



**CITY OF KILLEEN
CAPITAL IMPROVEMENTS
ADVISORY COMMITTEE
(CIAC)**

*Semi-Annual Report
February 2025*

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SECTION I. COMMITTEE MEMBERS AND CITY PERSONNEL

1.1 Capital Improvements Advisory Committee

Chair, Johnny Frederick, Community Representative
Vice Chair, Josh Welch, Vice-Chair, Real Estate Development
Camille France-Howard, Real Estate Development
Chet Southworth, Real Estate Development
Dillon Whitis, Real Estate Development
Patsy Bracy, Community Representative
Sandra Wooten, Community Representative
Open Position, Community Representative
Angela Ann Santos, ETJ Resident

1.2 City of Killeen Staff Facilitators

Andrew Zagars, P.E., City Engineer
Jeff Reynolds, Executive Director of Public Works
Steve Kana, P.E., Assistant City Engineer
Andy Wallander, Assistant City Attorney
Laura Dyer, Engineering Secretary

SECTION II. EXECUTIVE SUMMARY

Chapter 395 of the Texas Local Government Code requires that the Capital Improvements Advisory Committee (CIAC) file semiannual reports with the political subdivision. The purpose of the semiannual report is to document the progress of the Capital Improvements Plan (CIP) and any perceived inequities in implementing the CIP or imposing the impact fee.

On April 13, 2021, the City of Killeen City Council adopted Ordinance 21-015, which implemented water and wastewater impact fees in the City of Killeen effective April 14, 2021. Also, as required by Chapter 395 of the Texas Local Government Code, the ordinance provided for a one-year grace period for any development that received a final plat before the effective date of impact fees and was issued a building permit within that one-year time frame.

The CIAC held its last meeting on October 23, 2024, to review the implementation of the Impact Fee program and adopt this Semi-Annual Report. This Semi-Annual Report includes:

- A summary of the water and wastewater capital improvements plan, project status, impact fees collected and available for capital improvements projects to date, and 2024 Water and Wastewater Master Plan CIP.
- Any potential projects identified on the CIP that are currently scheduled to be funded by impact fee revenues,

This report covers the period from October 2024 through March 2025 and fulfills the CIAC's statutory obligations.

SECTION III. WATER IMPACT FEES

3.1 Capital Improvements Plan

The City's Water and Wastewater Master Plan provides a logical strategy for upgrading and expanding its water distribution system to accommodate future growth and for addressing existing system deficiencies. The Water Capital Improvements Plan has been developed using projects identified during the master planning process. State law only allows cost recovery associated with eligible projects in a 10-year planning window from the time of the impact fee study. **Table 3.1** lists the thirteen water impact fee projects and shows their locations on a city map.

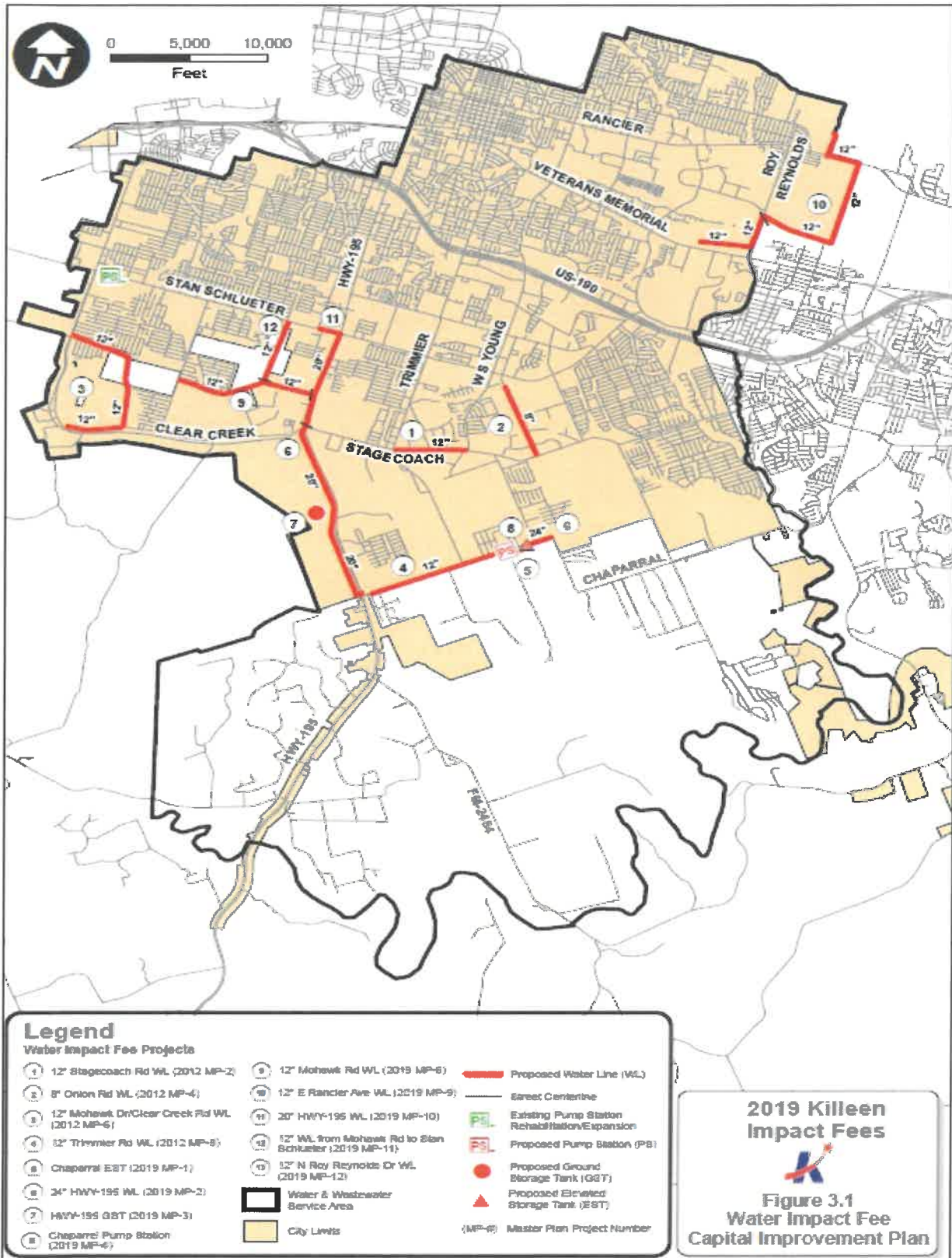
3.2 Project Status

Thirteen projects, along with the water impact fee study, are determined eligible for recoverable costs through impact fees over the 10-year planning window. The City's Water Impact Fee Capital Improvements Plan recoverable costs total \$19,486,810. After debt service costs are added and the 50% reduction calculation is complete, \$11,984,388 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements and the status of the thirteen projects are shown in **Table 3.1**.

Project No.	Project Name	Total Cost	Fee Eligible Cost	Status
1	12" Stagecoach Rd. WL	\$ 752,640	\$ 421,479	Completed
2	8" Onion Rd. WL	\$ 687,263	\$ 529,193	Completed
3	12" Mohawk/Clear Creek WL	\$ 253,009	\$ 253,009	Completed
4	12" Trimmier Rd. WL	\$ 689,615	\$ 517,212	Completed
5	Chaparral EST -1W in 2019 Map	\$ 5,704,500	\$ 5,704,500	Completed
6	24" Hwy 195 WL- 2W	\$ 8,545,000	\$ 3,161,650	Design 80% Completed
7	Hwy 195 GST – 3W	\$ 2,415,000	\$ 2,415,000	Design 85% Completed
8	Chaparral Pump Station – 4W	\$ 5,244,000	\$ 2,307,360	Construction 40% Completed
9	12" Mohawk Rd. WL– 6W	\$ 1,808,400	\$ 669,108	Eastern end part of COA
10	12" E. Rancier WL– 9W	\$ 2,484,000	\$ 1,341,360	No activity
11	20" Hwy 195 WL– 10W	\$ 2,905,400	\$ 1,074,998	No activity
12	12" Mohawk Rd. to Stan Schlueter – 11W	\$ 973,900	\$ 360,343	No activity
Project	Project Name	Total Cost	Fee Eligible Cost	Status

No.				
13	12" N. Roy Reynolds Water Line - 12	\$ 1,311,600	\$ 708,264	No activity
	Water Impact Fee Study	\$ 23,334	\$ 23,334	No activity
	TOTAL	\$ 33,797,661	\$ 19,486,810	Completed

Figure 3.1



3.3 Revenue

The city has collected a total of \$1,215,213 in water impact fees. **Table 3.2** illustrates the total water impact fee collections from February 2024 through January 2025.

Month	Collection	Interest	Total
Feb-24	\$ 65,016	\$ 3,684	\$ 68,700
Mar-24	\$ 116,868	\$ 3,532	\$ 120,400
Apr-24	\$ 82,432	\$ 3,977	\$ 86,409
May-24	\$ 152,884	\$ 3,650	\$ 156,534
Jun-24	\$ 138,556	\$ 7,303	\$ 145,859
Jul-24	\$ 74,699	\$ 8,279	\$ 82,978
Aug-24	\$ 154,395	\$ 5,060	\$ 159,455
Sep-24	\$ 45,279	\$ 6,196	\$ 51,475
Oct-24	\$ 79,343		\$ 79,343
Nov-24	\$ 41,796		\$ 41,796
Dec-24	\$ 124,228		\$ 124,228
Jan-25	\$ 139,717		\$ 139,717
TOTAL	\$ 1,215,213	\$ 41,681	\$ 1,256,894

The total water impact fees collected from June 2021 through January 2025 are \$2,816,060. The total expenses through January 2025 are \$441,000. Therefore, the water impact fee fund balance through January 2025 is \$2,375,060.

SECTION IV. WASTEWATER IMPACT FEES

4.1 Capital Improvements Plan

The City's Water and Wastewater Master Plan provides a logical strategy for upgrading and expanding its wastewater collection system to accommodate future growth and for addressing existing system deficiencies. The Wastewater Capital Improvements Plan has been developed using projects identified during the master planning process. State law only allows cost recovery associated with eligible projects in a 10-year planning window from the time of the impact fee study. **Figure 4.1** lists the twelve wastewater impact fee projects and shows their locations on a city map.

4.2 Project Status

Twelve projects and the wastewater impact fee study are determined eligible for recoverable costs through impact fees over the 10-year planning window. The City's Wastewater Impact Fee Capital Improvements Plan recoverable costs total

\$7,001,703. After debt service costs are added and the 50% reduction calculation is complete, \$4,306,049 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements and the status of the twelve projects are shown in **Table 4.1**.

Table 4.1 Water Impact Fee Capital Improvements Plan Costs and Status				
Project No.	Project Name	Total Cost	Fee Eligible Cost	Status
1	LS #23 Expansion-1S in 2012 MP	\$ 1,118,804	\$ 783,163	Completed
2	LS #22 Expansion-1S in 2019 MP	\$ 350,000	\$ 178,500	No Activity
3	LS #8 Expansion-2S	\$ 1,596,680	\$ 846,241	No Activity
4	15" WW Main Replace in Long Branch-3S	\$ 1,668,500	\$ 317,015	No Activity
5	12"/15" WW Main Replace by LS #24-4S	\$ 1,959,200	\$ 470,208	No Activity
6	12" WW Main in Trimmier Crk. Basin-5S	\$ 1,620,700	\$ 891,385	Completed
7	12" WW Main near Money Pit Rd-6S	\$ 850,100	\$ 467,555	Completed
8	LS #6 Expansion-11S	\$ 1,500,000	\$ 450,000	Design 100% completed
9	12" WW Main in Long Branch Basin-12S	\$ 1,640,600	\$ 902,330	No Activity
10	18"/21" WW Main Replace in Trim. Crk.-13S	\$ 1,546,100	\$ 262,837	No Activity
11	LS #20 Expansion-14S	\$ 350,000	\$ 273,000	No Activity
12	12" WW Main along Trimmier Road-7S	\$ 2,065,700	\$ 1,136,135	Completed
	Wastewater Impact Fee Study	\$ 23,334	\$ 23,334	Completed
	TOTAL	\$ 16,289,718	\$ 7,001,703	

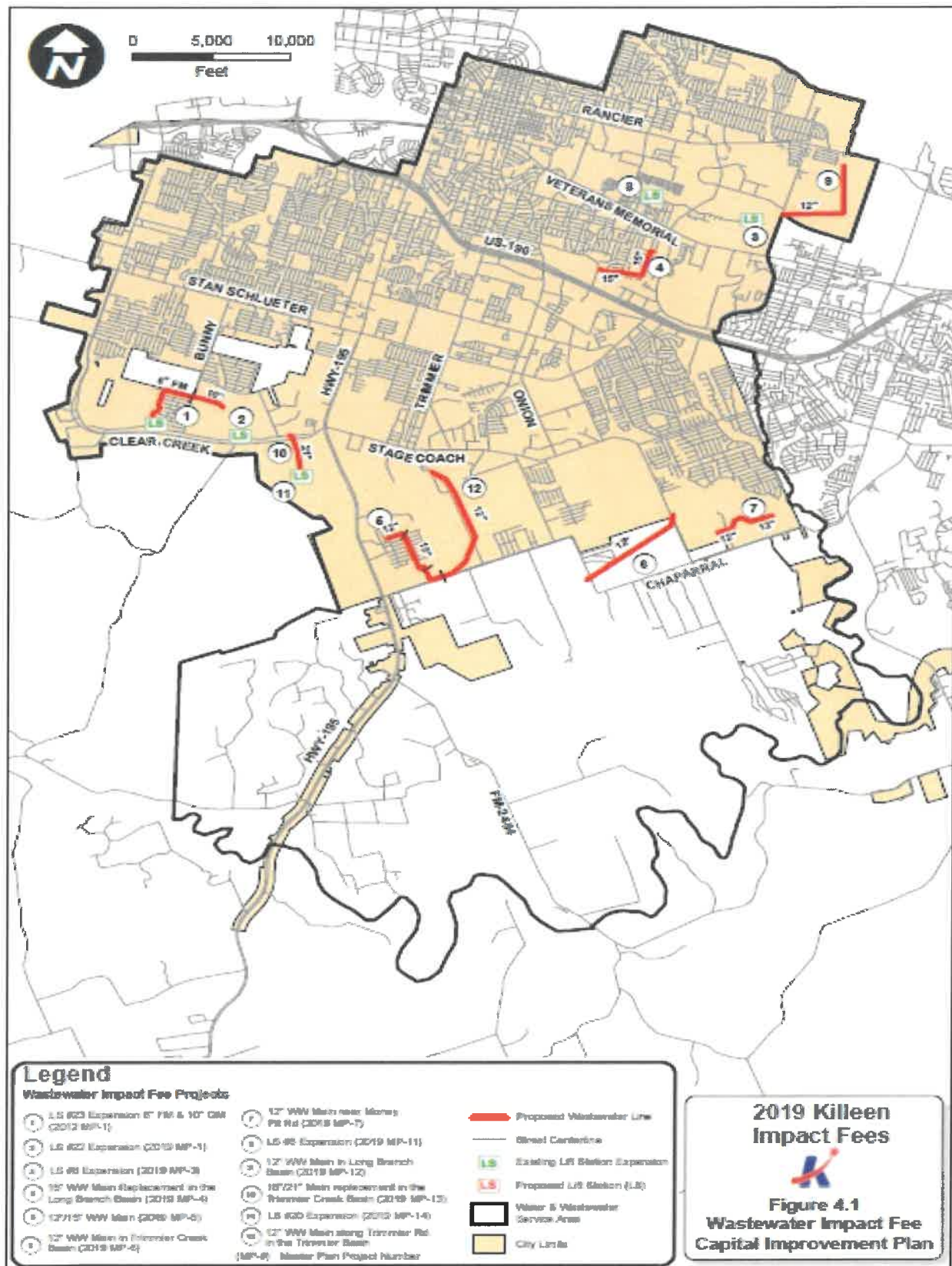
4.3 Revenue

The city has collected a total of \$414,670 in wastewater impact fees. **Table 4.2** illustrates the total water impact fee collections from February 2024 through January 2025.

Table 4.2 Wastewater Impact Fee Revenue			
Month	Collection	Interest	Total
Feb-24	\$ 23,408	\$ -	\$ 23,408
Mar-24	\$ 41,240	\$ -	\$ 41,240
Apr-24	\$ 29,679	\$ -	\$ 29,679
May-24	\$ 48,346	\$ -	\$ 48,346
Jun-24	\$ 43,616	\$ -	\$ 43,616
Jul-24	\$ 26,478	\$ -	\$ 26,478
Aug-24	\$ 51,966	\$ -	\$ 51,966
Sep-24	\$ 16,302	\$ -	\$ 16,302
Oct-24	\$ 27,869	\$ -	\$ 27,869
Nov-24	\$ 15,058	\$ -	\$ 15,058
Dec-24	\$ 44,028	\$ -	\$ 44,028
Jan-25	\$ 46,680	\$ -	\$ 46,680
TOTAL	\$ 414,670	\$ -	\$ 414,670

The total wastewater impact fees collected from June 2021 through January 2025 are \$941,148. The total expenses through January 2025 are \$1,392,712. Therefore, the wastewater impact fee fund balance through January 2025 is (\$451,564).

Figure 4.1



SECTION V. ASSESSMENT OF IMPACT FEES

<i>Meter Size</i>	<i>Service Unit Equivalent to ¾"</i>	<i>Water Impact Fee</i>	<i>Wastewater Impact Fee</i>
<i>¾"</i>	<i>1.0</i>	<i>\$1,161</i>	<i>\$418</i>
<i>1"</i>	<i>1.67</i>	<i>\$1,939</i>	<i>\$699</i>
<i>1 ½"</i>	<i>3.33</i>	<i>\$3,867</i>	<i>\$1392</i>
<i>2"</i>	<i>5.33</i>	<i>\$6,189</i>	<i>\$2,228</i>
<i>3"</i>	<i>11.67</i>	<i>\$13,549</i>	<i>\$4,879</i>
<i>4"</i>	<i>20.00</i>	<i>\$23,220</i>	<i>\$8,360</i>
<i>6"</i>	<i>45.00</i>	<i>\$52,245</i>	<i>\$18,810</i>
<i>8"</i>	<i>60.00</i>	<i>\$69,660</i>	<i>\$25,080</i>

SECTION VI. POTENTIAL CIP-FUNDED PROJECTS

The only CIP project funded through impact fees so far is the 12-ince Wastewater Main in Trimmier Creek Basin Project. This project is complete. As discussed in Section 4.3, Wastewater Impact Fee expenses through January 2025 are \$451,564, greater than received revenues. The Wastewater Impact Fee fund will take approximately 13 months to return to a positive amount. Presently, no Water Impact Fee funds are being used for a specific Water Impact Fee project. The Water Impact Fee funds could be used to offset construction funding for the 24" Hwy. 195 Water Line Project or the Hwy. 195 Ground Storage Tank Project. Both projects have projected start dates in the summer of 2025.

SECTION VII. FINDINGS

At this time, the CIAC files the following findings with the City of Killeen:

- The water and wastewater impact fees are being assessed and collected in accordance with applicable state law.
- There are no perceived inequities in the City of Killeen's impact fee program.

SECTION VIII. COMMITTEE RESPONSES

The Capital Improvements Advisory Committee (CIAC) met on February 26, 2025, and on March 12, 2025, to review the 2024 Master Plan.

Committee

1. Overall, the 2024 Master Plan looks good.
2. Concern about the rate and location of future growth.
3. More emphasis should be placed on outside city limits.
4. Concerned about how impact fees are assessed and should pay for them.


JOHNNY FREDRICK
CIAC COMMITTEE CHAIR

3-18-25
DATE