

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

**SEMI-ANNUAL REPORT – OCTOBER 2017**

**PROGRESS OF CAPITAL IMPROVEMENT PLAN RELATING TO  
IMPACT FEES FOR WATER AND WASTEWATER**

WHEREAS, the Capital Improvement Advisory Committee (“CIAC”) convened on Monday, October 2, 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 progress of the capital improvements plan and to advise and make recommendations to the City Council of the City of Oak Ridge North (“City Council”) concerning the study, consideration, development and adoption of impact fees for water and wastewater infrastructure attributable to new development; and

WHEREAS, the CIAC received an update from City Staff concerning the previously proposed land use assumptions and capital improvements plan on which impact fees for water and wastewater were imposed on August 8, 2016; and

WHEREAS, the CIAC reviewed and considered its Comment 2017-01 concerning the proposed amended impact fees for water and wastewater for City Council’s consideration on October 9, 2017; and

WHEREAS, in conjunction with the CIAC’s approval of its Comment 2017-01 in support of the proposed amended impact fees for water and wastewater, the CIAC is also prepared to issue its semi-annual report with respect to the progress of the capital improvements plan pursuant to Tex. Loc. Gov’t Code Sec. 395.058(c)(4).

**NOW, THEREFORE, THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE  
SUBMITS THE FOLLOWING SEMI-ANNUAL REPORT TO THE CITY COUNCIL:**

1. The land use assumptions describing the impact fee service areas and projected changes in land use, densities, and population in the impact fee service area for the next 10 years have not changed and continue to be appropriate and consistent based upon the known or anticipated development projects and other information currently available.
2. The preliminary Water Impact Fee Capital Improvement Plan as presented by Jones & Carter on June 6, 2016, continues to be an appropriate representation of the upgrades and expansion needed for the City’s water distribution system in order to accommodate predicted future growth and to address existing system deficiencies.
3. The Wastewater Impact Fee Capital Improvement Plan as presented by Jones & Carter on June 6, 2016, continues to be an appropriate representation of the five (5) recommended capital improvement projects needed for the City’s wastewater distribution system in order to accommodate predicted future growth and to address existing system deficiencies.
4. The land use assumptions and capital improvement plans projected for the proposed amended calculation of impact fees to offset the costs of water and wastewater infrastructure to serve new development continues to be appropriate and takes into account current and proposed

economic development projects that could affect the City's land use assumptions and the capital improvements plan for water and wastewater infrastructure attributable to new development.

5. The CIAC has not identified any perceived inequities in implementing the capital improvement plan or in imposing the impact fees.
6. The CIAC directs that this Semi-Annual Report be filed with the City Secretary upon its approval and that it be delivered to the City Council in conjunction with its consideration of CIAC Comment 2017-01 for the proposed amended impact fee calculations for water and wastewater infrastructure attributable to new development.

PASSED and APPROVED on this the 2<sup>nd</sup> day of October 2017.

By:   
CLEO TARVER, Chairperson

ATTEST:

  
MEL OLLER, CIAC Secretary