

Capital Improvement Advisory Committee Report Overview Through March 31, 2020

Capital Improvement Advisory Committee Meeting
August 11, 2020

Update Land Use Assumptions



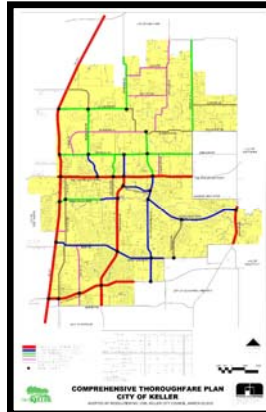
System Improvement Needs



System Improvement Costs



System Improvement Maps



Future Land Use	2014	2024
Population	42,040	51,247
Employment	11,008	14,698
Non-Residential	varies	varies

Roads

Water

Wastewater

Keller Wastewater Impact Fee Study Update
Wastewater Impact Fee Study Update Data

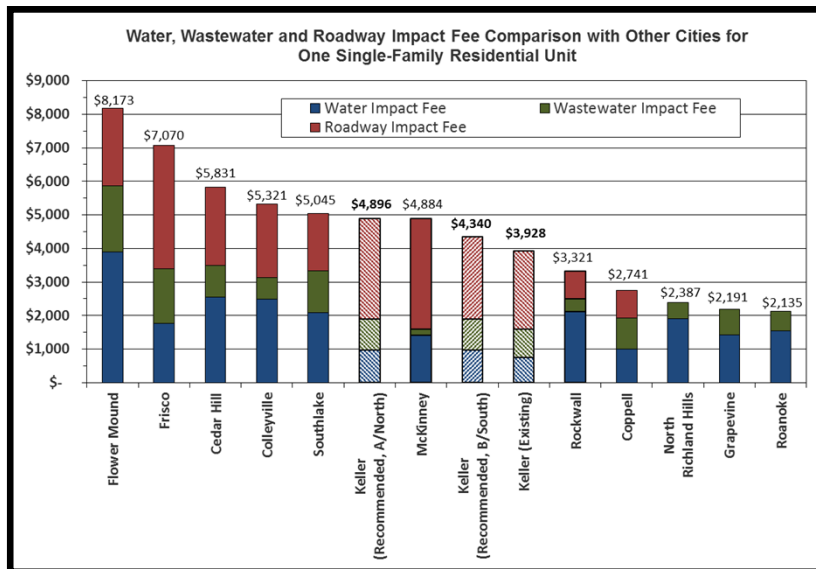
Line	Project	Project Description	Project Length	Project Cost	Project Cost per Foot
1	1.000	1.000	1.000	1.000	1.000
2	2.000	2.000	2.000	2.000	2.000
3	3.000	3.000	3.000	3.000	3.000
4	4.000	4.000	4.000	4.000	4.000
5	5.000	5.000	5.000	5.000	5.000
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Summary Table

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Summary Table		
Project No.	Project Description	Project Cost
1	Structural design and construction	\$1,500,000
	Interior design and construction	\$1,200,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor and battery bank improvements	\$100,000
	Decorative lighting	\$50,000
	Install ceiling-mounted lights	\$200,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
2	Structural design and construction	\$1,500,000
	Interior design and construction	\$1,200,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000
	Buy two floor-mounted elevators	\$150,000

Impact Fee Calculations



Water		WasteWater	
Meter Size	Fee	Meter Size	Fee
5/8"	\$ 979.10	5/8"	\$918.00
3/4"	\$ 1,664.47	3/4"	\$1,560.60
1"	\$ 2,643.57	1"	\$2,478.60
1-1/2"	\$ 3,231.03	1-1/2"	\$3,029.40
2"	\$ 10,476.37	2"	\$9,822.60
3"	\$ 20,854.83	3"	\$19,553.40
4"	\$ 32,604.03	4"	\$30,569.40
6"	\$ 65,305.97	6"	\$61,230.60
8"	\$104,469.97	8"	\$97,950.60
10"	\$150,096.03		

Land Use	Development Unit	Service Area A (North)	Service Area B (South)
Single Family Residential	Dwelling Unit (D.U.)	\$ 2,999.19	\$ 2,451.00
Multi-Family	Dwelling Unit (D.U.)	\$ 1,736.80	\$ 1,419.00
Retirement Center	Dwelling Unit (D.U.)	\$ 852.40	\$ 696.60
Nursing Homes / Assisted Living	Bed	\$ 915.55	\$ 748.20
Day Care Center	1,000 GFA	\$ 601.13	\$ 601.13
General Office	1,000 GFA	\$ 2,492.20	\$ 2,492.20
Medical-Dental Office	1,000 GFA	\$ 6,706.09	\$ 6,706.39
Retail	1,000 GFA	\$ 1,841.63	\$ 1,841.63
Commercial (Not Listed)	1,000 GFA	\$ 4,383.26	\$ 4,383.26
Hotel	Room	\$ 814.03	\$ 814.03
Industrial	1,000 GFA	\$ 1,565.45	\$ 1,565.45
Institutional	1,000 GFA	\$ 1,108.34	\$ 1,108.34
Golf Course	Acre	\$ 444.59	\$ 444.59
Parks And Open Space	Acre	\$ 87.67	\$ 87.67

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Overview

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



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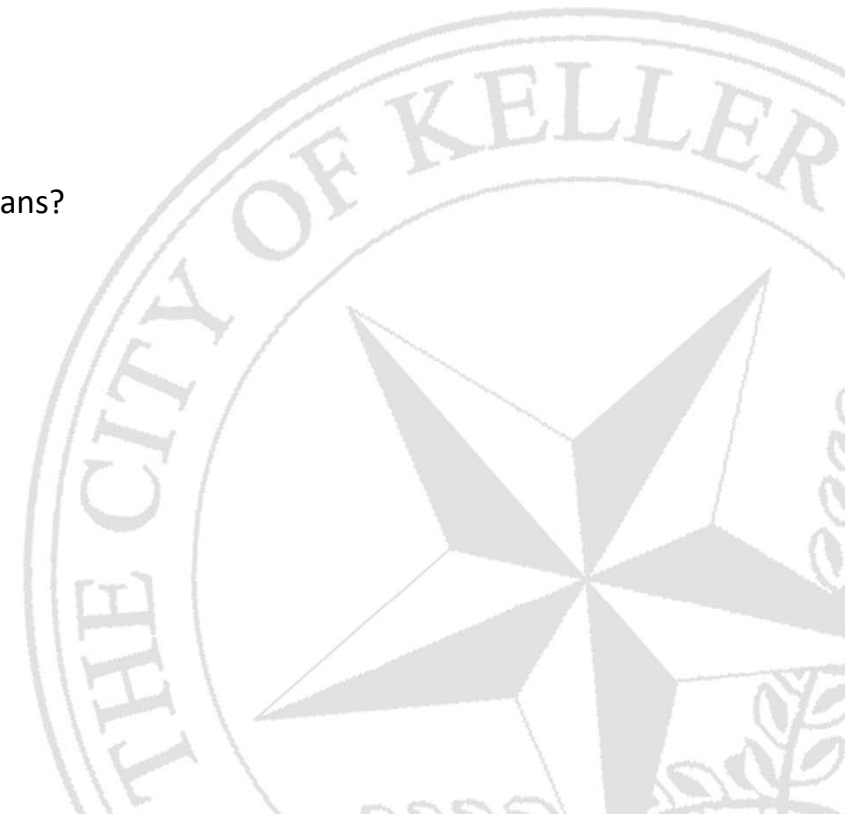
Program Requirements

- 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?

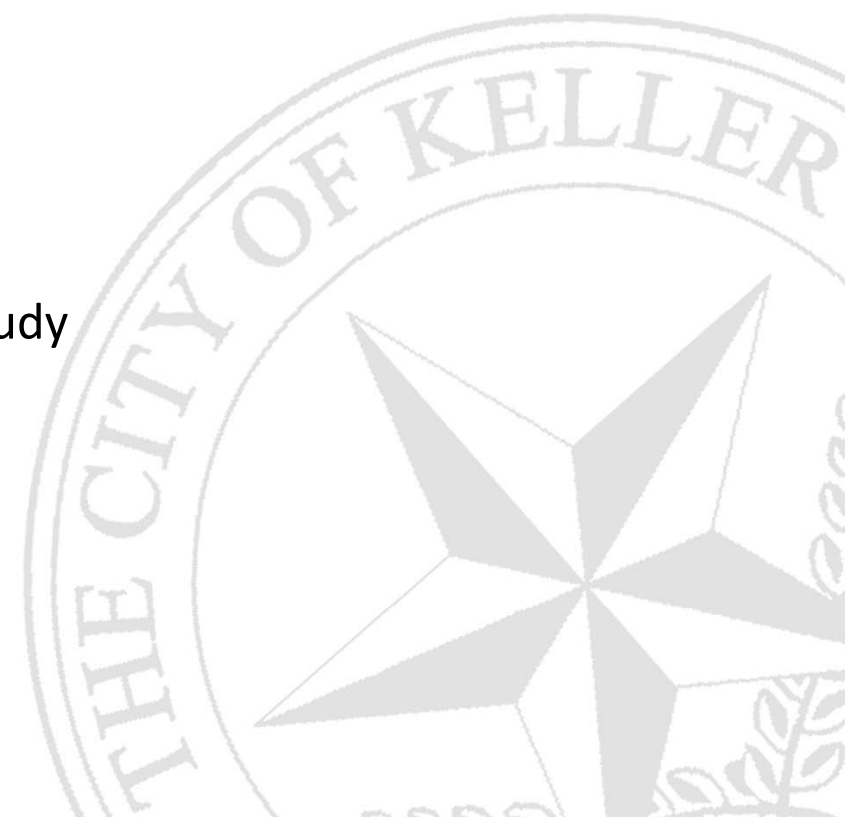


Report Overview*

- 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

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Adopted Assessment Rates

Impact Fee	Assessment Rates/S.U.	Collected Rates/ S.U.	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, 2020
- Service Units
 - Projected S.U.s = 2,250.9
 - Collected S.U.s = 1,286.3
 - % S.U.s Collected = 57.1%
 - Amount Collected = \$1,263,694



Water Impact Fee Activity

6 Month & 12 Month Summaries

Table 2-1 - WATER Impact Fees by Fiscal Year

6 Month & 12 Month Activity

Fiscal Year	Impact Fees COLLECTED			Impact Fees EXPENDED¹			Fund Balance
	Oct-Mar	Apr-Sept	Oct-Sept	Oct-Mar	Apr-Sept	Oct-Sept	
FY 2014-15	145,926	101,198	247,124	23,997	404,105	428,103	4,160,740
FY 2015-16	132,338	154,502	286,840	164,116	1,743,019	1,907,135	1,348,095
FY 2016-17	188,281	101,533	289,814	1,549,743	1,549,743	3,099,485	(269,226)
FY 2017-18	61,781	114,917	176,699	50,000	50,000	100,000	32,950
FY 2018-19	111,226	191,512	302,738	-	-	-	459,031
FY 2019-20	120,625	-	120,625	150,000	-	150,000	
6-Yr Total	\$ 760,177	\$ 663,662	\$1,423,839	\$1,937,856	\$ 3,746,867	\$ 5,534,723	
6-Yr Avg	\$ 126,696	\$ 110,610	\$ 237,307	\$ 322,976	\$ 624,478	\$ 922,454	

Use of Water Impact Fees

WATER Projects	Impact Fees Allocated	Total Budget	% Impact Fees	Expensed thru March 2020	% of Budget Expensed
Ala vista Pump Station (2a &2b)	\$ 778,505	\$ 7,713,255	10.1%	\$ 7,457,097	96.7%
Alta Vista Transmission Main (3)	\$3,992,200	\$ 7,940,878	50.3%	\$ 7,739,660	67.5%
12" Water Lines in Upper Plan (4)	\$ 100,000	\$ 350,000	28.6%	\$ 59,434	17.0%
US377 12" Water Lines (4)	\$ 500,000	\$ 866,095	57.7%	\$ 108,919	12.6%
Total of All WATER Projects	\$5,370,705	\$16,870,228	31.8%	\$15,365,109	91.1%

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Wastewater Impact Fee Update – Assessment Rate and Service Units

- Time Period June 2, 2015 thru March 31, 2020
- Service Units
 - Projected S.U.s = 2,813.5
 - Collected S.U.s = 1,117.5
 - % S.U.s Collected = 39.7%
 - Amount Collected = \$1,033,299



Wastewater Impact Fee Activity

Table 2-2 - WASTEWATER Impact Fees by Fiscal Year

6 Month & 12 Month Activity

Fiscal Year	Impact Fees COLLECTED			Impact Fees EXPENDED¹			Fund Balance
	Oct-Mar	Apr-Sept	Oct-Sept	Oct-Mar	Apr-Sept	Oct-Sept	
FY 2014-15	143,098	91,329	234,427	84,435	(1,126,197)	(1,041,761)	3,207,925
FY 2015-16	116,556	115,484	232,040	9,200	1,717,645	1,726,845	4,481,776
FY 2016-17	129,897	85,885	215,782	337,500	1,017,565	1,355,065	2,970,713
FY 2017-18	81,519	104,652	186,171	0	0	0	3,214,589
FY 2018-19	92,167	130,999	223,166	0	0	0	3,503,237
FY 2019-20	106,213	-	106,213	0	-	0	
6-Yr Total	\$ 669,450	\$ 528,348	\$1,197,798	\$ 431,135	\$ 1,609,014	\$ 2,040,149	
6-Yr Avg	\$ 111,575	\$ 88,058	\$ 199,633	\$ 71,856	\$ 268,169	\$ 340,025	

Use of Wastewater Impact Fees

WASTEWATER Projects	Impact Fees Allocated	Total Budget	% Impact Fees	Expensed thru March 2020	% of Budget Expensed
Current Projects					
Big Bear East Collectors (1,2,4)	\$ 731,675	\$ 3,027,000	24.2%	\$ 3,446,646	113.9%
Marshall Brach East Collectors (3)	\$ 824,000	\$ 3,296,000	25.0%	\$ 3,281,070	99.5%
Big Bear Central Interceptor (6)	\$ 649,750	\$ 861,384	75.4%	\$ 338,417	39.3%
Walker Development Agreement	\$ 146,173	\$ 146,173	100.0%	\$ 146,173	100.0%
On Hold Projects					
Big Bear East Collector Ext (5)	\$ 37,500	\$ 37,500	100.0%	\$ -	0.0%
Upcoming Projects					
SS Sewer Evaluation Study	\$ 90,000	\$ 180,000	50.0%	\$ -	0.0%
Total of All WASTEWATER Projects	\$2,370,425	\$7,548,057	31.4%	\$7,212,306	95.6%

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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 = 3,244.5
 - Collected S.U.s = 1,576.4
 - % S.U.s Collected = 48.6%
 - Amount Collected = \$1,121,026

South Roadway

- Service Units
 - Projected S.U.s = 3,893.5
 - Collected S.U.s = 3,634.0
 - % S.U.s Collected = 86.4%
 - Amount Collected = \$1,794,245

Roadway Impact Fee COLLECTION Activity

Table 2-3 – Roadway Impact Fees by Fiscal Year

6 Month & 12 Month Activity

Fiscal Year	COLLECTED – NORTH ROADWAY			COLLECTED – SOUTH ROADWAY			Fund Balance
	Oct-Mar	Apr-Sept	Oct-Sept	Oct-Mar	Apr-Sept	Oct-Sept	
FY 2014-15	164,204	113,265	277,469	175,447	74,905	250,352	4,866,615
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
FY 2019-20	101,973	-	101,973	91,428	-	91,428	
6-Yr Total	\$ 787,646	\$ 536,542	\$1,324,188	\$ 863,127	\$ 985,055	\$ 1,848,183	
6-Yr Avg	\$ 131,274	\$ 89,424	\$ 220,698	\$ 143,855	\$ 164,176	\$ 308,030	

Roadway Impact Fee EXPENSE Activity

Table 2-4 – Roadway Impact Fees by Fiscal Year

6 Month & 12 Month Activity

Fiscal Year	EXPENSED – NORTH ROADWAY			EXPENSED – SOUTH ROADWAY			Fund Balance
	Oct-Mar	Apr-Sept	Oct-Sept	Oct-Mar	Apr-Sept	Oct-Sept	
FY 2014-15	2,862	8,738	11,599	2,862	8,738	11,600	4,866,615
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
FY 2019-20	0	-	0	0	-	0	
6-Yr Total	\$ 734,112	\$ 739,988	\$1,474,099	\$ 65,362	\$ 71,238	\$ 136,599	
6-Yr Avg	\$ 122,352	\$ 123,331	\$ 245,683	\$ 10,894	\$ 11,873	\$ 22,767	

Use of Roadway Fees

ROAD Projects	Impact Fees Allocated	Total Budget	% Impact Fees	Expensed thru March 2020	% of Budget Expensed
Current Projects					
Johnson Rd/Keller-Smithfield RA (2)	\$ 462,500	\$ 925,000	50.0%	\$ 125,187	13.5%
Johnson Rd Reconstruction (2)	\$ 1,000,000	\$ 2,000,000	50.0%	\$ 113,989	5.7%
Bear Creek/Keller-Smithfield Signal (12,15,16)	\$ 125,000	\$ 250,000	50.0%	\$ 31,627	12.7%
Upcoming Projects					
Bourland Rd/Mt. Gilead RA (3,4)	\$ 462,500	\$ 925,000	50.0%	\$ -	0.0%
Mt. Gilead/Roanoke Rd RA (3)	\$ 462,500	\$ 925,000	50.0%	\$ -	0.0%
Bourland Rd Reconstruction (MTG to B; 4)	\$ 1,000,000	\$ 2,000,000	50.0%	\$ -	0.0%
Total of All ROADWAY Projects	\$ 3,512,500	\$ 7,025,000	50.0%	\$ 270,803	3.9%

South
Roadway
Area



Questions?
Alonzo Liñán
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