

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

COMMENT 2016-01

**PROPOSED LAND USE ASSUMPTIONS & CAPITAL IMPROVEMENT PLAN RELATING TO
IMPACT FEES FOR WATER AND WASTEWATER**

WHEREAS, the Capital Improvement Advisory Committee ("CIAP") convened on Monday, June 6, 2016, at the City of Oak Ridge North municipal building located at 27424 Robinson Road, Oak Ridge North, Texas 77385; and

WHEREAS, the CIAP convened to fulfill its functions and duties to review the proposed land use assumptions and 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 CIAP received a professional engineering report from Jones & Carter entitled "Water and Wastewater Impact Fee Analysis" which included proposed land use assumptions and a capital improvements plan on which impact fees for water and wastewater will be studied, considered, developed and recommended for adoption to offset the cost of providing infrastructure for water and wastewater to serve new development; and

WHEREAS, the CIAP 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. 395.058(c)(2).

NOW, THEREFORE, THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MAKES THE FOLLOWING COMMENTS AND RECOMMENDATIONS 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 are 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, is 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, is 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 initial calculation of impact fees to offset the costs of water and wastewater infrastructure to serve new development, and at each semiannual review of adopted impact fees, should take 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 CIAP recommends that City Council approve the land use assumptions and the capital improvements plan as presented by Jones & Carter on June 6, 2016, which are appropriate given the information currently available and should be adopted by City Council in conjunction with its analysis, calculation and adoption of impact fees for water and wastewater infrastructure improvements that are attributable to new development.

Preliminary comments and recommendations filed with City Secretary: June 16, 2016

Preliminary comments and recommendations adopted as Final: June 27, 2016

RECORD OF FINAL VOTE: COMMENT 2016-01

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

RECORD OF VOTE – COMMENT 2016-01

CAPITAL IMPROVEMENT ADVISORY COMMITTEE

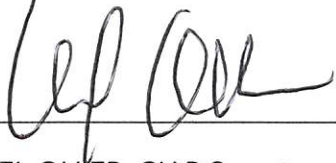
<u>COMMITTEE MEMBER</u>	<u>YAY</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Cleo Tarver	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Walter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mel Oller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jimmy Simon	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

By: 

CLEO TARVER, Chairperson

Date: 6/27/16

ATTEST:



MEL OLLER, CIAP Secretary