

ITEM 2 CONSIDER RECOMMENDATION TO UPDATE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN AND THE IMPOSITION OF IMPACT FEES.

Receive a Report and Consider a Recommendation for Approval of Updated Land Use Assumptions, Capital Improvements Plan and the Imposition of Impact Fees.

Ron Young, Director of Public Works, gave a brief description of the case. 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. The wastewater impact fee shows an increase due to an increase in capacity at the TRA Central Regional Wastewater Plant. The allowable impact fees will show an increase of about 10% in the water impact fee and about a 5.7 fold increase in the wastewater impact fee. The City Council will make the determination regarding the water and wastewater impact fees that will be adopted.

Your recommendation to the City Council to update land use assumptions and a capital improvements plan and the imposition of updated impact fees is requested.

Mr. Matt Hickey, 11910 Greenville Ave., Suite 600, Dallas, TX 75243, presented the overall findings from the Water and Wastewater Impact Fee Update 2012 to 2022 presented by Birkhoff, Hendricks & Carter, L.L.P.

Vice Chairman Mennis made a motion to recommend approval of the updated land use assumptions and a capital improvements plan and the imposition of impact fees. Commissioner Zahn seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, Tompkins, and Eilenfeldt.

Nays: None

Abstention: None

The motion carried (7-0-0)