

## **EXHIBIT A**

### **SEMI-ANNUAL REPORT APRIL 1, 2014 THROUGH SEPTEMBER 30, 2014 BY THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE February 17, 2015**

#### **PURPOSE**

This semi-annual report was prepared by the Capital Improvements Advisory Committee to advise the City Council of the progress of Water and Wastewater Impact Fees and the Capital Improvements Plan, as well as, any perceived inequities found in implementing the Plan or imposing the impact fees. It is intended to satisfy the requirements of Chapter 395 of the Local Government Code.

#### **LAND USE ASSUMPTIONS**

The Land Use Assumptions, adopted by City Ordinance No. 1992 on April 9, 2013 provides a description of the City's water and wastewater service area, as well as, projections of changes in land use densities and intensities, and projections of population changes in the service area. The Land Use Assumptions have been deemed appropriate for use as the basis for the Capital Improvements Plan (CIP).

#### **CAPITAL IMPROVEMENTS PLAN: WATER AND WASTEWATER**

Appendices A and B of the 2013 Water and Wastewater Impact Fee Review and update show eligible existing facility costs and eligible proposed facility costs identified in the CIP adopted for water and wastewater. Pages 10-13 of the same report describe the Living Unit Equivalency and Maximum Impact Fee calculations. The CIP is progressing at a pace that meets the demands of the City of Euless. Additions to the water and wastewater systems will be implemented as development occurs within those areas of the City needing additional capacity.

#### **IMPACT FEE CHARGES**

The impact fee calculations show the actual cost of providing capital improvements needed to maintain the current level of service were \$2,955.80 per service unit for water facilities and \$1,049.40 per service unit for wastewater facilities. These figures represent the maximum impact fee per service unit that could be charged by the City.

Impact fees set by the City Council in April of 2013 were 50% of the maximum impact fee amount allowed. City Council Ordinance No. 1992 established impact fees per service unit of \$1,477.90 for water facilities and \$524.70 for wastewater facilities. The

Fees charged for both water and wastewater facilities are based on water meter size, with a 5/8" water meter considered one service unit. Wastewater impact fees are not charged when water meters are installed for water that will not enter the wastewater system, such as landscape irrigation. The Ordinance established the following impact fees:

<b>Meter Size (inches)</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
5/8" or 3/4"	\$1477.90	\$524.70	\$2,002.60
1"	\$3,694.75	\$1,311.75	\$5,006.50
1.5"	\$7,389.50	\$2,623.50	\$10,013.00
2"	\$11,823.20	\$4,197.60	\$16,020.80
3"	\$35,469.60	\$12,592.80	\$48,062.40
4"	\$62,071.80	\$22,037.40	\$84,109.20
6"	\$135,966.80	\$48,272.40	\$184,239.20
8"	\$236,464.00	\$83,952.00	\$320,416.00

#### IMPACT FEE ASSESSMENT, COLLECTION, AND DISBURSEMENT

From April 1, 2014 through September 30, 2014 impact fees collected were \$223,048.82 for water and \$38,551.15 for wastewater. Impact fee funds disbursed from the accounts during this time period totaled \$335,453.00. The projects funded included: Trinity River Authority Debt Payment - Water (Project WT0901) of \$50,000.00; Water Tower Debt Payment (Project WT0101) for \$65,084.00; Reclaimed Water Line Extension Debt Payment (Project WT1403) for \$120,369.00 and, Trinity River Authority Debt Payment - Sewer (Project WW0605) for \$100,000.00.

#### CONCLUSION

The Capital Improvements Advisory Committee finds that for the time period included in this report, no inequities were created in imposing the impact fees and the fees were properly approved by the City Council through Ordinance No. 1992. The assessment and collection of water and wastewater impact fees was in accordance with the guidelines of Ordinance No. 1992, and Chapter 395 of the Texas Local Government Code. All money collected was deposited into separate interest bearing accounts reserved for impact fees.