

## **EXHIBIT A**

### **SEMI-ANNUAL REPORT October 1, 2011 THROUGH March 31, 2012 BY THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE June 19, 2012**

#### **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. 1364 on April 27, 1999, and reaffirmed by Council Resolution No. 07-1263, provide 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 1999 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 13-17 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. The City Council, by Resolution No. 07-1252, made the determination that an update to the 1999 Water and Wastewater Impact Fees and Capital Improvements Plan was unnecessary.

#### **IMPACT FEE CHARGES**

The impact fee calculations show the actual cost of providing capital improvements needed to maintain the current level of service were \$2,673.93 per service unit for water facilities and \$184.50 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 1999 were 50% of the maximum impact fee amount allowed. City Council Ordinance No. 1364 established impact fees per service unit of \$1,336.97 for water facilities and \$92.25 for wastewater facilities. The City Council Resolution No. 07-1263 affirmed and continued in effect the impact fees in Ordinance No. 1364. 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"	\$1,336.97	\$92.25	\$1,429.22
1"	\$3,342.42	\$191.42	\$3,533.84
1.5"	\$6,684.83	\$382.84	\$7,067.67
2"	\$10,695.72	\$612.54	\$11,308.26
3"	\$32,087.16	\$1,837.62	\$33,924.78
4"	\$56,152.53	\$3,215.84	\$59,368.37
6"	\$123,000.78	\$7,044.21	\$130,044.99
8"	\$213,914.40	\$12,250.80	\$226,165.20
10"	\$334,241.25	\$19,141.88	\$353,383.13

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

From October 1, 2011 through March 31, 2012 impact fees collected were \$46,793.89 for water and \$1,845.00 for wastewater. Impact fee funds disbursed from the accounts during this time period totaled \$131,106.00. The project funded included: Water Tower Debt Payment (Project WT0101) for \$131,106.00.

#### 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 extended in effect as a result of the Council Resolution No. 07-1263 as allowed by Chapter 395 of the Texas Local Government Code. The assessment and collection of water and wastewater impact fees was in accordance with the guidelines of Ordinance No. 111, Ordinance No. 1364, and Chapter 395 of the Texas Local Government Code. All money collected was deposited into separate interest bearing accounts reserved for impact fees.