

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

COMMENT 2017-01

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

WHEREAS, the Capital Improvement Advisory Committee (“CIAC”) convened on Monday, August 7, 2017, 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 amendment of impact fees and make recommendations to the City Council of the City of Oak Ridge North (“City Council”) concerning their adoption of amendments to impact fees; and

WHEREAS, the City has amended its certificates of convenience and necessity (“CCN”) for the City’s water and wastewater service areas thereby reducing the size of the City’s water and wastewater service areas which has also reduced the number of service units, known as Equivalent Single Family Connections (“ESFC”), in the City’s water and wastewater service areas thereby affecting the calculation of the City’s impact fees for water and wastewater service;

WHEREAS, the CIAC received additional information from Jones & Carter concerning their professional engineering report dated August 1, 2016 and entitled “Water and Wastewater Impact Fee Analysis” (“Report”) concerning certain tracts of land that have been excluded from the previously identified impact fee service areas due to the amended CCNs applicable to certain tracts of land; and

WHEREAS, the CIAC issued its preliminary comments and recommendations to the City Council at the Public Hearing held on the 25th day of September, 2017 at 7:00 o’clock p.m. at City Hall, 27424 Robinson Road, Oak Ridge North, Texas 77385, with the timely filing of the CIAC’s preliminary Comment 2017-01 with the City Secretary on September 14, 2017, 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 remain 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 service units (1,026) account 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. The proposed amended impact fee for water is \$1,579.00 per ESFC and the proposed amended impact fee for wastewater is \$2,690.00 per 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 remain as appendices to any Resolution adopting by City Council imposing impact fees.
5. The City Council convened on September 25, 2017, wherein it conducted a public hearing on the proposed amended impact fees as calculated and presented by Jones & Carter in Appendix 7 and 8 of their report dated August 1, 2016. The CIAC's preliminary Comment 2017-01 was available for public consideration and comment. No public comments were received.
6. The CIAC recommends that City Council approve and adopt on October 9, 2017, the proposed amended 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.
7. 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:

September 14, 2017

Preliminary comments and recommendations
ratified and adopted as Final:

October 2, 2017

RECORD OF FINAL VOTE: COMMENT 2017-01

Approved by the Capital Improvement Advisory Committee according to the following vote:

RECORD OF VOTE – COMMENT 2017-01

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carissa Wachtler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gary Sipp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jonathan Smoot	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Otwell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

By: 

CLEO TARVER, Chairperson

Date: October 2, 2017

ATTEST:



MEL OLLER, CIAC Secretary