

Capital Improvement Advisory Committee Report Overview Through September 30, 2019

Capital Improvement Advisory Committee Meeting
June 23, 2020

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



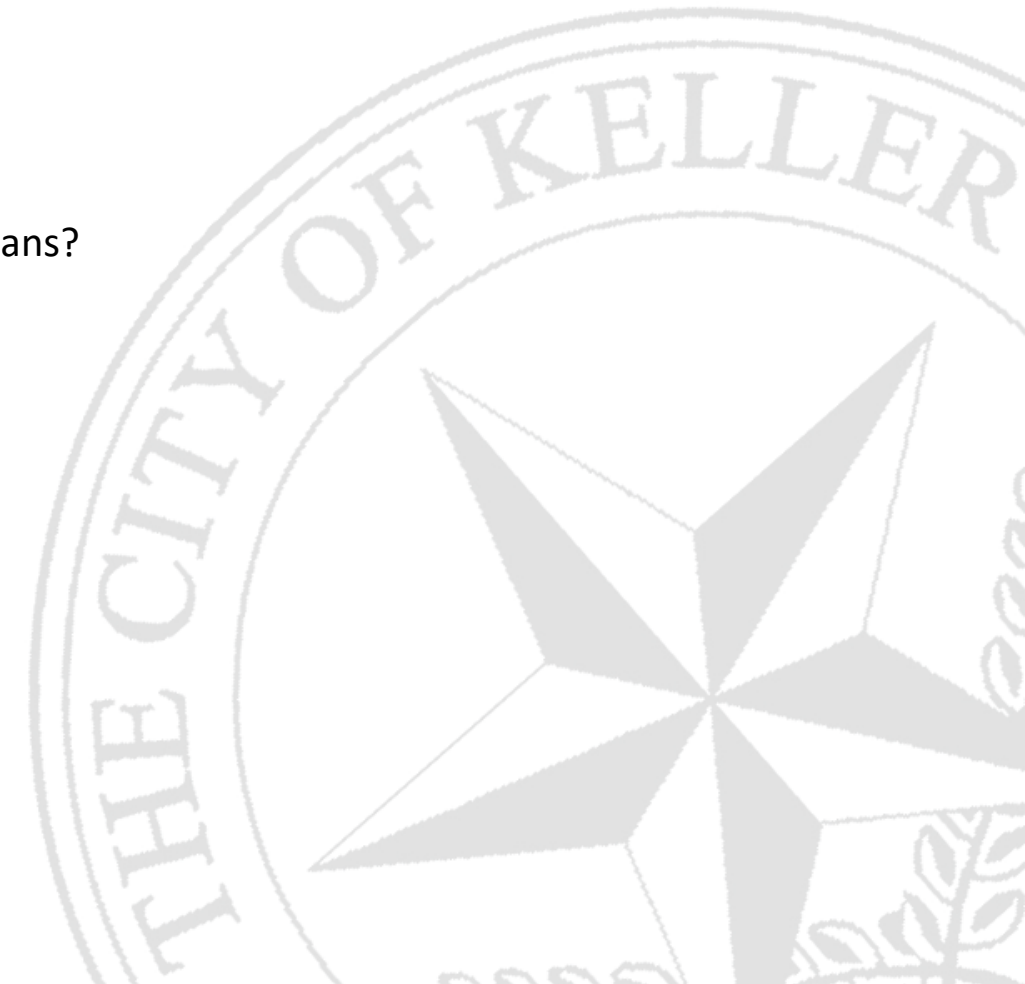
Program Requirements

- 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?



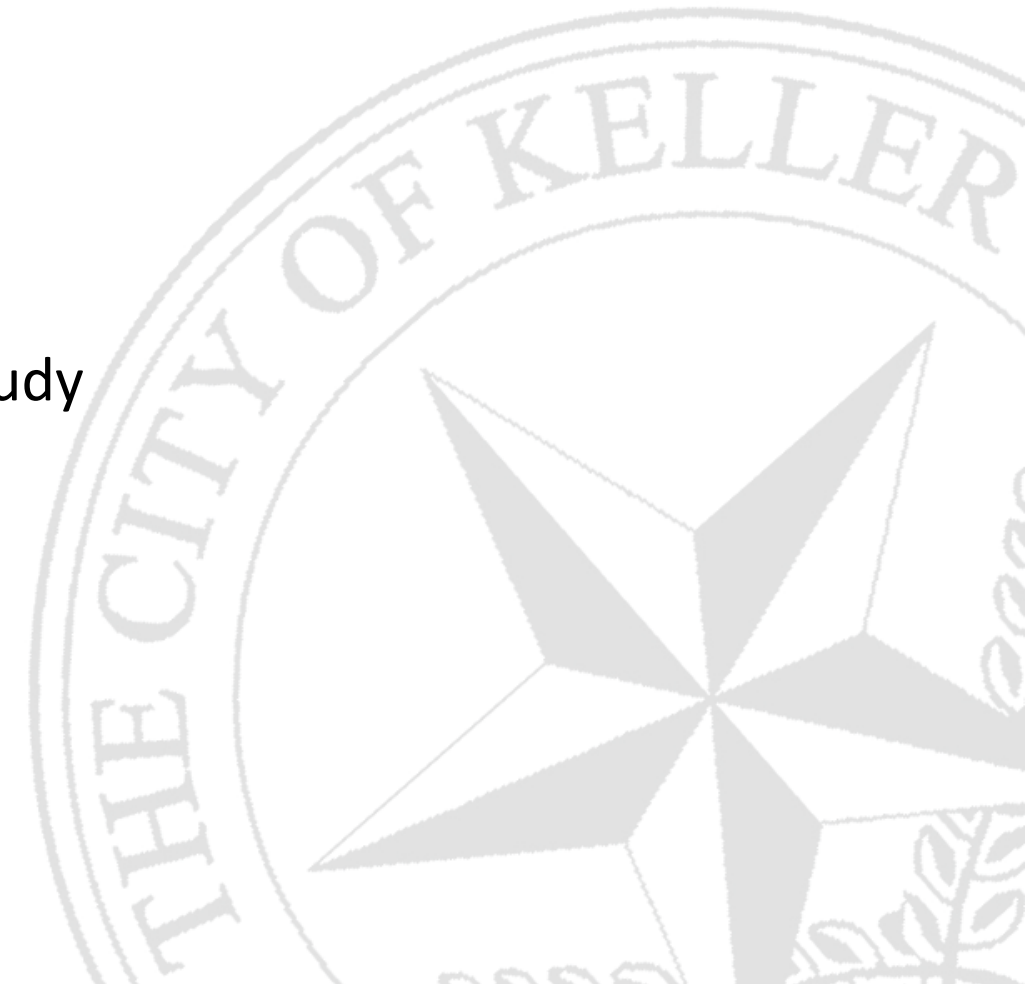
Capital Improvement Budget Process

- 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 September 30, 2019
- Service Units
 - Projected S.U.s = 2,018.0
 - Collected S.U.s = 1,163.1
 - % S.U.s Collected = 57.6%
 - \$1,143,086



Water Impact Fee Collection Activity

6 Month & 12 Month Summaries

	Collected			Fund Balance
Fiscal Year	Oct. thru Mar.	Apr. thru Sept.	Oct. thru Sept.	
FY 2013-14	313,090	173,842	486,932	4,341,719
FY 2014-15	145,926	101,198	247,124	4,160,740
FY 2015-16	132,338	154,502	286,840	2,540,445
FY 2016-17	188,281	101,533	289,814	(269,226)
FY 2017-18	61,781	114,917	176,698	32,950
FY 2018-19	111,226	191,512	302,738	459,031
6-Year Total	\$952,642	\$837,504	\$1,790,146	
6-Year Average	\$158,774	\$139,584	\$298,358	

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

Fiscal Year	Oct. thru Mar.	Apr. thru Sept.	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%	7,515,199	103.4%
Alta Vista Transmission Main (3)	3,992,200	7,730,000	51.6%	7,275,481	94.1%
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%	91,382	9.1%
Total All Projects	\$ 5,070,705	\$ 16,350,000	31.0%	\$ 14,941,496	91.4%

Wastewater Impact Fee Update – Assessment Rate and Service Units

- Time Period June 2, 2015 thru September 30, 2019
- Service Units
 - Projected S.U.s = 2,522.4
 - Collected S.U.s = 1,001.8
 - % S.U.s Collected = 39.7%
 - \$927,086



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

	Collected			Fund Balance
Fiscal Year	Oct. thru Mar.	Apr. thru Sept.	Oct. thru Sept.	
FY 2013-14	332,155	166,761	498,916	4,341,719
FY 2014-15	143,098	91,329	234,427	4,160,740
FY 2015-16	116,556	115,484	232,040	2,540,445
FY 2016-17	129,897	85,885	215,782	(269,226)
FY 2017-18	81,519	104,652	186,171	32,950
FY 2018-19	92,167	130,999	223,166	459,031
6-Year Total	\$895,392	\$695,110	\$1,590,502	
6-Year Average	\$149,232	\$115,852	\$265,084	

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%	3,446,646	113.9%
Marshall Branch E Collectors (3)	824,000	3,296,000	25.0%	3,281,070	130.1%
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%	\$ 7,240,044	96.4%

Roadway Impact Fee Update – Assessment Rate and Service Units

Time Period June 2, 2015 thru September 30, 2019

North Roadway

- Service Units
 - Projected S.U.s = 2,908.9
 - Collected S.U.s = 1,437.9
 - % S.U.s Collected = 49.4%
 - \$1,019,053

South Roadway

- Service Units
 - Projected S.U.s = 3,490.8
 - Collected S.U.s = 3,124.6
 - % S.U.s Collected = 89.5%
 - \$1,702,817

Roadway Impact Fee Collection Activity

6 Month & 12 Month Summaries

	Collected – NORTH ROADWAY			Collected – SOUTH ROADWAY			Fund Balance
Fiscal Year	Oct. thru Mar.	Apr. thru Sept.	Oct. thru Sept.	Oct. thru Mar.	Apr. thru Sept.	Oct. thru Sept.	
FY 2013-14	186,259	227,330	413,589	218,173	206,325	424,498	4,034,472
FY 2014-15	164,204	113,265	277,469	175,447	74,905	250,352	4,966,615
FY 2015-16	181,278	126,872	308,150	176,455	451,299	627,754	5,389,944
FY 2016-17	87,516	133,410	220,926	112,976	108,051	221,027	6,346,999
FY 2017-18	103,070	94,013	197,083	122,577	134,384	256,961	6,953,958
FY 2018-19	149,606	68,981	218,587	184,245	216,416	400,661	6,591,968
6-Yr Total	\$871,933	\$763,871	\$1,635,804	\$989,873	\$1,191,380	\$2,181,253	
6-Yr Avg	\$145,322	\$127,312	\$272,634	\$164,979	\$198,563	\$363,542	

Roadway Impact Fee Expense Activity

6 Month & 12 Month Summaries

	Expended – NORTH ROADWAY			Expended – SOUTH ROADWAY			Fund Balance
Fiscal Year	Oct. thru Mar.	Apr. thru Sept.	Oct. thru Sept.	Oct. thru Mar.	Apr. thru Sept.	Oct. thru Sept.	
FY 2013-14	-	14,846	14,846	-	14,846	14,846	4,034,472
FY 2014-15	2,862	8,738	11,600	2,862	8,738	11,600	4,966,615
FY 2015-16	-	-	-	-	-	-	5,389,944
FY 2016-17	-	-	-	-	-	-	6,346,999
FY 2017-18	231,250	231,250	462,500	-	-	-	6,953,958
FY 2018-19	500,000	500,000	1,000,000	62,500	62,500	125,000	6,591,968
6-Yr Total	\$734,112	\$754,834	\$1,488,946	\$65,362	\$86,084	\$151,446	
6-Yr Avg	\$122,352	\$125,806	\$248,158	\$10,894	\$14,347	\$25,241	

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%	113,989	5.7%
Bear Creek / Keller-Smithfield Signal (12, 15, 16) ²	125,000	250,000	50.0%	31,327	12.7%
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?
Alonzo Linan
817-743-4081