

PL1, Commissioner Darrell Jungman
PL2, VICE CHAIR Michael Yordy
PL3, CHAIR Carol Lynch
PL4, Commissioner Alan Whittaker



PL5, Commissioner John Zabojnik
PL6, Commissioner Fred Hart
PL7, Commissioner Bill Zimmermann
City Manager Dennis Burn
Ad-Hoc Advisory Member Kim Tucker

Joint Meeting Agenda
Planning & Zoning Commission & P&Z Advisory Committee
Ovilla Municipal Building, Council Chamber Room
105 S. Cockrell Hill Road, Ovilla, Texas 75154
December 5, 2016

NOTICE is hereby given of a **Special Meeting** of the Advisory Committee for the City of Ovilla, to be held on **Monday, December 05, 2016 at 6:00 P.M.** at **105 S. Cockrell Hill Road, Ovilla, Texas, 75154** for the purpose of considering the following items:

Call to Order

- Pledge of Allegiance

Comments, Presentations and Reports and Appointments

- Citizen Comments
The Advisory Committee welcomes comments from the public. Those wishing to speak must sign in before the meeting begins. Speakers may speak on any topic, whether on the agenda or not. Speakers under citizen's comments must observe a three-minute time limit. Inquiries regarding matters not listed on the Agenda may be referred to Staff for research and possible future action.
- Department Reports
September 2016 & October 2016 Building Permit Reports

CONSENT

Minutes of the October 03, 2016 Commission Meeting

INDIVIDUAL CONSIDERATION
Advisory Committee

- ITEM 1.** **DISCUSSION/ACTION – Receive** second presentation report from Andrew Mata, with Birkhoff, Hendricks and Carter, LLP to review Land Use Assumptions and the Water and Wastewater Impact Fees pursuant to Texas Local Government Code Chapter 395 and take action as necessary and forward recommendation to Council.
- ITEM 2.** **DISCUSSION/ACTION – Consideration** of any item(s) pulled from the Consent Agenda above for individual consideration and action.

ADJOURNMENT

This is to certify that a copy of the Notice of the Ovilla Advisory Committee Meeting of December 5, 2016 was posted on the bulletin board at City Hall, 105 S. Cockrell Hill Road, Ovilla, Texas, on December 02, 2016, prior to 6:00 p.m.




Glennell Miller
City Secretary Assistant

PL1, Commissioner Darrell Jungman
PL2, VICE CHAIR Michael Yordy
PL3, CHAIR Carol Lynch
PL4, Commissioner Alan Whittaker



PL5, Commissioner John Zabochnik
PL6, Commissioner Fred Hart
PL7, Commissioner Bill Zimmermann
City Manager Dennis Burn
Ad-Hoc Advisory Member Kim Tucker

DATE OF POSTING: Dec. 2, 2016 **TIME:** 3:30 am/pm
DATE TAKEN DOWN: _____ **TIME:** _____ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call 972-617-7262 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE MEETING IS IN SESSION.

City of Ovilla Building Permits
SEPTEMBER 2016

DATE	CONTRACTOR	OWNER & ADDRESS	TYPE OF PERMIT	FEE	BY	PERMIT NUMBER	SQ FT LIVIN G	SQ FT U/ROOF	PERMIT VALUE W/LAND	PERMIT VALUE W/O LAND
9/2/2016	BLM Fence	3520 Bryson Manor	Fence	\$25.00	MD	5280			\$1,200	
9/2/2016	BLM Fence	3540 Bryson Manor	Fence	\$25.00	DB	rec#109437			\$1,200	
9/2/2016	BLM Fence	7051 Plum Ct	Fence	\$25.00	MD	5279			\$1,100	
9/2/2016	BLM Fence	7001 Orange Ct	Fence	\$25.00	DB	rec#109437			\$1,100	
9/2/2016	BLM Fence	7211 Cherry	Fence	\$25.00	MD	5277			\$1,400	
9/2/2016	BLM Fence	7231 Judy	Fence	\$25.00	DB	rec#109437			\$1,200	
9/2/2016	BLM Fence	7021 Judy	Fence	\$25.00	MD	5274			\$1,200	
9/6/2016	Williams, Shannon	803 Main St	Fence	\$25.00	DB	rec#109437			\$2,500	
9/6/2016	Barbour, Barbara	610 Westmoreland	Accessory Building	\$40.00	MD	5285				
9/9/2016	Glacier Homes	7210 Cherry	New Home	\$5,908.22	BV	5311	2800	3974	\$389,990	\$314,990
9/7/2016	Harrison Homes	223 White Rock	New Home	\$1,000.00	BV	5319	3193	3845	\$300,000	\$250,000
9/8/2016	Douthit Contracting Inc (Golden Chick)	2887 Ovilla Rd	Commercial	\$4,908.14	BV	5308	2100		\$400,000	
9/8/2016	Big Star Plumbing	160 Claremont	Plumbing	\$193.84	DB	rec#109609			\$3,800	
9/9/2016	Ricks Custom Fences	160 Claremont	Fence	\$25.00	MD	5315			\$6,000	
9/12/2016	SDL Plumbing	707 Georgetown Rd	Plumbing	\$96.92	BV	5321			\$1,000	
9/12/2016	S & K Drilling	831 Cockrell Hill Rd	Drilling Well	\$25.00	BV	5317			\$25,000	

City of Ovilla Building Permits
SEPTEMBER 2016

DATE	CONTRACTOR	OWNER & ADDRESS	TYPE OF PERMIT	FEE	BY	PERMIT NUMBER	SQ FT LIVIN G	SQ FT U/ROOF	PERMIT VALUE W/LAND	PERMIT VALUE W/O LAND
9/14/2016	Nations Contracting	106 Meadow Glen	Roofing	\$50.00		5335 rec#109964			\$7,000	
9/14/2016	Gallery Custom Homes	124 Ovilla Creek	New Home	\$291.68	BV	5329	2882	3792	\$218,510	\$158,510
			Permit Parks	\$373.80 \$334.52	DB	rec#109967				
9/14/2016	Gallery Custom Homes	318 Fountain Creek	New Home	\$355.99	BV	5330	3672	4664	\$269,960	\$209,960
9/14/2016	Harrison Homes	105 Ovilla Creek	Sign	\$309.49 \$334.52	DB	rec#109968			\$300	
9/16/2016	Nations Contracting	100 Robin Glen Ln	Roofing	\$60.00	MD DB	5304 rec#6191			\$7,000	
9/19/2016	Splash Pools	110 Claremont	Swimming Pool	\$50.00		5336 rec#110220			\$7,000	
9/19/2016	Hajkinjo, Basel	111 Ashburne Glen	Remodel/Add-on	\$230.50	BV	5328			\$22,000	
			Review Permit	\$192.09	DB	cc#4273137 36				
9/19/2016			Review Permit	\$29.00 \$145.00	BV DB	5323 cc#4273674 24			\$5,500	
9/20/2016	First Midlothian LLC	707 W Main St	Flatwork	\$35.00	MD	5327			\$1,500	
9/20/2016	Camble, Darrel	301 Covington	Flatwork	\$35.00	DB	rec#110257			\$700	
9/20/2016	Rodriguez, Homero	109 Greenwood	Accessory Building (variance)	\$40.00	MD	5318 rec#110258			\$12,900	
9/20/2016	SDL Plumbing	609 Edgewood	Plumbing	\$96.92	DB	5246 rec#110259			\$1,000	
9/21/2016	Flores, Juan Carlos	Malloy Rd	Fence (Variance)	\$25.00	MD	5313			\$5,000	
9/22/2016	Haning, Chad	312 Shadowwood	Accessory Building	\$40.00	DB	rec#6193			\$15,000	
9/27/2016	Hunnemuller Homes	843 Red Oak Creek	New Home	\$393.54	BV	5302 cc#4286792 12	3258	3949	\$284,000	\$240,000
9/27/2016	Gallery Custom Homes	301 Fountain Creek	New Home	\$1,967.74 \$334.52	DB	5334	4328	5185	\$298,040	\$238,040
			Review Permit Parks	\$391.09	BV	rec#110356				
			Review Permit Parks	\$274.39 \$334.52	DB	rec#110362				

City of Ovilla Building Permits
SEPTEMBER 2016

DATE	CONTRACTOR	OWNER & ADDRESS	TYPE OF PERMIT	FEE	BY	PERMIT NUMBER	SQ.FT LIVIN G	SQ.FT U/ROOF	PERMIT VALUE W/LAND	PERMIT VALUE W/O LAND
9/27/2016	Gallery Custom Homes	303 Fountain Creek	New Home	\$336.37	BV	5332	3532	4297	\$254,260	\$194,260
				Review						
				\$329.11						
				Permit Parks						
				\$334.52						
				Review						
9/27/2016	Gallery Custom Homes	309 Fountain Creek	New Home	\$291.20	BV	5331	2875	3757	\$228,125	\$158,125
				Permit Parks						
				\$374.28						
				Permit Parks						
				\$334.52						
				Review						
9/27/2016	Gallery Custom Homes	305 Fountain Creek	New Home	\$390.27	BV	5333	4316	5227	\$297,380	\$237,380
				Permit Parks						
				\$275.21						
				Permit Parks						
				\$334.52						
				Review						
9/28/2016	Worple, Jennifer	103 Ridgeway Gap	Fence		MD	5341			\$5,795	
					DB	rec#6194				
9/28/2016	Worple, Jennifer	103 Ridgeway Gap	Accessory Building		MD	5342			\$3,000	
					DB	rec#6194				
9/29/2016	King, John	600 Buckboard	Roofing			5345			\$2,500	
						rec#6195				
9/30/2016	Kuykendall, Sid	108 Westlawn	Septic System		MD	5343				
					DB	rec#110431				

NEW HOMES	
Plan Review	\$3,343.46
Building Permit	\$6,599.88
Park Impact	\$3,010.68
Capitol Recovery	\$1,250.00
Fire Meter	\$0.00
Water Meter	\$0.00
Water Impact	\$0.00
Sewer Tap	\$0.00
PFSI	\$0.00
Sewer Impact	\$1,400.00
Fire Fee	\$0.00
TOTAL	\$15,604.02

New Home Construction	\$2,001,265	9
Commercial	\$4,908.14	1
Swimming Pools	\$230.50	1
Fences	\$275.00	11
Sprinkler	\$0.00	0
Sign	\$60.00	1
Add-on/Alteration	\$174.00	1
Accessory Building	\$160.00	4
Electrical	\$0.00	0
Mechanical	\$0.00	0
Septic System	\$250.00	1
Sewer	\$0.00	0
Roof	\$150.00	3
Plumbing	\$387.68	3
Deck	\$0.00	0
Flatwork	\$70.00	2
Misc.	\$25.00	1
TOTAL MISC FEES	\$6,690.32	

City of Ovilla Building Permits
OCTOBER 2016

DATE	CONTRACTOR	OWNER & ADDRESS	TYPE OF PERMIT	FEE	BY	PERMIT NUMBER	SQ FT LIVIN	SQ FT U/ROOF	PERMIT VALUE W/LAND	PERMIT VALUE W/O LAND
10/4/2016	Best Southwest Plumbing Group	506 Edgewood Ln	Plumbing (water heater)	\$96.92	BV	5347 rec#110581	G		\$3,300	
10/4/2016	BLM Fence	3700 Maple Ln	Fence	\$25.00	MD	5338 rec#110603			\$1,200	
9/2/2016	BLM Fence	7051 Plum Ct	Fence	\$25.00	MD	5278 rec#109437			\$1,100	
10/7/2016	AGC Custom Homes	7230 Cherry Ln	New Home	\$4,358.30	BV	5326	2989	4103	\$370,000	\$295,000
10/11/2016	Sims, John	707 W Main St	Mechanical	\$96.92	BV	5350 CC#4378451 10			\$1,500	
10/11/2016	ML Johnson Assoc	314 Fountain Creek	Sprinkler System	\$25.00	MD	5349			\$1,100	
10/11/2016	ML Johnson Assoc	400 Bluff Creek	Sprinkler System	\$25.00	MD	5346 rec#110885			\$1,100	
10/11/2016	Cotton Electric Service	120 Water St	Electrical	\$96.92	DB	5352				
10/17/2016	Dial One Johnson Plumbing	108 Nob Hill Ln	Plumbing (water heater)	\$96.92	BV	5353 rec#110904			\$1,600	
10/13/2016	Clear Connection Pools	108 Westlawn	Swimming Pool	\$449.02	BV	5358 rec#6803			\$50,000	
10/8/2016	Ernie's Plumbing	608 Cardinal Dr	Plumbing (water heater)	\$96.92	DB	5354 rec#111416			\$2,000	
10/24/2016	Ovilla Road Baptist Church	3251 Ovilla Rd	Fence	\$25.00	MD	5348 CC#4443452 38			\$9,600	
10/25/2016	Combat Plumbing	3418 Ovilla Rd	Plumbing (water heater)	\$96.92	BV	5354 rec#111479			\$1,000	
10/26/2016	Ulrich Barn Builders	109 Westlawn	Accessory Building	\$40.00	MD	5361 rec#6811			\$4,500	
10/26/2016	Lillian Custom Homes	3500 Maple	New Home	\$5,289.12	BV	5344	3628	4663	\$307,422	\$233,442
			Review	\$384.10						
			Permit	\$1,920.50						
			Parks	\$334.52						
			Cap Rec	\$1,250.00						
			Sewer	\$1,400.00						

City of Ovilla Building Permits
OCTOBER 2016

DATE	CONTRACTOR	OWNER & ADDRESS	TYPE OF PERMIT	FEE	BY	PERMIT NUMBER	SQ FT LIVIN G	SQ FT UROOF	PERMIT VALUE W/LAND	PERMIT VALUE W/O LAND
10/27/2016	Ovilla Road Baptist Church	3251 Ovilla Rd	Fence	\$25.00	MD	5355			\$1,800	
10/31/2016	Webber, Cindy	111 Westlawn	Flatwork	\$35.00	DB	rec#006631			\$800	
					MD	5363				
					DB	rec#6815				

NEW HOMES	
Plan Review	\$846.39
Building Permit	\$4,231.99
Park Impact	\$669.04
Capitol Recovery	\$2,500.00
Fire Meter	\$0.00
Water Meter	\$0.00
Water Impact	\$0.00
Sewer Tap	\$0.00
PFSI	\$0.00
Sewer Impact	\$1,400.00
Fire Fee	\$0.00
TOTAL	\$9,647.42

New Home Construction	\$528,442	2
Commercial		
Swimming Pools	\$449.02	1
Fences	\$100.00	4
Sprinkler	\$50.00	2
Sign	\$0.00	0
Add-on/Alteration	\$0.00	0
Accessory Building	\$40.00	1
Electrical	\$96.92	1
Mechanical	\$96.92	1
Septic System	\$0.00	0
Sewer	\$0.00	0
Roof	\$0.00	0
Plumbing	\$387.68	4
Deck	\$0.00	0
Flatwork	\$35.00	1
Misc.	\$0.00	0
TOTAL MISC FEES	\$1,255.54	

CITY OF OVILLA MINUTES

OVILLA ADVISORY COMMITTEE

Monday, October 03, 2016

Special Meeting

P&Z PL3 Chair Carol Lynch called to order the special meeting of the **Ovilla Advisory Committee**, made up of the *Ovilla Planning and Zoning Commission* and an *Ad-Hoc Advisory Member*, at 6:00 pm, with the following members present:

Carol Lynch	P&Z Commissioner, Chair
Michael Yordy	P&Z Commissioner, Vice Chair
Alan Whittaker	P&Z Commissioner, PL4
Fred Hart	P&Z Commissioner, PL6
Bill Zimmermann	P&Z Commissioner, PL7

Five Commission members were present, thus constituting a quorum. City Manager Dennis Burn and Public Works Director Brad Piland were present. Noted absent were PL5, John Zbojnik, and PL1, Darrell Jungman. Appointed Ad-Hoc Advisory Member, Bill Crouch was not able to attend. The Pledge of Allegiance was led at this time.

APPOINTMENTS, COMMENTS, REPORTS AND PRESENTATIONS

Building Permit Reports: July 2016 & August 2016

CONSENT ITEMS

Minutes of the August 01, 2016 Commission Meeting
FY 2016 – 2017 Calendar of Application Deadline Submittals & Meetings

PL6 Hart made the motion for the Consent Item of the Minutes from August 01, 2016 Commission Meeting to be approved as presented. Also, making the motion to approve the Consent Item for the FY 2016-2017 Calendar of Application Deadline Submittals & Meetings as presented.

PL4 Whittaker seconded both motions.

VOTE: The motion passed 5-0.

PL1 Jungman, and PL5 Zbojnik were noted absent.

CITIZEN COMMENTS

None

INDIVIDUAL CONSIDERATION ADVISORY COMMITTEE

ITEM I. DISCUSSION/ACTION – Receive presentation report from Andrew Mata, with Birkhoff, Hendricks and Carter, LLP to review Land Use Assumptions and the Water and Wastewater Impact Fees pursuant to Texas Local Government Code Chapter 395 and take action as necessary.

City Manager Dennis Burn noted that Ad-Hoc appointee Bill Crouch was absent – explained that legal counsel advised that the presentation is still able to be heard, but that no action could be taken. At this

*Darrell Jungman, PL1
Michael Yordy Vice-Chair PL2
Carol Lynch, CHAIR PL3
Ad-Hoc Advisory Member Bill Crouch
City Manager Dennis Burn*

*Alan Whittaker, PL4
John Zbojnik PL5
Fred Hart, PL6
Bill Zimmermann, PL7*

CITY OF OVILLA MINUTES

OVILLA ADVISORY COMMITTEE

time representative Andrew Mata with City's Engineer Firm was introduced, to give an overview of Impact Fee Study. Mr. Mata walked the Commissioners through all that will take place with the Advisory Committee for 2016. He explained the Impact Fee is a financial mechanism to collect funds for infrastructure to support new growth, and that the P&Z Advisory Committee is to review and assist with calculations, land assumptions, annual reports, and to advise Council on the need of updates. Through the study done on the currently updated Comprehensive Land Use Plan (CLUP) current population is at 3820 and at 10 years it is expected to be around 5622. The Land Use Assumption Plan came with the updated completion of the CLUP. Mr. Burn explained some of the projects that have already been acted upon along with some that are to start:

- Collection of fees from every new home
- 12 "water line installed on Water St.
- New water line installed at Heritage Park to cross the road
- Improve Ovilla Oaks

Mr. Burn also noted that the Impact Fee will be for new projects only. They are not to be used to improve existing projects.

As explained, there is no action on this item.

ITEM 2. DISCUSSION/ACTION – Consideration of any item(s) pulled from the Consent Agenda above for individual consideration and action.

None

There being no further items to discuss Chair Lynch called for a motion to adjourn the night's meeting.

PL6 Hart made the motion to adjourn.
Vice Chair Yordy seconded the motion.

Adjournment

The Special Meeting of October 03, 2016 was adjourned at 6:44 pm.

Carol Lynch, P&Z CHAIR

ATTEST:

Glennell Miller: Board Secretary

APPROVED: December 05, 2016

Planning & Zoning Meeting

*Darrell Jungman, PL1
Michael Yordy Vice-Chair PL2
Carol Lynch, CHAIR PL3
Ad-Hoc Advisory Member Bill Crouch
City Manager Dennis Burn*

*Alan Whittaker, PL4
John Zabojnik PL5
Fred Hart, PL6
Bill Zimmermann, PL7*



Ovilla Planning & Zoning

Advisory Committee Impact Fees AGENDA ITEM REPORT

Item 1

Meeting Date: December 05, 2016

Department: Administration / Water/Sewer

Discussion Action

Zoned: N/A Res. Commercial

Attachments:

1. Water Distribution System Map – Presentation by Andrew Mata
2. Wastewater Collection System Map
3. Report of the 2016 Fee update table – Water Distribution System
4. Report of the 2016 Fee update table – Wastewater Collection System
5. Five Year Water & Wastewater Impact Fee Review
6. Report of the 2014 Fee Update
7. Article 13.04 Water & Sewer Impact Fees from the City's Code of Ordinances
8. Recommendation

Agenda Item / Topic:

ITEM 1. DISCUSSION/ACTION – Receive second presentation report from Andrew Mata, with Birkhoff, Hendricks and Carter, LLP to review Land Use Assumptions and the Water and Wastewater Impact Fees pursuant to Texas Local Government Code Chapter 395 and take action as necessary and forward recommendation to Council.

Discussion / Justification:

BACKGROUND:

November 2015, Council approved an Engineering Services Agreement by and between the City of Ovilla and Birkhoff, Hendricks and Carter, L.L.P., to complete an analysis of the June 2011 Water and Wastewater Impact Fee Study and prepare an update based on capital projects, population and updated land use. (Water and wastewater fees were updated in 2014 – see below.) The Comprehensive Land Use Plan was completed in August 2016.

CURRENT:

At the June 13, 2016 Regular meeting, the City Council appointed Ovilla businessman and commercial property owner, Bill Crouch from the real estate/development community, as the ad hoc member to the Planning and Zoning Commission as required for the purpose of reviewing the impact fees, carrying out its duties for this purpose and making a recommendation to the City Council for consideration to revise the fees.

Water and Wastewater (Sewer) Impact Fees are an assessment imposed by a political subdivision for new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. Any developer seeking a building permit for a new development (residential or commercial) that will generate additional use of

utility resources will be responsible for paying Impact Fees. As it pertains to Impact Fees, the “developer” shall mean any person, company, agency, or entity that is undertaking a project. This includes non-profit entities, churches, and individuals subdividing land for family members as well as those whose primary business is developing land or constructing homes or businesses for profit. School districts are exempt from water and wastewater impact fees.

Texas Local Government Code Chapter 395.054 provides for the process to review and amend the Impact Fees. The current fees were established/amended in 2014. The allowable maximum water impact fee is \$3,311 and the allowable maximum wastewater impact fee is \$1,441. Both fees are per new living unit.

The Rules of the Advisory Committee for carrying out its duties for this purpose are established and provided below:

Pursuant to section § 395.058, the Advisory Committee will serve in an advisory capacity, and is established to advise the political subdivision of the need to update or revise the impact fee(s).

Staff shall make available to the Advisory Committee the Five Year Water and Wastewater Impact Fee Review completed in June 2011 by Birkhoff, Hendricks & Carter, L.L.P. and Article 13.04 Water and Sewer Impact Fees from the City’s Code of Ordinances.

The Advisory Committee shall review current impact fees in relation to maximum fee allowable, (as described in the Five Year Water and Wastewater Impact Fee Review and updated by the City Engineer) and make a comparison of actual impact fees of other cities to proposed revised impact fee, determine if inequities exist if imposing revised impact fee, and provide a report to City Council.

Recommendation / Staff Comments:

Staff recommends that following the conclusion of the multiple schedule of meetings as included in this packet, that the Advisory Committee, upon review of the water and wastewater impact fees make a recommendation of their findings to amend the impact fees in a Report to the City Council.

Sample Motion(s):



"PRIDE IN OUR PAST... ENTHUSIASM FOR THE FUTURE"

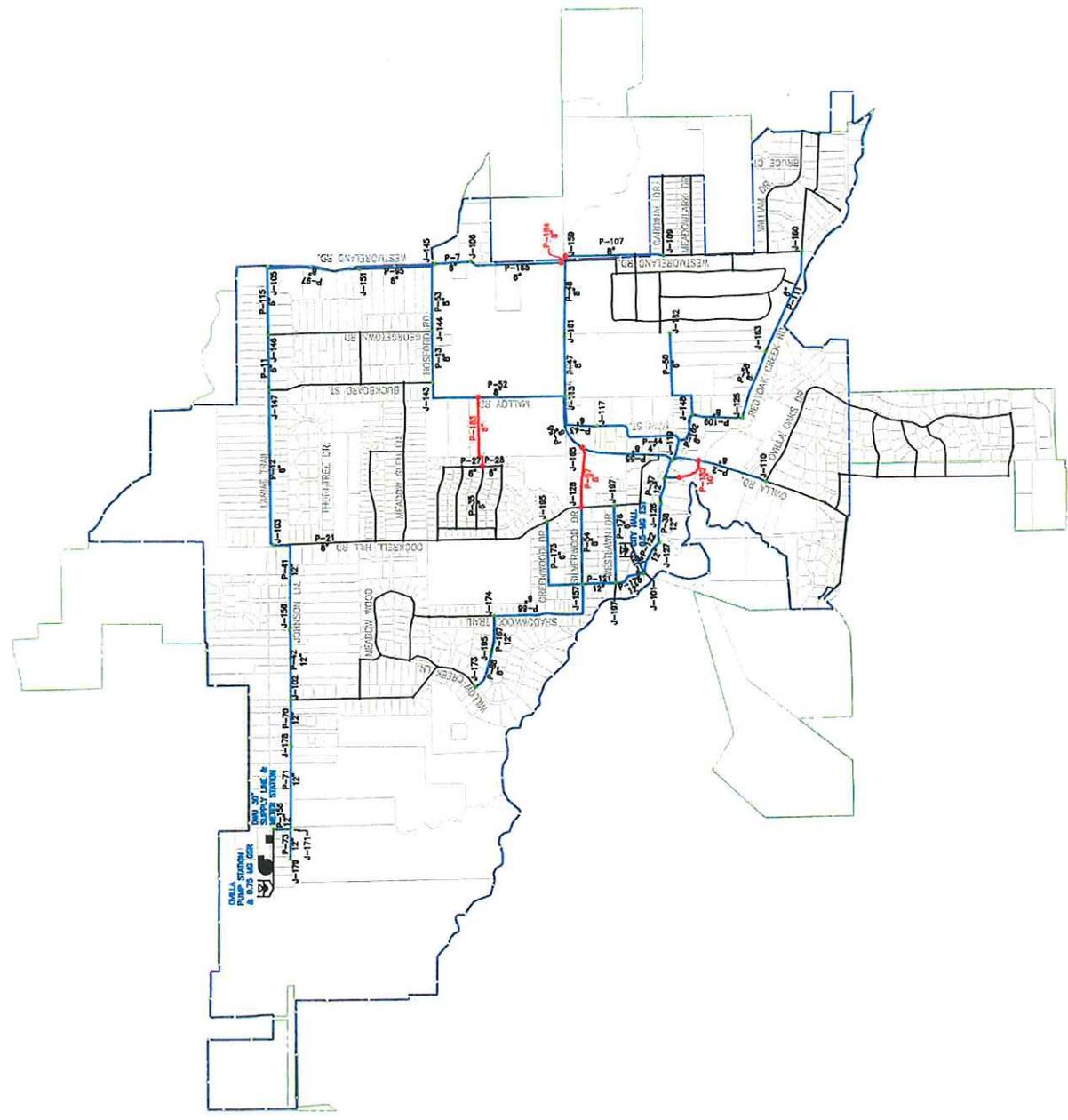
CITY OF OVILLA, TEXAS

WATER DISTRIBUTION SYSTEM

2016-2026 CAPITAL IMPROVEMENT PLAN

LEGEND

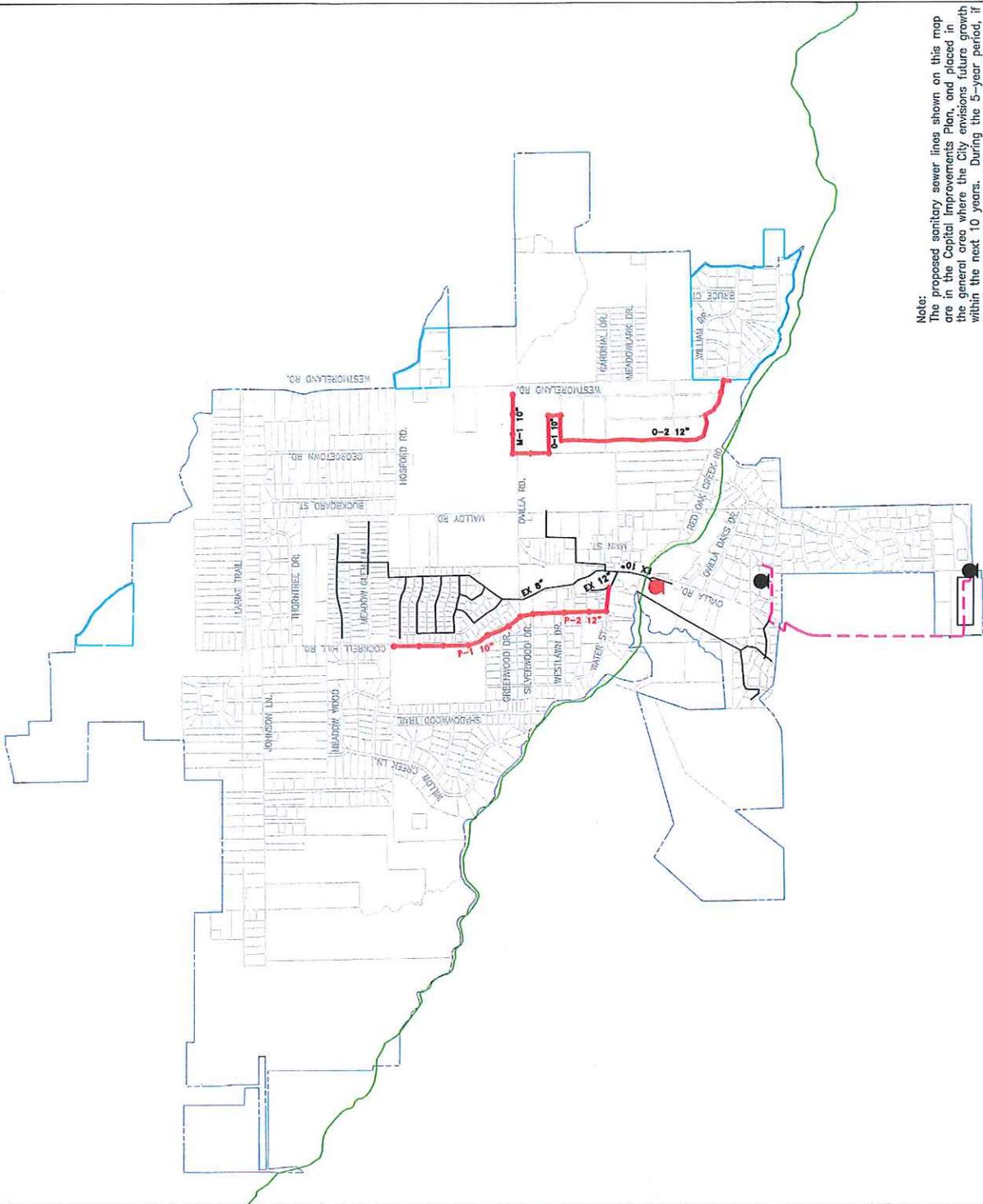
- CITY LIMITS
- EXISTING WATER CON LIMITS
- EXISTING WATER LINE (NO IMPACT FEE)
- EXISTING WATER LINE (IMPACT FEE)
- PROPOSED WATER LINE (IMPACT FEE)
- EXISTING WATER FACILITIES (IMPACT FEE)



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 DALLAS, TEXAS

OCTOBER, 2016

FIGURE NO. 1



Note:
 The proposed sanitary sewer lines shown on this map are in the Capital Improvements Plan, and placed in the general area where the City envisions future growth within the next 10 years. During the 5-year period, if the line shifts within the drainage basin, the City can fund it with Impact Fee funds.



CITY OF OVILLA, TEXAS

WASTEWATER COLLECTION SYSTEM

2016-2026 CAPITAL IMPROVEMENT PLAN

LEGEND

- CITY LIMITS
- EXISTING WASTEWATER CON LIMITS
- EXISTING SANITARY SEWER (NO IMPACT FEE)
- EXISTING FORCE MAIN (NO IMPACT FEE)
- PROPOSED SANITARY SEWER (IMPACT FEE)
- EXISTING RED OAK CREEK REGIONAL SANITARY SEWER (TRA)
- EXISTING LIFT STATION (NO IMPACT FEE)
- EXISTING LIFT STATION TO BE ABANDONED (IMPACT FEE)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 DALLAS, TEXAS
 OCTOBER, 2016
 FIGURE NO. 2

TABLE No. 7
CITY OF OVILLA, TEXAS
2016 IMPACT FEE UPDATE
WATER DISTRIBUTION SYSTEM
10-YEAR CAPITAL IMPROVEMENT PLAN

PROPOSED WATER LINES

Project No. ⁽¹⁾	Project	Size	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
1	Silverwood 8-inch Water Line Extension	8"	\$ 123,750	\$ 64,969	\$ 188,719
2	Water Street 10-inch Water Line	10"	\$ 47,795	\$ 25,092	\$ 72,887
3	Hummingbird Lane 6-inch Water Line Extension	8"	\$ 150,150	\$ 78,829	\$ 228,979
4	Westmoreland 8-inch Water Line Crossing	8"	\$ 30,480	\$ 16,002	\$ 46,482
Subtotal: Proposed Water Lines			\$ 352,175	\$ 184,892	\$ 537,067

PLANNING EXPENSES

Project No.	Project	Opinion of Cost (1)(b)	Debt Service ⁽²⁾	Total Project Cost
	Water Impact Fee Update	\$ 11,800	\$ -	\$ 11,800
Subtotal, Planning Expenses:		\$ 11,800	\$ -	\$ 11,800
Water Distribution System CIP Grand Total:		\$ 363,975	\$ 184,892	\$ 548,867

Notes:

- (1) Opinion of Project Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (2) Debt Service based on 20-year simple interest bonds at 5%

**CITY OF OVILLA, TEXAS
2016 IMPACT FEE UPDATE
WASTEWATER COLLECTION SYSTEM
10-YEAR CAPITAL IMPROVEMENT PLAN**

PROPOSED SANITARY SEWER LINES

Project No. (6)	Project	Size	Opinion of Project Cost (1)	Debt Service (2)	Total Project Cost
1 *	Proposed Collection Lines (Hidden Valley Estates)	10"	\$ 46,000	\$ 24,150	\$ 70,150
2 *	Proposed Collection Lines (Hidden Valley Estates)	10"	\$ 83,600	\$ 43,890	\$ 127,490
3 *	Proposed Collection Lines (Hidden Valley Estates)	12"	\$ 126,600	\$ 66,465	\$ 193,065
4 *	Proposed Collection Lines	10"	\$ 30,000	\$ 15,750	\$ 45,750
5 *	Proposed Collection Lines	12"	\$ 31,800	\$ 16,695	\$ 48,495
Subtotal: Proposed Sanitary Sewer Lines			\$ 318,000	\$ 166,950	\$ 484,950

PROPOSED FACILITY IMPROVEMENTS

Project No. (6)	Project	Capacity	Opinion of Project Cost (1)	Debt Service (2)	Total Project Cost
6 *	Future Red Oak WWTP Improvements	7.0 MGD	\$ 474,142	\$ 248,925	\$ 723,067
7 *	Future TRA Trunk Line Improvements	7.0 MGD	\$ 2,599,924	\$ 1,364,960	\$ 3,964,883
8	Lift Station Abandonment (City)	\$ 50,000	\$ 26,250	\$ 76,250
Subtotal, Lift Station & Treatment Facilities:			\$ 3,124,066	\$ 1,640,135	\$ 4,764,201

PLANNING EXPENSES

Project No.	Project	Opinion of Cost (1)(b)	Debt Service (2)	Total Project Cost
	Wastewater Impact Fee Update	\$ 11,800	\$ -	\$ 11,800
Subtotal, Planning Expenses:		\$ 11,800	\$ -	\$ 11,800
Wastewater Collection System CIP Grand Total:		\$ 3,453,866	\$ 1,807,085	\$ 5,260,951

Notes:

- (1) Opinion of Project Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (2) Debt Service based on 20-year simple interest bonds at 5%
- (3) * - City Share Cost of TRA Improvements (4.01%)
- (4) * - Developer Initiated & Participation: Oversize Cost Paid by City

**ENGINEERING EVALUATION
REPORT OF THE**

**FIVE YEAR WATER & WASTEWATER
IMPACT FEE REVIEW**

FINAL

AMENDED REPORT, DECEMBER 2014

Submitted To



"PRIDE IN OUR PAST... ENTHUSIASM FOR THE FUTURE"

Submitted By

***BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS***

JUNE, 2011

CITY OF OVILLA, TEXAS

ENGINEERING EVALUATION REPORT OF THE FIVE YEAR WATER AND WASTEWATER IMPACT FEE REVIEW

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AMENDED REPORT, DECEMBER 2014 to reflect the City's refinanced interest rates and lower water impact fee.

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V. Calculation of Maximum Impact Fees (Amended Dec. 2014)	10

Appendix "A": Cost Data

Appendix "B": Water Distribution System - Impact Fee Data

- (1) Existing Facilities – Pump Station, Ground Storage Reservoir, Elevated Storage Tanks
- (2) Proposed Facilities Improvements
- (3) Existing Water Lines
- (4) Proposed Water Lines

Appendix "C": Wastewater Collection System - Impact Fee Data

- (1) Existing Facilities - Wastewater Treatment Plant, Trunk Lines
- (2) Proposed Facilities Improvements
- (3) Proposed Collection Lines



John W. Birkhoff
6/22/11

Andrew Mata, Jr.
6/22/2011



5-YEAR WATER AND WASTEWATER IMPACT FEE REVIEW

I. GENERAL

The engineering analysis portion of the Five Year Water and Wastewater Impact Fee Review determines utilized capacity cost of major water distribution facilities, wastewater collection system facilities, water distribution lines and wastewater collection lines between the year 2011 and the year 2021. Facilities include pump stations, storage tanks and TRA treatment plant. The study period is a ten-year period with 2011 as the base year. The engineering analysis of the water and wastewater systems is based on established land use in the year 2011, projected land use patterns through the year 2021 and on the existing and proposed infrastructure.

The City's Water Distribution Master Plan was updated in January 1998 and Wastewater Collection System Master Plan was created in 2004. These master plans include the City's current land use plan. Projections today include a build-out population of approximately 9,700 people. The equivalency factors conform to the latest American Water Works Association Standards (C700 - C703).

II. COST OF FACILITIES

Actual construction cost of the various elements of the water distribution and wastewater collection system was utilized where the information was known. The existing cost of facilities was determined from Contractors final pay requests and from bid tabulation forms.

Cost for most of the water distribution lines and the sewer collection trunks have not been located. Debt service has been added to all projects where cost is known. For projects which have no cost data, equivalent 2011 dollars have been attached to those projects and no debt service included in the total cost. A copy of the cost data is located in Appendix "A".

III. UTILIZED CAPACITY

Utilized capacity for the water distribution and wastewater collection systems was calculated based on population growth projections provided by the City. Projected household starts by year were provided from 2011 through 2020, as shown on **Table No. 1**. Utilized capacity of improvements in the period is used to calculate the dollar value associated with growth for that period.

TABLE NO. 1

Summary of Population Projection

End of Year	Projection (%)	Number of Starts	Household Units	Population*
2011	.75	9	1,259	3,865
2012	1.0	13	1,272	3,905
2013	1.0	13	1,285	3,945
2014	1.15	19	1,304	4,003
2015	1.5	20	1,324	4,065
2016	2.0	26	1,350	4,145
2017	2.5	34	1,384	4,249
2018	3.0	41	1,425	4,375
2019	3.0	42	1,467	4,504
2020	3.0	43	1,510	4,636
2021	3.0	45	1,555	4,774

* - Population density 3.07 people per household unit.

A. WATER DISTRIBUTION SYSTEM

Computer models for the years 2011 and 2021 were prepared based on the City's Water Distribution Master Plan.

All computer models were run for the Maximum Hourly Demand and the Minimum Hourly Demand in a three-day extended period simulation to insure proper sizing of the facilities to meet peak demands. The existing system includes the following facilities:

- One Pump Station – 4 pumps – 3.10 MGD Capacity
- One Ground Storage Reservoir – 0.75 MG Capacity
- One Elevated Tank – 0.50 MG Capacity

The pump station and ground storage facility were analyzed on the maximum daily demand, while elevated storage was analyzed utilizing the difference between the Maximum Hourly Demand and the Maximum Daily Demand. This analysis is consistent with the sizing of these facilities in the Master Plan.

Utilized capacity cost for each water system facility is summarized in Table No. 2. Appendix "B" includes the data for all components of the system that were determined to have utilized capacity during the study period.

TABLE NO. 2
Summary of Eligible Capital Cost and Utilized Capacity Cost

Water System	Total 20-Year Project Cost (\$)	Utilized Capacity (\$) in the CRF Period
Existing Water Facilities (Pump Station, Reservoir, and Elevated Tank)	\$ 2,462,057	\$ 248,200
Existing DWU Supply Line and Meter Station	\$ 6,474,339	\$ 512,255
Existing Water Lines	\$ 4,124,519	\$ 826,648
(AMENDED DECEMBER 2014) Existing Water System Subtotal:	\$ 13,060,915	\$ 1,587,103
Proposed Water Facilities	\$ -	\$ -
Proposed Distribution Lines	\$ 403,363	\$ 279,239
Proposed Water System Subtotal:	\$ 403,363	\$ 279,239
(AMENDED DECEMBER 2014) Total:	\$ 13,464,278	\$ 1,866,342

10-Year Capital Improvement Program for Water Projects

The additions to the water distribution system that are included in the 10-Year CIP are as follows in Table No. 3 and as shown in Figure No. 1.

TABLE NO. 3
Proposed Distribution Lines

Pipe Number	Location	Pipe Size (In)	Year to be Constructed
P-37	Water Street	14"	2016
P-38	Water Street	14"	2016
P-122	Water Street	14"	2016

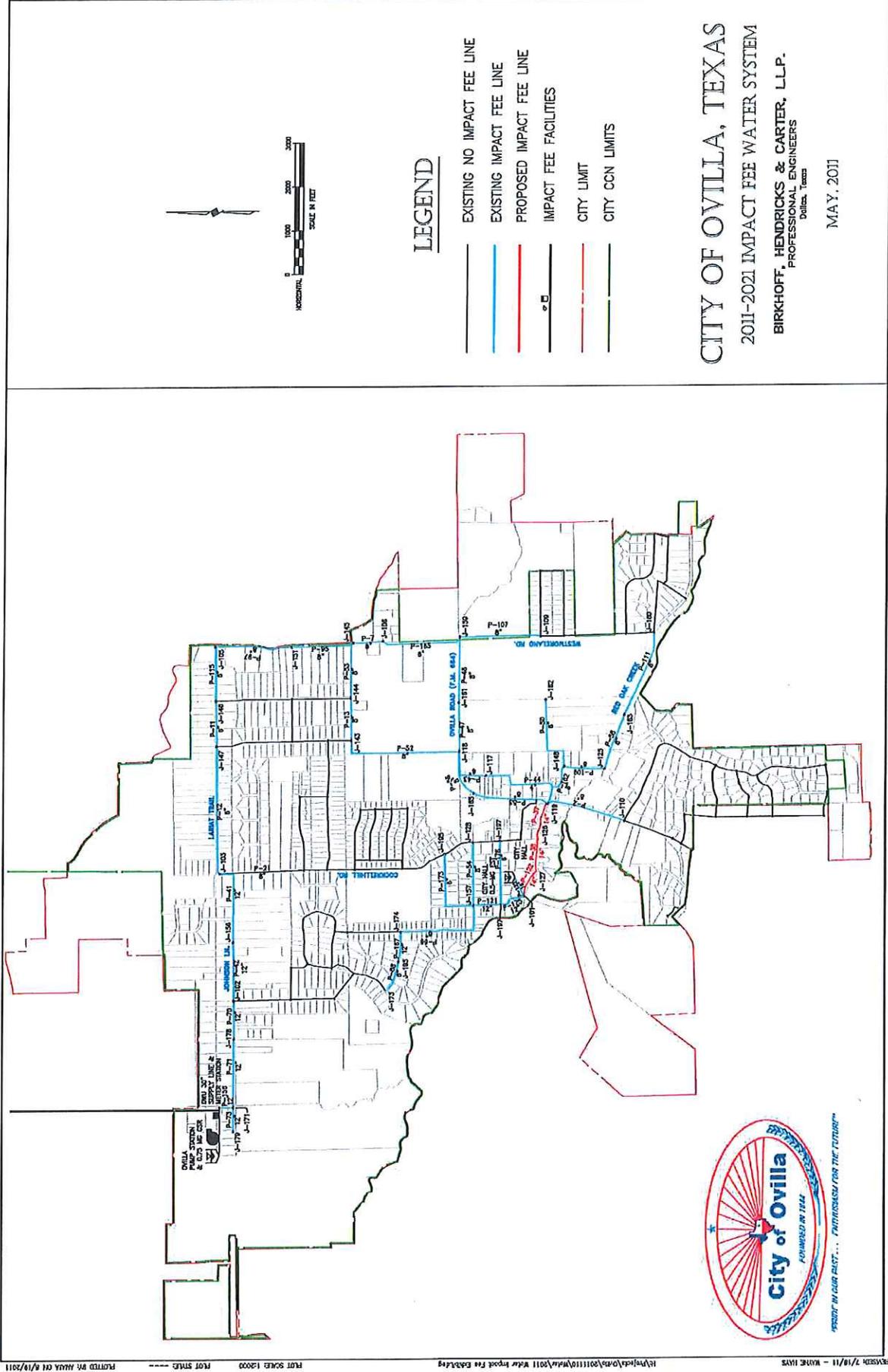
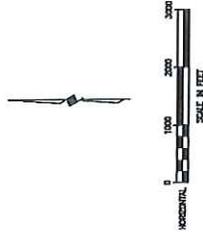


FIGURE NO. 1

LEGEND

- EXISTING NO IMPACT FEE LINE
- EXISTING IMPACT FEE LINE
- PROPOSED IMPACT FEE LINE
- IMPACT FEE FACILITIES
- CITY LIMIT
- CITY CCN LIMITS



CITY OF OVILLA, TEXAS

2011-2021 IMPACT FEE WATER SYSTEM

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 Dallas, Texas

MAY, 2011



B. WASTEWATER COLLECTION SYSTEM

The wastewater collection system analysis, a more static system than the dynamic water distribution model, covered all of the drainage basins within the study area. Capacity spreadsheets for the years 2011 and 2021 were prepared based on the City's Wastewater Collection System Master Plan.

Utilized capacity between the years 2011 and 2021 was based on land absorption from the population projections categorized by traffic survey zones.

The facilities in the impact fee analysis include the TRA Red Oak Creek Wastewater Treatment Plant (WWTP) and the City's collection trunk lines equal to or greater than 10 inches in diameter. The total cost of the wastewater treatment plant and trunk collection lines are included in the Impact Fee Study.

Utilized capacity cost for the wastewater collection system is summarized in **Table No. 4**. Appendix "C" includes the data for all components of the collection system that were determined to have utilized capacity during the study period.

TABLE NO. 4
Summary of Eligible Capital Cost and Utilized Capacity Cost

Wastewater System	20-Year Project Cost	Utilized Capacity (\$) in the CRF Period
Existing Wastewater Collection Lines (City)	\$25,065	\$18,798
Existing Red Oak Creek Wastewater Treatment Plant (TRA)	\$198,000	\$97,020
Existing Red Oak Creek Trunk Lines (TRA)	\$77,938	\$9,798
Existing Wastewater System Subtotal:	\$301,003	\$125,616
Proposed Wastewater Collection Lines (City Initiated and Funded)	\$772,108	\$420,159
Proposed Red Oak Creek Wastewater Treatment Plant Expansion (TRA)	\$294,123	\$176,473
Proposed Red Oak Creek Trunk Lines (TRA)	\$149,924	\$89,954
Proposed Wastewater System Subtotal:	\$1,216,155	\$686,586
Total:	\$1,517,158	\$812,202

10-Year Capital Improvement Program

The additions to the wastewater collection system, that are included in the 10-Year CIP, are as follows in Tables No. 5 and 6 and as shown in Figure No. 2:

TABLE NO. 5

Proposed TRA Facilities Improvements

Approximate Date to be Placed in Service	Facility	Capacity of Improvement (MGD)	Total Capacity After Improvement (MGD)
2015	TRA Treatment Plant Improvements and Trunk Line Expansions	4.0	10.0

TABLE NO. 6

Proposed City Collection Lines

Pipe Number	Location	Pipe Size (In.)
M-1	Ovilla Road	10
O-1	South Red Oak Creek	10
O-2	South Red Oak Creek	12
P-1	Cockrell Hill Road	10
P-2	Cockrell Hill Road	12

IV. LIVING UNIT EQUIVALENCY CALCULATION

The approach taken to determine the growth in Living Units to take place during the Capital Recovery Fee Period, was to relate the number of Equivalent Living Units of 1,413 in 2011 (Table No. 7) to the TCEQ minimum required peak hourly demand of 3.63 mgd. Therefore, the system has a maximum hourly demand of 2,569 gallons per day per living unit.

Based on the water distribution analysis, the maximum hourly demand in the year 2021 is estimated to be 4.36 mgd. The year 2021 service units calculate to be 1,694 living units. Therefore, the number of living units in the Capital Recovery Period calculates to be 282 (1,694 – 1,413).

Living Unit Equivalency has been tied to meter size. The meter ratio to a ¾” meter is based on the continuous daily maximum rate in million gallons per day (Table No. 8). These rates are from the American Water Works Association Standards for Water Meters. These standards are updated on a regular basis. The current standards used for establishing the ratio to the ¾” meter is 1995 for C700 and 1996 for C703.

TABLE NO. 7
Water Living Unit Equivalents

Meter Size	2011			2011-2021 Growth Multiplier	2021			New Living Units During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for ¾" Used	Total Number of Living Units		Number of Water Meters	Living Unit Equivalent Ratio for ¾" Used	Total Number of Living Units	
¾"	911	1.0	911	1.20	1,093	1.0	1,093	182
1	301	1.7	502	1.20	361	1.7	602	100
Totals	1,212		1,413		1,454		1,694	282

^(a) Number of meters within City limits.

^(b) Derived from AWWA C700 - C703 standards for continuous rated flow performance of meters scaled to ¾" meter.

TABLE NO. 8**Living Unit Equivalencies For Various Types And Sizes Of Water Meters**

Meter Type	Meter Size	Continuous Duty Maximum Rate (gdp) ^(c)	Ratio to ¾" Meter
Simple	¾"	15	1.0
Simple	1"	25	1.7
Simple	1½"	50	3.3
Simple	2"	80	5.3
Compound	2"	80	5.3
Turbine	2"	100	6.7
Compound	3"	160	10.7
Turbine	3"	240	16.0
Compound	4"	250	16.7
Turbine	4"	420	28.0
Compound	6"	500	33.3
Turbine	6"	920	61.3
Compound	8"	800	53.3
Turbine	8"	1,600	106.7
Compound	10"	2,300	153.3
Turbine	10"	2,500	166.7
Turbine	12"	3,300	220.0

^(c) Source: AWWA Standard C700 (1995) - C703 (2004)

V. CALCULATION OF MAXIMUM IMPACT FEES

Impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or expansions necessitated and attributable to new development in the service area within the period by the number of living units anticipated to be added to Ovilla within the period. The maximum impact fee for each meter size is calculated in **Table No. 9**. We recommend that the maximum allowable impact fee as established by State Law be adopted and charged. The water and wastewater impact fees were calculated as follows.

Maximum Water Impact Fee= $\frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Year}}$			
	=	$\frac{\$1,587,103}{282}$	+ $\frac{\$279,239}{282}$
			$\frac{\$1,866,342}{282}$
Maximum Water Impact Fee =		<u>\$6,622.88</u>	
Allowable Maximum Water Impact Fee: (Max Impact Fee x 50%) =			<u>\$3,311</u>

AMENDED DECEMBER 2014

Wastewater Impact Fee = $\frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Year}}$			
	=	$\frac{\$125,616}{282}$	+ $\frac{\$686,586}{282}$
			$\frac{\$812,202}{282}$
Maximum Wastewater Impact Fee =		<u>\$2,882.17</u>	
Allowable Maximum Wastewater Impact Fee = \$2,882.17 x 50% =			<u>\$1,441</u>

TABLE NO. 9**Maximum Impact Fee For Meter Size**

Meter Size	Maximum Allowable Impact Fee				
	Ratio to 3/4" Meter	Water Domestic or Irrigation Meter	Sewer Domestic Meter*	Total Water and Sewer Domestic Meter	Total Water, Sewer, & Irrigation Meter
3/4"	1.0	\$3,311	\$1,441	\$4,752	\$8,063
1"	1.7	\$5,629	\$2,450	\$8,078	\$13,707
1 1/2"	3.3	\$10,926	\$4,755	\$15,682	\$26,608
2" Compound	5.3	\$17,548	\$7,637	\$25,186	\$42,734
2" Turbine	6.7	\$22,184	\$9,655	\$31,838	\$54,022
3" Compound	10.7	\$35,428	\$15,419	\$50,846	\$86,274
3" Turbine	16.0	\$52,976	\$23,056	\$76,032	\$129,008
4"	28.0	\$92,708	\$40,348	\$133,056	\$225,764
6"	61.3	\$202,964	\$88,333	\$291,298	\$494,262
8"	106.7	\$353,284	\$153,755	\$507,038	\$860,322
10"	166.7	\$551,944	\$240,215	\$792,158	\$1,344,102
12"	220.0	\$728,420	\$317,020	\$1,045,440	\$1,773,860

Fees based on City-Initiated impact fee rates

* Sewer based on domestic water meter size.

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TABLE NO. 9A**City Imposed Impact Fee Per Meter Size**

Meter Size	City Imposed Impact Fee				
	Ratio to 3/4" Meter	Water Domestic or Irrigation Meter	Sewer Domestic Meter*	Total Water and Sewer Domestic Meter	Total Water, Sewer, & Irrigation Meter
3/4"	1.0	\$2,100	\$1,400	\$3,500	\$5,600
1"	1.7	\$3,570	\$2,380	\$5,950	\$9,520
1 1/2"	3.3	\$6,930	\$4,620	\$11,550	\$18,480
2" Compound	5.3	\$11,130	\$7,420	\$18,550	\$29,680
2" Turbine	6.7	\$14,070	\$9,380	\$23,450	\$37,520
3" Compound	10.7	\$22,470	\$14,980	\$37,450	\$59,920
3" Turbine	16.0	\$33,600	\$22,400	\$56,000	\$89,600
4"	28.0	\$58,800	\$39,200	\$98,000	\$156,800
6"	61.3	\$128,730	\$85,820	\$214,550	\$343,280
8"	106.7	\$224,070	\$149,380	\$373,450	\$597,520
10"	166.7	\$350,070	\$233,380	\$583,450	\$933,520
12"	220.0	\$462,000	\$308,000	\$770,000	\$1,232,000

Fees based on City-Initiated impact fee rates

* Sewer based on domestic water meter size.

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TABLE NO. 10
Impact Fees Comparison Chart

City	Maximum Calculated Fee		Impact Fee Set by Council	
	Water Fee	Sewer Fee	Water Fee	Sewer Fee
Cedar Hill	unknown	unknown	\$2,202 Capital Recovery Fee	
DeSoto	unknown	unknown	\$0	\$0
Flower Mound	\$4,870	\$639 / \$1,118 / \$2,158 / \$5,979	\$5,844	\$800 - \$7,000
Glenn Heights	unknown	unknown	\$530	\$2,031
Mesquite	unknown	unknown	\$0	\$0
Midlothian	\$3,782	\$3,452	\$1,880	\$2,771
Ovilla	\$3,311	\$1,441	\$2,100	\$1,400
Red Oak	\$1,659	\$3402 / \$6312	\$0	\$0
Waxahachie	unknown	unknown	\$1,499	\$1,987

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Rates are based on City's standard domestic meter size, mostly 3/4" meter.

Cedar Hill has combined (water/sewer) Capital Recovery Fee.

DeSoto does not have any impact fees.

Flower Mound has different sewer impact fee rates, dependent on Service Area.

Glenn Heights to determine whether to temporarily suspend impact fees to stimulate growth.

Mesquite does not have water and sewer impact fees, only roadway impact fees.

Midlothian waived fees in January 2010, cut fees in half in January 2011, may go back in July 2011 to original impact fee rates set by council, which are listed on table above.

Red Oak has two calculated sewer rates, dependent on location.

Waxahachie rates above are from 2009.



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FIVE YEAR WATER AND WASTEWATER IMPACT FEE REVIEW

APPENDIX "A"

COST DATA

TABLE NO. A-1
Water Lines Unit Cost

Pipe Size	\$	+\$20%	Use
6	58	69.60	\$70.00
8	75	90.00	\$90.00
10	79	94.80	\$95.00
12	83	99.60	\$100.00
14	95.5	114.60	\$115.00
16	100	120.00	\$120.00
18	106	127.20	\$128.00
30	116	139.20	\$140.00

TABLE NO. A-2
Wastewater Lines Unit Cost

Pipe Size	\$	+\$20%	Use
In Undeveloped Area			
8	29	34.80	\$25.00
10	33	39.60	\$35.00
12	37	44.40	\$45.00
In Developed Area			
8	83	99.60	\$90.00
10	87	104.40	\$100.00
12	91	109.20	\$110.00

\$ - Opinion of probable construction cost

+\$20% - \$ + engineering, survey, testing, easement cost



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FIVE YEAR WATER AND WASTEWATER IMPACT FEE REVIEW

APPENDIX "B"

WATER DISTRIBUTION SYSTEM IMPACT FEE DATA

**PUMP STATION
GROUND STORAGE RESERVOIRS
ELEVATED STORAGE TANK
TRANSMISSION LINE
DISTRIBUTION LINES**

TABLE NO. B-1
CITY OF OVILLA, TEXAS
WATER DISTRIBUTION IMPACT FEE STUDY
EXISTING WATER FACILITIES

* Costs are based in 2004 dollars unless otherwise indicated

Pump Station Improvements	Year Const.	Projected Capacity	Pump Station Cost (\$)			Utilized Capacity (%)		Utilized Capacity (\$)		In The CRF Period	
			* Const.	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Yr. Project Cost \$	2011	2021	2011		2021
Ovilla Pump Station and Ground Storage Reservoir No. 1 (at Duncanville Road)											
Pump Station	2004	3.1 MGD	\$802,916	3.323%	\$280,130	\$1,083,046	59%	70%	\$635,853	\$761,626	\$125,773
Ground Storage Reservoir No. 1	2004	0.75 MG	\$224,367	3.323%	\$78,279	\$302,646	61%	73%	\$185,623	\$221,940	\$36,318
City Hall Elevated Storage Tank											
0.50 MG Elevated Storage Tank	2004	0.50 MG	\$797,964	3.323%	\$278,401	\$1,076,365	92%	100%	\$990,256	\$1,076,365	\$86,109
D. W. U. Supply Line and Meter Station											
30-inch DWU Supply Line (31.441 LF) and Meter Station	2004	4.55 MGD	\$4,799,753	3.323%	\$1,674,586	\$6,474,339	40%	48%	\$2,589,736	\$3,101,991	\$512,255
Existing Facility Total			\$6,625,000		\$2,311,396	\$8,936,396			\$4,401,468	\$5,161,922	\$760,455

AMENDED DECEMBER 2014

**TABLE NO. B-2
CITY OF OVILLA, TEXAS
WATER DISTRIBUTION SYSTEM IMPACT FEE STUDY: EXISTING IMPACT FEE WATER LINES**

- Average unit costs are based in 2011 dollars unless otherwise indicated and includes 20% for engineering and easements.

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	*Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)		(\$ Utilized Capacity)		During Fee Period
									2011	2021	2011	2021	
Duncanville 12-inch Water Line													
2 P-156	363	12		\$100.00	\$36,300	0%	\$0	\$36,300	100%	100%	\$36,300	\$36,300	\$0
Subtotal:	363				\$36,300		\$0	\$36,300			\$36,300	\$36,300	\$0
Johnson Lane 12-inch Water Line													
1 P-41	1,874	12		\$60.00	\$112,440		\$55,809	\$168,249	100%	100%	\$168,249	\$168,249	\$0
1 P-42	1,338	12		\$60.00	\$80,280		\$39,847	\$120,127	88%	100%	\$105,712	\$120,127	\$14,415
1 P-70	867	12		\$60.00	\$52,020		\$25,820	\$77,840	100%	100%	\$77,840	\$77,840	\$0
1 P-71	1,396	12		\$60.00	\$83,760		\$41,574	\$125,334	90%	90%	\$112,801	\$112,801	\$0
1 P-73	553	12		\$60.00	\$33,180		\$16,469	\$49,649	6%	6%	\$2,979	\$2,979	\$0
Subtotal:	6,028				\$361,680	4.73%	\$179,519	\$541,199			\$467,581	\$481,996	\$14,415
Willowwood Lane 12-inch Water Line and Silverwood Drive 8-inch Water Line													
2 P-54	1,436	8		\$90.00	\$129,240		\$0	\$129,240	100%	100%	\$129,240	\$129,240	\$0
2 P-66	2,237	6		\$70.00	\$156,590		\$0	\$156,590	64%	100%	\$100,218	\$156,590	\$56,372
2 P-121	630	12		\$100.00	\$63,000		\$0	\$63,000	60%	100%	\$37,800	\$63,000	\$25,200
2 P-175	598	12		\$100.00	\$59,800		\$0	\$59,800	100%	100%	\$59,800	\$59,800	\$0
Subtotal:	4,901		2003		408,630	0%	\$0	408,630			\$27,058	408,630	\$11,572
Westmoreland Road 8-inch Water Line													
2 P-7	672	8		\$90.00	\$60,480		\$0	\$60,480	100%	100%	\$60,480	\$60,480	\$0
2 P-95	1,441	8		\$90.00	\$129,690		\$0	\$129,690	54%	100%	\$70,033	\$129,690	\$59,657
2 P-97	1,753	8		\$90.00	\$157,770		\$0	\$157,770	85%	100%	\$134,105	\$157,770	\$23,666
2 P-107	1,845	8		\$90.00	\$166,050		\$0	\$166,050	33%	100%	\$54,797	\$166,050	\$111,254
2 P-165	1,872	8		\$90.00	\$168,480		\$0	\$168,480	73%	100%	\$122,990	\$168,480	\$45,490
Subtotal:	7,583				682,470	0%	\$0	682,470			442,405	682,470	240,067
Lariat Trail 6-inch Water Line													
2 P-11	1,036	6		\$70.00	\$72,520		\$0	\$72,520	83%	100%	\$61,642	\$72,520	\$10,878
2 P-12	2,937	6		\$70.00	\$205,590		\$0	\$205,590	100%	100%	\$205,590	\$205,590	\$0
2 P-115	1,239	6		\$70.00	\$86,730		\$0	\$86,730	90%	100%	\$78,057	\$86,730	\$8,673
Subtotal:	5,212				364,840	0%	\$0	364,840			345,289	364,840	19,551
Red Oak Creek Road 8-inch Water Line (Ovilla Road & East University)													
2 P-162	1,030	8		\$90.00	\$92,700		\$0	\$92,700	37%	89%	\$34,299	\$92,700	\$48,204
Subtotal:	1,030				\$92,700	0%	\$0	\$92,700			\$34,299	\$92,700	\$48,204
Ovilla Road (E.M. 664) 8-inch Water Line													
2 P-47	1,111	8		\$90.00	\$99,990		\$0	\$99,990	48%	76%	\$47,995	\$99,990	\$27,997
2 P-48	1,509	8		\$90.00	\$135,810		\$0	\$135,810	30%	39%	\$40,743	\$135,810	\$12,223
2 P-58	1,106	8		\$90.00	\$99,540		\$0	\$99,540	23%	100%	\$22,894	\$99,540	\$76,646
Subtotal:	3,726				335,340	0%	\$0	335,340			111,632	335,340	116,866
Malley Lane-Hosford Road 8-inch Water Line													
2 P-13	966	8		\$90.00	\$86,940		\$0	\$86,940	67%	100%	\$86,940	\$86,940	\$28,490
2 P-52	2,777	8		\$90.00	\$249,930		\$0	\$249,930	100%	100%	\$249,930	\$249,930	\$0
2 P-53	1,294	8		\$90.00	\$116,460		\$0	\$116,460	100%	100%	\$116,460	\$116,460	\$0
Subtotal:	5,037				\$453,330	0%	\$0	\$453,330			\$424,640	\$453,330	\$28,690
Elmwood 12-inch Water Line													
2 P-167	1,429	12		\$100.00	\$142,900		\$0	\$142,900	17%	40%	\$24,293	\$142,900	\$32,867
Subtotal:	1,429				\$142,900	0%	\$0	\$142,900			\$24,293	\$142,900	\$32,867

**TABLE NO. B-2
CITY OF OVILLA, TEXAS
WATER DISTRIBUTION SYSTEM IMPACT FEE STUDY: EXISTING IMPACT FEE WATER LINES**

+ Average Unit costs are based in 2011 dollars unless otherwise indicated and includes 20% for engineering and easements.

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	*Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)		(\$ Utilized Capacity)		During Fee Period
									2011	2021	2011	2021	
Duncanville 12-inch Water Line													
Greenwood Drive 6-inch Water Line													
2 P-173	1,819	6		\$70.00	\$127,330		\$0	\$127,330	100%	100%	\$127,330	\$127,330	\$0
Subtotal:	1,819				\$127,330	0%	\$0	\$127,330	100%	100%	\$127,330	\$127,330	\$0
Westlawn Drive 6-inch Water Line													
2 P-176	1,447	6		\$70.00	\$101,290		\$0	\$101,290	100%	100%	\$101,290	\$101,290	\$0
Subtotal:	1,447				\$101,290	0%	\$0	\$101,290	100%	100%	\$101,290	\$101,290	\$0
East University 6-inch Water Line													
2 P-50	1,880	6		\$70.00	\$131,600		\$0	\$131,600	18%	47%	\$23,688	\$61,852	\$38,164
Subtotal:	1,880				\$131,600	0%	\$0	\$131,600	18%	47%	\$23,688	\$61,852	\$38,164
Red Oak Creek Road 8-inch Water Line (East University to Westmoreland Road)													
2 P-58	1,307	8		\$90.00	\$117,630		\$0	\$117,630	74%	100%	\$87,046	\$117,630	\$30,584
2 P-109	939	8		\$90.00	\$84,510		\$0	\$84,510	48%	80%	\$40,565	\$67,608	\$27,043
2 P-111	2,027	8		\$90.00	\$182,430		\$0	\$182,430	54%	90%	\$98,512	\$164,187	\$65,675
Subtotal:	4,273				\$384,570	0%	\$0	\$384,570	54%	90%	\$236,123	\$349,425	123,302
Ovilla Road (F.M. 664) 8-inch Water Line (North of Main Street to Ovilla Oaks)													
2 P-2	1,839	8		\$90.00	\$165,510		\$0	\$165,510	100%	100%	\$165,510	\$165,510	\$0
2 P-55	1,739	8		\$90.00	\$156,510		\$0	\$156,510	47%	100%	\$73,560	\$156,510	\$82,950
Subtotal:	3,578				\$322,020	0%	\$0	\$322,020	47%	100%	\$239,070	\$322,020	\$82,950
EXISTING TOTAL:	48,306				3,945,000	0%	179,519	4,124,519			2,930,998	3,757,644	\$26,648

* - Construction Cost known + additional 20% for engineering & easements

1 - City Participated in Cost Oversize

2 - City Initiated and Funded

TABLE NO. B-3
CITY OF OVILLA, TEXAS
WATER SYSTEM IMPACT FEE STUDY
PROPOSED CIP - WATER LINES

+ Average Unit costs are based in '2004' dollars unless otherwise indicated and includes engineering and easements.

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	+ Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
									2011	2021	During Fee Period	2011	2021	During Fee Period
Water Street 14-inch Line														
14-inch Water Line at Water Street and is part of the capital improvements necessary to connect the City Hall Elevated Storage Tank to the distribution system north and south of Red Oak Creek.														
2 P-37	862	14		\$115.00	\$99,130		\$52,043	\$151,173	0%	73%	73%	\$0	\$110,356	\$110,356
2 P-38	743	14		\$115.00	\$85,445		\$44,859	\$130,304	0%	66%	66%	\$0	\$86,001	\$86,001
2 P-122	695	14		\$115.00	\$79,925		\$41,961	\$121,886	0%	68%	68%	\$0	\$82,882	\$82,882
Subtotal:	2,300		2014		\$264,500	5.0%	\$138,863	\$403,363				\$0	\$279,239	\$279,239
PROPOSED TOTAL:	2,300				\$264,500		\$138,863	\$403,363				\$0	\$279,239	\$279,239

1 - City Participates in Cost Oversize
 2 - City Initiates and Funds



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FIVE YEAR WATER AND WASTEWATER IMPACT FEE REVIEW

APPENDIX "C"

WASTEWATER COLLECTION SYSTEM IMPACT FEE DATA

**TRA WASTEWATER TREATMENT PLANT
TRA TRUNK MAINS
CITY COLLECTION LINES**

**TABLE NO. C-1
CITY OF OVILLA, TEXAS
WASTEWATER SYSTEM IMPACT FEE STUDY
EXISTING WASTEWATER TREATMENT FACILITY**

* Average Unit costs are based in 2011 dollars unless otherwise indicated and includes 20% for engineering and consultants.

WWTP	Capacity Increment	Units	Const. Date	Total Construction Cost	Ovilla's Share (0.686%) Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity		(\$ Utilized Capacity	
								2011	2021	2011	2021
Existing Red Oak Creek WasteWater Treatment Plant											
This Project includes the existing 6.0 MGD WasteWater Treatment Facility to handle increased flow from the Red Oak Creek Region, currently conveying 0.686% of wastewater in 2011 from the City of Ovilla, TX.											
Red Oak WWTP	6.00	MGD	2011	\$18,926,575	\$129,836	\$68,164	\$198,000	51%	100%	\$100,980	\$198,000
Subtotal:	6.00			\$18,926,575	\$129,836	\$68,164	\$198,000			\$100,980	\$198,000
Existing Red Oak Creek WWTP Trunk Lines											
This Project includes the existing 3.50 MGD WasteWater Treatment Facility Trunk Lines to handle the current 3.06 MGD flow from the Red Oak Creek Region.											
Existing Red Oak Creek Trunk Lines	3.50	MGD	1990	\$7,450,000	\$51,107	\$26,831	\$77,938	87%	100%	\$68,140	\$77,938
Subtotal:				\$7,450,000	\$51,107	\$26,831	\$77,938			\$68,140	\$77,938
WasteWater Treatment Facility CIP Totals	3.50	MGD		\$26,376,575	\$180,943	\$94,995	\$275,938			\$169,120	\$275,938
Total											\$106,818

**TABLE NO. C-2
CITY OF OVILLA, TEXAS
WASTEWATER SYSTEM IMPACT FEE STUDY
PROPOSED WASTEWATER TREATMENT FACILITY**

Proposed Red Oak Creek WasteWater Treatment Plant Improvements											
This Project includes the expansion of the existing 6.0 MGD WasteWater Treatment Facility to 10 MGD in 2015, to handle increased flow from the Red Oak Creek Region by 2021.											
WWTP Solids Handling Building	Capacity Increment	Units	Const. Date	Total Construction Cost	Ovilla's Share (0.686%) Total Capital Cost (\$)	20 Year Debt Service @ 5% Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity		(\$ Utilized Capacity	
								2011	2021	2011	2021
WWTP Solids Handling Building	-		2011	\$2,470,000	\$16,944	\$8,896	\$25,840	0%	60%	\$0	\$15,504
Bear Creek Lift Station	1.70	MGD	2012	\$1,700,000	\$11,562	\$0	\$11,562	0%	60%	\$0	\$6,997
Future Red Oak WWTP Expansion	10.00	MGD	2015	\$24,530,000	\$168,276	\$88,345	\$256,621	0%	60%	\$0	\$153,972
Subtotal:	10.00			\$28,700,000	\$196,882	\$97,241	\$294,123			\$0	\$176,473
Proposed Red Oak Creek WWTP Trunk Line Expansion											
This Project includes the expansion of the future WasteWater Treatment Facility Trunk Lines to handle the increased capacity of 10 mgd from the Red Oak Creek Region by 2021											
Future Red Oak Creek Trunk Lines	10.00	MGD	2014	14,351,000	\$98,311	\$51,613	\$149,924	0%	60%	\$0	\$89,954
Subtotal:	10.00			14,351,000	\$98,311	\$51,613	\$149,924			\$0	\$89,954
WasteWater Treatment Facility CIP Totals	10.00	MGD		\$43,031,000	\$295,193	\$148,854	\$444,047			\$0	\$266,427
Total											\$266,427

**TABLE NO. C-3
CITY OF OVILLA, TEXAS
WASTEWATER SYSTEM IMPACT FEE STUDY
EXISTING WASTEWATER COLLECTION LINES**

Average Unit costs are based in 2011 dollars unless otherwise indicated and includes 20% for engineering and easements.

Pipe Number	Length (Ft.)	Pipe Diam. (Inches)	Date of Const.	Average Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Projected City Participation (\$)	Projected Developer Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		
										2011	2021	2011	2021	During Fee Period
Main Street Sanitary Sewer Line														
These projects include approximately 353 L.F. of 6" sanitary sewer collection line commencing at Main Street and Ovilla Road, ending in the Town Square.														
1 Ex-6	353	6	2008	\$71.00	\$25,065	\$25,065	\$0	\$0	\$25,065	25%	100%	\$6,266	\$25,065	\$18,798
Subtotal:	353	L.F.			\$25,065	\$25,065	\$0	\$0	\$25,065	\$0	\$1	\$6,266	\$25,065	\$18,798
EXISTING TOTAL:														
	353	L.F.			\$25,065		\$0	\$0	\$25,065			\$6,266	\$25,065	\$18,798

I - City Participate in Cost Oversize

**TABLE NO. C-4
CITY OF OVILLA, TEXAS
WASTEWATER SYSTEM IMPACT FEE STUDY
PROPOSED CIP - WASTEWATER COLLECTION LINES**

Pipe Number	Length (Ft.)	Pipe Diam. (Inches)	Date of Const.	Average Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Projected City Participation in Cost Oversize (\$)	Projected Developer Cost (\$)	20 Year Debt Service @ 5% Simple Interest (\$)	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		
										2011	2021	2011	2021	During Fee Period
Proposed Collection Lines														
These projects include approximately 7,800 L.F. of new 10" and 12" sanitary sewer collection lines commencing within the City of Ovilla and conveying flow south into the T.R.A. Red Oak Creek Interceptor.														
1 M-1	1,150	10		\$35.00	\$40,250	\$5,750	\$34,500	\$3,019	\$8,769	0%	53%	\$0	\$4,671	\$4,671
1 O-1	2,090	10		\$35.00	\$73,150	\$10,450	\$62,700	\$5,486	\$15,956	0%	53%	\$0	\$8,407	\$8,407
1 O-2	2,110	12		\$45.00	\$94,950	\$31,650	\$63,300	\$16,616	\$48,266	0%	53%	\$0	\$25,461	\$25,461
1 P-1	3,000	10		\$35.00	\$105,000	\$30,000	\$75,000	\$15,750	\$45,750	0%	55%	\$0	\$25,274	\$25,274
1 P-2	2,120	12		\$110.00	\$233,200	\$31,800	\$201,400	\$16,695	\$48,495	0%	55%	\$0	\$26,791	\$26,791
Subtotal:	9,320	L.F.	2016		\$506,300	\$103,900	\$402,400	\$54,548	\$158,447			\$0	\$85,933	\$85,933
Wastewater Line - CIP Total														
Total	9,320	L.F.			\$506,300	\$103,900	\$402,400	\$54,548	\$158,447			\$0	\$85,933	\$85,933

I - City Participate in Cost Oversize



"PRIDE IN OUR PAST . . . ENTHUSIASM FOR THE FUTURE"

**ENGINEERING EVALUATION REPORT
FOR THE
FIVE YEAR WATER AND WASTEWATER
IMPACT FEE REVIEW**

AMENDED REPORT, DECEMBER 2014

PREPARED BY

 birkhoff,
hendricks &
carter, L.L.P.
*Professional Engineers
Dallas, Texas*

JUNE 2011

Advisory Committee Report to the City Council of Ovilla
of
Water and Wastewater Impact Fees 2014

In November 2014, the Advisory Committee met and reviewed the City of Ovilla's current water and wastewater impact fees in relation to the maximum fee allowable as described in the Five Year Water and Wastewater Impact Fee Review 2011. The City's engineering firm, Birkhoff, Hendricks, and Carter updated the eligible capital costs based on the related bond debt and calculated the 2014 Maximum Allowable Impact Fee for Water at \$3,311. There was no change to the maximum allowable sewer impact fee.

The Advisory Committee made comparisons of actual impact fees of other cities, including Cedar Hill, Glenn Heights, Midlothian, and Waxahachie, and the impact fees imposed in the City's extra territorial jurisdiction (ETJ) by Sardis Lone Elm. It is the recommendation of the Advisory Committee the water and wastewater impact fees be amended after determining no inequities would exist if the revised impact fees were implemented.

The Advisory Committee's recommendation to City Council was to amend the total water and wastewater impact fees per service unit from a total minimum of \$3,000 to a total maximum of \$4,752 providing for City Council to set the individual water impact fee and the wastewater impact fee. The current water impact fee is \$1,105 and the maximum allowable is \$3,311. The current sewer impact fee is \$51 and the maximum allowable is \$1,441.

Ordinance 2015-04 was presented to and adopted by Council for the updates.

 **ARTICLE 13.04 WATER AND SEWER IMPACT FEES***

 **Division 1. Generally**

 **Secs. 13.04.001–13.04.030 Reserved**

 **Division 2. Five-Year Water and Wastewater Impact Fee Review**

 **Sec. 13.04.031 General provisions**

(a) The engineering analysis portion of the five-year water and wastewater impact fee review determines utilized capacity cost of major water distribution facilities, wastewater collection system facilities, water distribution lines and wastewater collection lines between the year 2011 and the year 2021. Facilities include pump stations, storage tanks and TRA treatment plant. The study period is a ten-year period with 2011 as the base year. The engineering analysis of the water and wastewater systems is based on established land use in the year 2011, projected land use patterns through the year 2021 and on the existing and proposed infrastructure.

(b) The city's water distribution master plan was updated in January 1998 and wastewater collection system master plan was created in 2004. These master plans include the city's current land use plan. Projections today include a build-out population of approximately 9,700 people. The equivalency factors conform to the latest American Water Works Association Standards (C700–C703).

 **Sec. 13.04.032 Cost of facilities**

(a) Actual construction cost of the various elements of the water distribution and wastewater collection system was utilized where the information was known. The existing cost of facilities was determined from contractors' final pay requests and from bid tabulation forms.

(b) Cost for most of the water distribution lines and the sewer collection trunks have not been located. Debt service has been added to all projects where cost is known. For projects which have no cost data, equivalent 2011 dollars have been attached to those projects and no debt service included in the total cost. A copy of the cost data is located in appendix A of the Engineering Evaluation Report of the Five-Year Water and Wastewater Impact Review submitted to the city by Birkhoff, Hendricks & Carter, L.L.P., dated June 2001 ("Five-Year Report").



**Planning & Zoning Commission
CERTIFICATE OF APPROVAL**

The Council Appointed Ovilla Advisory Committee shall review current impact fees in relation to maximum fee allowable and make comparisons to provide a report for City Council. The requirements of the Advisory Committee is to review the impact fees and carry out duties for this purpose and making a recommendation to the City Council for consideration to revise fees.

ITEM I. DISCUSSION/ACTION -- Receive second presentation report from Andrew Mata, with Birkhoff, Hendricks and Carter, LLP. to review Land Use Assumptions and the Water & Wastewater Impact Fees pursuant to Texas Local Government Code Chapter 395 and take action as necessary and forward recommendation to Council.

PLANNING AND ZONING Members present, and upon a record vote of:

PL 1 Jungman	_____	PL5 Zabochnik	_____
PL2 Yordy	_____	PL6 Hart	_____
PL3 Lynch	_____	PL7 Zimmermann	_____
PL4 Whittaker	_____		

_____ **FOR**
 _____ **AGAINST**
 _____ **ABSTAIN**

Presiding Officer of P&Z

Date

Board Secretary

Date



Ovilla Planning & Zoning

AGENDA ITEM REPORT

Item: 2

Meeting Date: December 05, 2016

Department: Administration

Discussion Action

Zoned: Industrial Commercial

Attachments:	
N/A	
Agenda Item / Topic:	
ITEM 2.	DISCUSSION/ACTION – Consideration of any item(s) pulled from the Consent Agenda above for individual consideration and action.
Discussion / Justification:	
For any individual consideration, items will be pulled from Consent Agenda for possible action.	
Recommendation / Staff Comments:	
N/A	
Sample Motion(s):	
N/A	