

Capital Improvements Advisory Committee Attachment

As required by law, the Impact Fee Advisory Committee must receive a semi-annual report with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee. This memo serves as the report.

As the Impact Fee Advisory Committee, City Council should be advised of the need to update or revise the land use assumptions, capital improvements plan and the impact fee. This was done most recently as part of the update to the City's Water and Wastewater Impact Fee and the adoption of the Roadway Impact Fee. In 2014, it was recommended and adopted to increase the impact fee amount. The City began collecting the new amount on December 10, 2014. The city council chose to keep the collection amount at 50%. The City began collecting roadway impact fees on lots platted after January 13, 2015.

Impact Fee Rate and Amount Collected

The 50% collection rate that was adopted amounts to \$2,930 for water and \$2,357 for wastewater per service unit for a total of \$5,287. This amount replaces the collection rate which was \$1,300 per service unit for the water impact fee and \$1,500 per service unit for the wastewater impact fee. A service unit is based on a standard residential water meter. The impact fee amount increases based on the larger meter size. The roadway impact fee is determined based on service area as well as the Vehicle – Mile Equivalency table.

Roadway Impact Fees

The amount collected since the inception of impact fees is as follows: Only collected in northern edge of CR88 Carter Ranch.

Service Area 1	Service Area 2	Service Area 3	Service Area 4	Service Area 5	Service Area 6	Service Area 7
						\$43,508

Current roadway improvement projects are being funded via bond sales. Updates will be made to the thoroughfare impact fee to collect money for these projects and to revise the calculations to include annexed areas.

Water and Wastewater Impact Fees

Water Impact Fees Collected					
Beginning Balance	Impact Fees Collected	Expenses	Interest Earned	TOTAL	Fiscal Year
\$ 126,870	\$ 111,100.00	\$ 108,948	\$ 1,154	\$ 130,175	Balance at 9/30/12
\$ 130,175	\$ 144,250	\$ 125,400	\$ 1,274	\$ 150,299	Balance at 9/30/13
\$ 150,299	\$ 487,110	\$ 379,600	\$ 1,366	\$ 259,175	Balance at 9/30/14
\$ 259,175	\$ 800,398	\$ 590,200	\$ 2,239	\$ 471,613	Balance at 9/30/15
\$ 471,613	\$ 1,976,323	\$ 1,412,493	\$ 4,746	\$ 1,040,187	Balance at 9/30/16
\$ 1,040,187	\$ 504,449	\$ 168,092	\$ 2,752	\$ 1,379,297	Balance at 9/30/17

Sewer Impact Fees Collected					
Beginning Balance	Impact Fees Collected	Expenses	Interest Earned	TOTAL	Fiscal Year
\$ 118,726	\$ 118,830.00	\$ 121,548	\$ 1,002	\$ 117,011	Balance at 9/30/12
\$ 117,011	\$ 149,100	\$ 139,500	\$ 1,116	\$ 127,727	Balance at 9/30/13
\$ 127,727	\$ 541,800	\$ 438,000	\$ 1,226	\$ 232,752	Balance at 9/30/14
\$ 232,752	\$ 835,842	\$ 681,000	\$ 1,971	\$ 389,565	Balance at 9/30/15
\$ 389,565	\$ 2,715,187	\$ 2,118,268	\$ 4,280	\$ 990,765	Balance at 9/30/16
\$ 990,765	\$ 568,178	\$ 184,203	\$ 2,710	\$ 1,377,450	Balance at 9/30/17

As the economy has picked up so have home permits, commercial permits and overall growth. This growth will help fuel all of these funds to allow the City to continue to build the Capital Improvements Plan. Below are escrow funds collected from developers to construct the infrastructure as the supply comes on line.

Developer**Escrow Amount**

Hillwood South	\$150,000	CR 84 Improvements
DR Horton-Heritage	\$224,282	CR 97 (Coit)

Capital Improvements Plan

Since the adoption of impact fees, several impact fee projects that are listed on the Capital Improvements Plan (CIP) have recently been completed or are currently under construction. Currently a large portion of the impact fees the City has been collecting are helping to fund our debt service on various Capital Improvement Projects. Past and current capital improvement projects are as follows:

Water System Improvements

Project	Size	Project Description	Percent Complete
L1	12"	DNT Light Farms to Legacy Construction of 12" water line from the Light Farms Elevated Storage Tank (EST) south along the Dallas Parkway and then east along Frontier Parkway to future Legacy Drive.	60
L2	36", 24", 18"	Legacy North South Connector Construction of a 36, 24 and 18 inch water line from the Celina Road Pump Station south along Legacy to connect to Project L1.	0
L3		Celina Road Pump Station Upgrades Installation of an additional 1340 gpm pump	0
L4	18"	Light Farms Transmission Line This is an existing project that was completed in 2009. Construction of an 18" water line south along Dallas Parkway and the 1.0 million gallon Light Farms EST	100
H1	18"	Preston to CR 87 Construction of an 18" water line east along CR 55 from Preston Road to CR 87	50
H2	18"	CR 87 South to CR 84 Construction of an 18" water line from Project H2 south to CR 84 east to Wilson Creek. Construction of the Wilson Creek 2.5 million gallon EST.	25
H3	18"	CR 87 North to Morgan Lake EST Construction of an 18" water line from CR 55 north to Morgan Lake EST	0
H4		High Pressure Plane Pump Upgrades Construction of a 3MGD pump station near CR 84 and CR 87 to serve projects H2 and H3	0
H5		NTMWD Point of Entry Construction of a 4MGD pump station and 1MG ground storage tank to receive water from NTMWD near FM 2478 and CR 88 in 2021	0

Wastewater System Improvements

Project	Size	Project Description	Percent Complete
1		Celina Wastewater Treatment Plant Upgrades Construction of the improvements to add 0.25 MG per day of treatment capacity to the existing treatment plant.	0
2	21"	Doe Branch 2 Construction of a 21" line from the existing Doe Branch line east past the Dallas Parkway, near Frontier Parkway.	50
3	15" thru 30"	Doe Branch 3 Construction of a 15 through 30 inch interceptor line north from the existing Doe Branch line towards CR 51.	0
4	10" thru 21"	Doe Branch 4 Construction of a 10 through 21 inch interceptor line east from the existing Doe Branch line near Light Farms way across Preston Rd towards CR 83.	100
5	12" thru 36"	Doe Branch 5 Construction of a 12 through 36 inch interceptor line northeast from the upper end of the existing Doe Branch line across Preston Rd towards CR 90.	30
6		Doe Branch Existing There is the existing Doe Branch line that was completed in 2009 that connects to the UTRWD for treatment at their Riverbend facilities in Denton County.	100
7		Wilson Creek Treatment Plant Construction of a 0.5 MGD treatment plant north of FM 1461 near Wilson Creek in the far southeast quadrant of Celina.	0
8	15" thru 30"	Wilson Creek 2 Construction of a 15 through 30 inch interceptor line north from Project #7 towards FM 455.	0
9	15"	Wilson Creek 3 Construction of a 15 inch sewer line and force main and pump near Wilson Creek in the far southeast quadrant of Celina.	50

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