



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE COMMUNICATION

February 19, 2013

SUBJECT: Consider Recommendation to update land use assumptions and a capital improvements plan and imposition of impact fees

SUBMITTED BY: Ron Young, Director of Public Works and Engineering

REFERENCE NO:

ACTION REQUESTED:

Recommendation to the City Council to approve updated land use assumptions and a capital improvements plan and the imposition of impact fees

ALTERNATIVES:

1. Deny the request – *simple majority*.
2. Table the request – *simple majority*.

SUMMARY OF SUBJECT:

The City Council updated and adopted water and wastewater impact fees by Ordinance No. 1364 in 1999. At that time a review of impact fees was required every three (3) years. The State Legislature amended the impact fee legislation to extend the time for reviews to every five (5) years which pushed the time for a review of the Euless impact fees to 2007. The State Legislature also provided a mechanism to allow a municipality to make a determination that no update of land use assumptions, capital improvements plan or impact fees was needed. The City of Euless used this procedure in 2007 and adopted Resolution No. 07-1263 affirming and continuing in effect the water and wastewater impact fees.

In 2012, the Capital Improvements Advisory Committee and the City Council began the process to make a determination that no update of land use assumptions, capital improvements plan or impact fees was needed. During the public comment period, a citizen request for an impact fee study update was received.

The firm of Birkhoff, Hendricks & Carter has updated the impact fee study. The estimated population at build out is lower than anticipated in the 1999 Impact Fee Study. The Impact Fee Study Capital Improvements Plan has been amended to

include reclaimed water lines to serve the undeveloped areas south of Harwood Road and west of S. H. 360 and excess capacity in the TRA system. The wastewater impact fee study has also been updated to reflect excess capacity and anticipated expansions during the impact fee period. The maximum allowable impact fees have increased for both water and wastewater due to the expansions within the systems and planned expansions during the period covered by the study. The City Council will make the determination regarding the water and wastewater impact fees that will be adopted.

Staff requests your recommendation to the City Council to accept the update land use assumptions and capital improvements plan and consideration of updated impact fees.

SUPPORTING DOCUMENTS:

- Impact Fee Study

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner