

**CAPITAL IMPROVEMENT ADVISORY COMMITTEE
CITY OF OAK RIDGE NORTH, TEXAS**

COMMENT 2016-02

**PROPOSED IMPACT FEES FOR WATER AND WASTEWATER INFRASTRUCTURE
RELATING TO NEW DEVELOPMENT**

WHEREAS, the Capital Improvement Advisory Committee (“CIAC”) convened on Wednesday, July 27, 2016, at the City of Oak Ridge North municipal building located at 27424 Robinson Road, Oak Ridge North, Texas 77385; and

WHEREAS, the CIAC convened to fulfill its functions and duties to review the proposed impact fees and make recommendations to the City Council of the City of Oak Ridge North (“City Council”) concerning their adoption of impact fees; and

WHEREAS, the CIAC received additional information from Jones & Carter concerning their professional engineering report entitled “Water and Wastewater Impact Fee Analysis” (“Report”) concerning certain tracts of land that may ultimately be excluded from the previously identified impact fee service areas due to the certificates of public convenience and necessity (“CCNs”) applicable to the tracts of land; and

WHEREAS, the CIAC is prepared to issue its comments and recommendations to the City Council which will be filed with the City Secretary pursuant to Tex. Loc. Gov’t Code Sec. 395.050..

NOW, THEREFORE, THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MAKES THE FOLLOWING COMMENTS AND RECOMMENDATIONS TO THE CITY COUNCIL:

1. The proposed impact fee service areas reflected in Jones & Carter’s Report are appropriate based on the City’s 10-year growth projections, land use assumptions, the associated consumption demand values and the currently known status of their applicable CCN, if any;
2. The revised additional serviced units (1,473) accounts for potential new development that also lies within the South Montgomery County Municipal Utility District’s (“SMCMUD”) CCN which will not be served by the City;
3. Based on the revised additional service units, the proposed impact fees of a maximum \$3,297 per Equivalent Single Family Connection (“ESFC”) are appropriate based on the currently proposed impact service areas and the ESFCs projected therein.
4. The CIAC recommends that Jones & Carter’s additional reports projecting changes to the proposed impact fees based on changes in CCNs be included as appendices to any Resolution adopting by City Council imposing impact fees.
5. The CIAC recommends, following a public hearing, that City Council approve and adopt on August 8, 2016, the proposed revised impact fees as calculated and presented by Jones & Carter in their Report, which are appropriate given the information currently available for water and wastewater infrastructure necessary to properly serve new development in the impact fee service areas.

6. The CIAC shall reconvene as necessary, but not less than required to semi-annually review the progress, implementation, and appropriateness of impact fees and to evaluate changes in the new development projections and CCNs.

Preliminary comments and recommendations filed with City Secretary: July 29, 2016

Preliminary comments and recommendations adopted as Final: August 8, 2016

RECORD OF FINAL VOTE: COMMENT 2016-02

Approved by the Capital Improvement Advisory Committee according to the following vote:
RECORD OF VOTE – COMMENT 2016-02

CAPITAL IMPROVEMENT ADVISORY COMMITTEE

<u>COMMITTEE MEMBER</u>	<u>YAY</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Cleo Tarver	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Walter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mel Oller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jimmy Simon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paul Bond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gary Sipp	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jonathan Smoot	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Otwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

By: 
CLEO TARVER, Chairperson

Date: 8/8/16

ATTEST:


MEL OLLER, CIAC Secretary