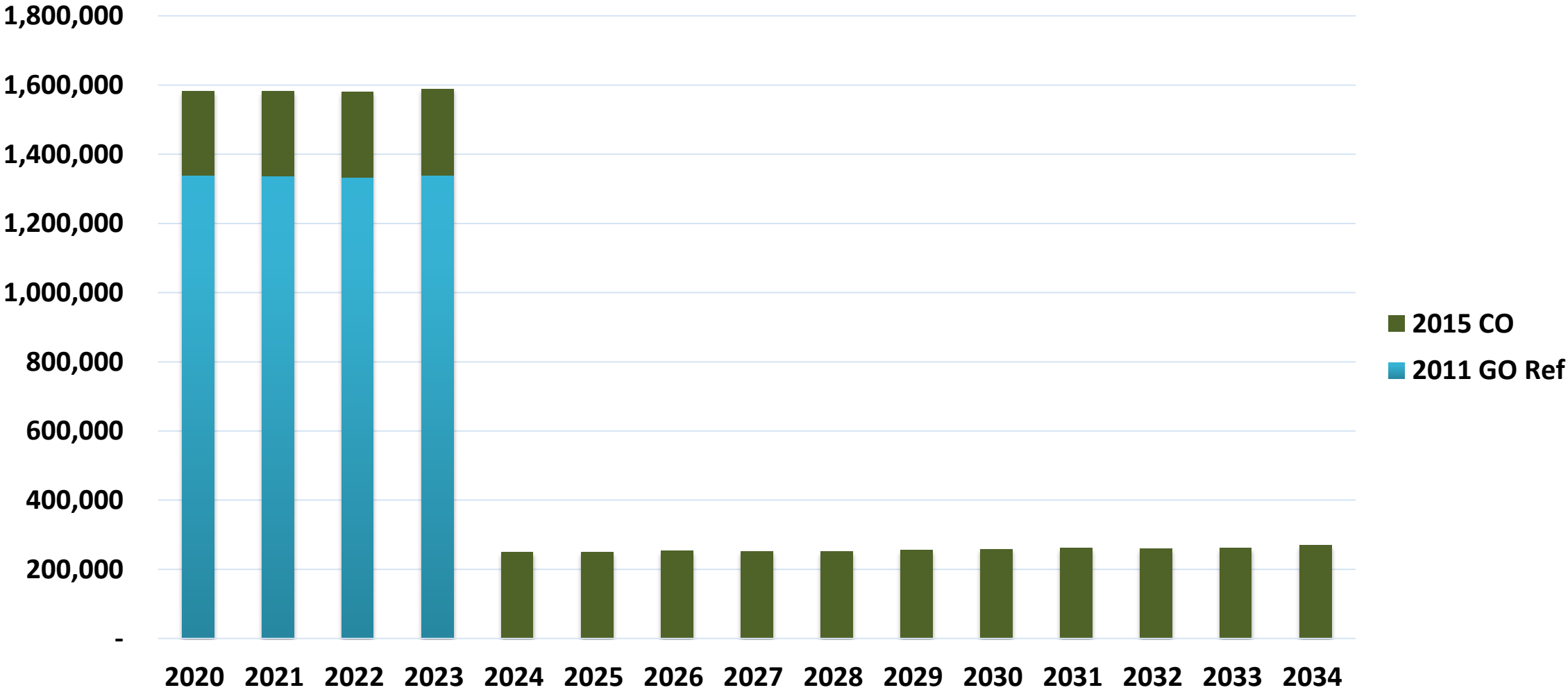
FY 2020-21 Water/Wastewater Obligations - Current



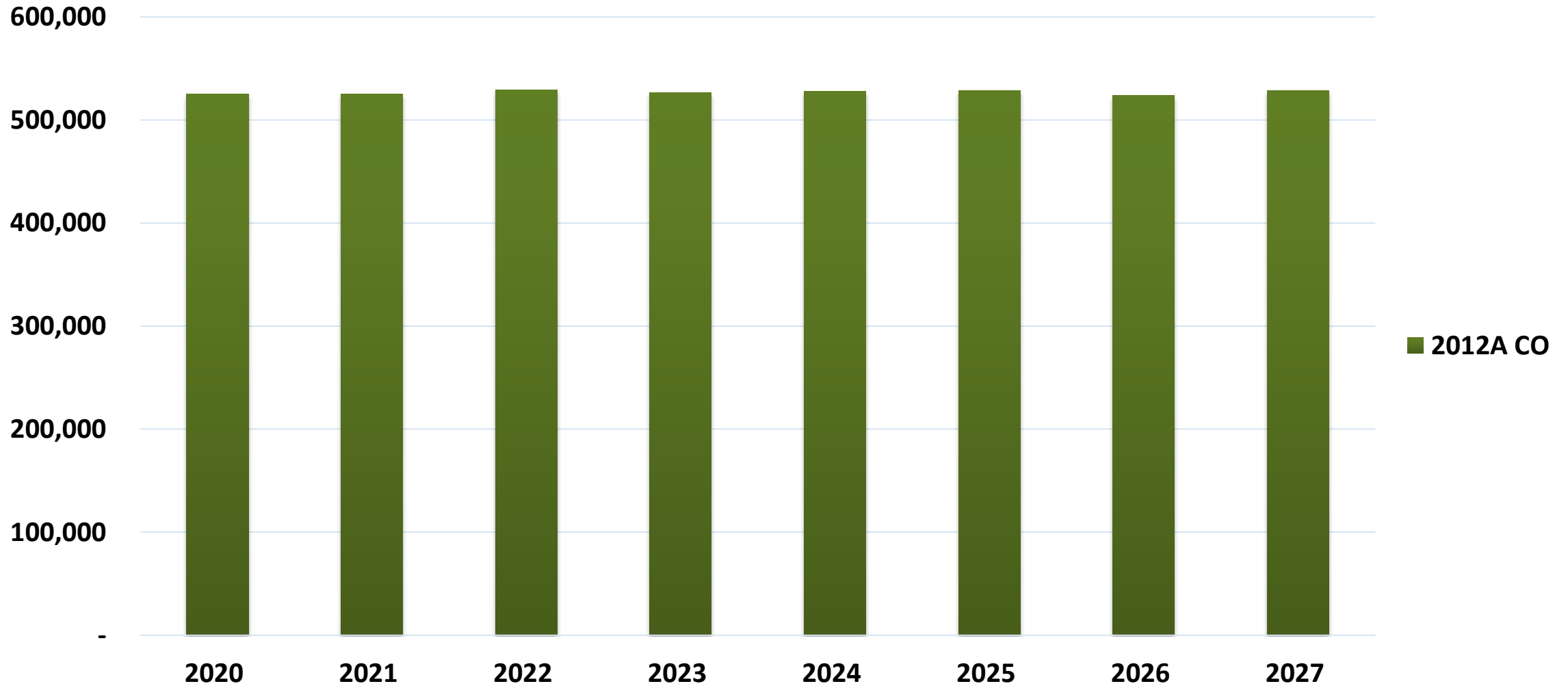
FY 2020-21 Water/Wastewater Obligations - Proposed



FY 2020-21 KDC Obligations



FY 2020-21 KCCPD Obligations



Excellence • Integrity • Service • Creativity • Communication



Questions?

Aaron Rector

817-743-4026

Excellence • Integrity • Service • Creativity • Communication