

AUSTIN HIGHWAY/LOWER BROADWAY IMPROVEMENT PROJECT

BOND EDUCATION PRESENTATION



Presented by:
Buddy Kuhn
City Manager



1998 FLOOD EVENT — LOWER BROADWAY



2018 FLOOD EVENT — LOWER BROADWAY



CURRENT ENVIRONMENT

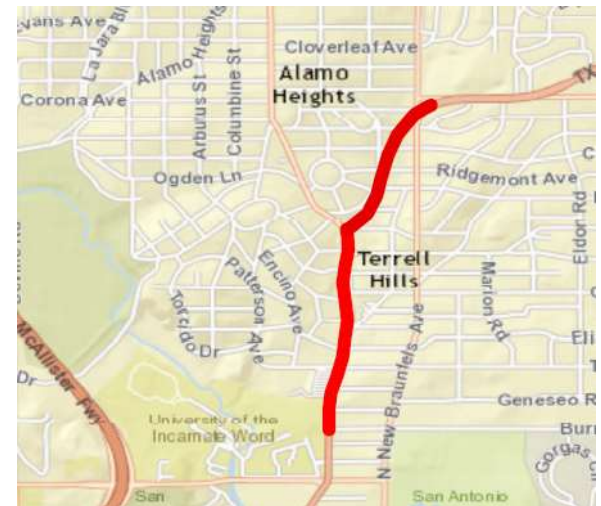
- Significant flooding
- TxDOT ownership of Broadway – Austin Hwy to Burr
- Aging water & sewer lines
- Deteriorated sidewalks, curbs and drainage inlets





PROJECT SCOPE OVERVIEW

- Broadway and Austin Highway total length – 1.13 miles
- Lower Broadway – 0.7 mile (Austin Hwy to Burr)
 - Streets
 - Sidewalks & Bike Lane
 - **Storm water drainage**
 - Underground utilities (water, sewer)
 - Landscaping



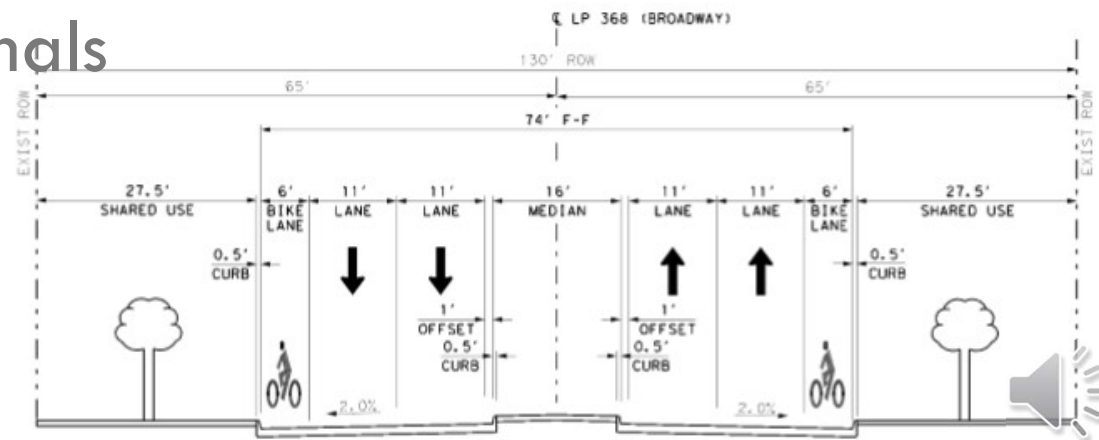
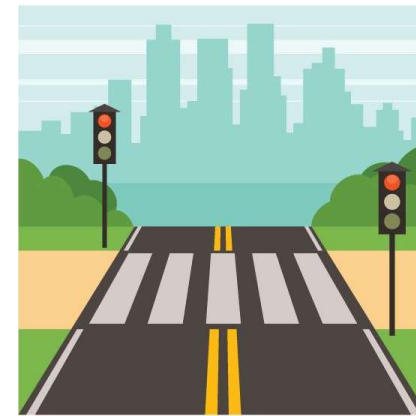
PROJECT BACKGROUND





STREET IMPROVEMENTS

- Reduce from 6 lanes to 4 lanes
- Center medians with turn lanes
- Create consistencies
- New traffic/crosswalk signals
- Turn Back Program
- **Funded 100% by TxDOT & MPO**





SIDEWALK IMPROVEMENTS

- Widen Sidewalks
- Multi-modal
 - Extension of COSA Broadway Project
 - Required by MPO
- **Primarily funded by MPO**





UNDERGROUND UTILITIES

- City of Alamo Heights Water & Sewer Lines
 - Aging infrastructure
 - Roadway already under construction
 - De-conflict with new storm drainage
 - Funded 100% by COAH Utilities Fund Certificates of Obligation





LID LANDSCAPING

- Low Impact Development Landscaping
 - Captures and slows down storm water
 - Improves quality of run-off at San Antonio River Headwaters
 - **Funded 100% by San Antonio River Authority**











BROADWAY STREETSCAPE CONCEPTS

BROADWAY @ BARILLA

OVERLAND



STORM WATER IMPROVEMENTS

- Improve to 25-year Flood Plain
- Remove 29+/- acres from flood plain*
- Funded by COAH General Obligation Bonds

*est. \$10.9M impact to GF over 20 years per Economic Impact Study





FUNDING RESPONSIBILITY

- Street & Sidewalks
 - MPO & TxDOT
- Storm Water Drainage
 - City of Alamo Heights
- Utilities
 - City of Alamo Heights
 - Water/Sewer Lines
- Landscaping
 - SARA
 - Low Impact Development - to be included in SARA's FY21 Budget
 - City of Alamo Heights
 - Irrigation/electrical infrastructure and minimal plantings

**ESTIMATED PROJECT
COST:
\$31,628,951**





FUNDING GAP

SOURCES	SCOPE	COMMITTED
MPO	Road, Bike Lane, Sidewalks	\$10,000,000
TxDOT	Roadway	\$4,000,000*
SARA	LID Landscaping	\$1,300,500
	SUB TOTAL:	\$15,300,500

PROJECT COST SUMMARY	
PROJECT COSTS:	\$31,628,951
PROJECT GAP:	\$16,328,451

* TxDOT also absorbing all costs related to cost estimates, design, engineering, environmental and project management.

CITY OF ALAMO HEIGHTS RESOURCES



■ Project Construction Costs

- General Obligation Bonds - **\$13.25M**
 - Funded by potential ad valorem tax increase
- Utility Fund Certificates of Obligation - **\$2.1M**
 - Funded by previously approved Water/Sewer rates

■ Project Contingency Costs

- General Fund Balance earmark FY21 - FY25 - **\$978,000**



PROPOSED CAPITAL BOND TAX INCREASE



- Increase I&S rate by \$.02
 - Current I&S rate – \$.05
 - Proposed I&S rate - \$.07

- 25-year bond
 - 3.13% interest rate*

* Assumption based on market trends



Projected I&S Tax Rate Impact for a \$13,250,000 Bond Election

FYE	Assessed Valuation ⁽¹⁾	Estimated AV Growth	Projected Tax Supported Debt Service Post Refunding ⁽²⁾	\$13,250,000 Proposed General Obligation Bond Issue ⁽³⁾⁽⁴⁾ Series 2021			Projected Tax Supported Debt Service	Estimated I&S Tax Rate ⁽⁵⁾	Estimated I&S Tax Rate Change	FYE
				Principal	Interest	Total				
2020	\$ 1,750,222,836		\$ 841,294				\$ 841,294	\$ 0.0500	0.00	2020
2021	1,793,437,955	1.50%	673,750				673,750	0.0500	0.00	2021
2022	1,820,339,524	1.50%	427,500	\$ 265,000	\$ 569,095	\$ 834,095	1,261,595	0.0700	0.02	2022
2023	1,847,644,617	1.50%	426,700	445,000	406,431	851,431	1,278,131	0.0698	0.00	2023
2024	1,875,359,286	1.50%	422,850	480,000	392,502	872,502	1,295,352	0.0697	0.00	2024
2025	1,903,489,676	1.50%	428,850	510,000	377,478	887,478	1,316,328	0.0698	0.00	2025
2026	1,922,524,573	1.00%	429,400	540,000	361,515	901,515	1,330,915	0.0699	0.00	2026
2027	1,941,749,818	1.00%	431,400	570,000	344,613	914,613	1,346,013	0.0700	0.00	2027
2028	1,961,167,316	1.00%	432,800	600,000	326,772	926,772	1,359,572	0.0700	0.00	2028
2029	1,980,778,990	1.00%	433,600	630,000	307,992	937,992	1,371,592	0.0699	0.00	2029
2030	2,000,586,779	1.00%	438,800	655,000	288,273	943,273	1,382,073	0.0697	0.00	2030
2031	2,020,592,647	1.00%	438,200	695,000	267,772	962,772	1,400,972	0.0700	0.00	2031
2032	2,040,798,574	1.00%	442,000	725,000	246,018	971,018	1,413,018	0.0699	0.00	2032
2033	2,061,206,559	1.00%	-	420,000	223,326	643,326	643,326	0.0315	-0.04	2033
2034	2,081,818,625	1.00%	-	425,000	210,180	635,180	635,180	0.0308	0.00	2034
2035	2,102,636,811	1.00%	-	440,000	196,877	636,877	636,877	0.0306	0.00	2035
2036	2,123,663,179	1.00%	-	455,000	183,105	638,105	638,105	0.0303	0.00	2036
2037	2,144,899,811	1.00%	-	470,000	168,864	638,864	638,864	0.0301	0.00	2037
2038	2,166,348,809	1.00%	-	480,000	154,153	634,153	634,153	0.0296	0.00	2038
2039	2,188,012,297	1.00%	-	495,000	139,129	634,129	634,129	0.0293	0.00	2039
2040	2,209,892,420	1.00%	-	515,000	123,635	638,635	638,635	0.0292	0.00	2040
2041	2,231,991,345	1.00%	-	530,000	107,516	637,516	637,516	0.0288	0.00	2041
2042	2,254,311,258	1.00%	-	545,000	90,927	635,927	635,927	0.0285	0.00	2042
2043	2,276,854,371	1.00%	-	565,000	73,868	638,868	638,868	0.0283	0.00	2043
2044	2,299,622,914	1.00%	-	580,000	56,184	636,184	636,184	0.0279	0.00	2044
2045	2,322,619,143	1.00%	-	600,000	38,030	638,030	638,030	0.0277	0.00	2044
2046	2,345,845,335	1.00%	-	615,000	19,250	634,250	634,250	0.0273	0.00	2045
			\$ 6,267,144	\$ 13,250,000	\$ 5,673,499	\$ 18,923,499	\$ 25,190,643			
							- Maximum Tax Rate -	\$ 0.0700		
							- Estimated Tax Rate Increase -	\$ 0.0200		

\$6,267,144 in current debt – retires in 2033

Potential tax decrease in 2033

Notes:

(1) Certified Values provided by Bexar County Appraisal District.

(2) Net of existing self supporting debt service (utility fund portion) of outstanding General Obligation Debt Service.

(3) Assumes a Fixed Rate of 3.13% for purposes of illustration. "AAA" Current Market Rates as of 7/29/2020 +70 bps.

(4) Estimated closing date of April 1, 2021 with principal and interest payments on August 15 and February 15 of each year starting in 2022.

(5) Actual FYE 2019 Tax Rate levied. Assumed Tax Collection Rate of: 99.05%

(6) Average life in years: 13.680 years



PROPERTY TAX RATE COMPARISON (PER \$100)

**PROPERTY TAX RATE FOR ALAMO HEIGHTS
COMPARED TO OTHER AREA MUNICIPALITIES (PER \$100)**

Municipality	2018 Tax Rate	2019 Tax Rate	M&O ¹ (Operations)	I&S ² (Debt)
<i>Alamo Heights</i>	.386439	.386439	.336439	.050000
Terrell Hills	.347673	.365000	.319823	.045177
Windcrest	.327469	.413544	.327469	.086075
Olmos Park	.424363	.434363	.354241	.089122
Hollywood Park	.510081	.499254	.346770 ³	.163311 ³
Leon Valley	.545877	.543590	.478277 ³	.067600 ³
San Antonio	.558270	.558270	.346770	.211500
Universal City	.576996	.601444	.486109	.115335

2020 BOND PROGRAM IMPACT

.070000

.406439



RESIDENT ANNUAL/MONTHLY IMPACT

Home Value	Projected Annual Difference*	Projected Monthly Difference
\$350,000	\$70	\$5.83
\$500,000	\$100	\$8.33
\$650,000	\$130	\$10.83
\$850,000	\$170	\$14.17
\$900,000	\$180	\$15.00
\$1,100,000	\$220	\$18.33

Properties with certain exemptions will not be impacted by increase





NEXT STEPS

- Live Virtual Community Education Meetings
 - Dates and Times
 - September 09 – 6 to 7pm
 - September 22 – 6 to 7pm
 - October 08 – 6 to 7pm
 - www.alamoheightstx.gov
- Early Voting – October 13th – 30th
- Election Day – November 3rd



THANK YOU!

- Questions?
- Buddy Kuhn, City Manager
 - bkuhn@alamoheightstx.gov

