LEWISVILLE CITY COUNCIL

REGULAR SESSION

JULY 16, 2018

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore
Bob Troyer, Deputy Mayor Pro Tem (absent)
R Neil Ferguson
Brent Daniels
Brandon Jones, Mayor Pro Tem

City Staff:

Donna Barron, City Manager
Eric Ferris, Deputy City Manager
Claire Swann, Assistant City Manager
Melinda Galler, Assistant City Manager
Julie Worster, City Secretary
Lizbeth Plaster, City Attorney

WORKSHOP SESSION – 6:30 P.M.

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 6:30 p.m. on Monday, July 16, 2018, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

Discussion of Land Use Assumption, Water and Sewer Master Plan, and Impact Fee Update **(Agenda Item A)**

At the request of City Manager Barron, Director of Public Services Keith Marvin conducted the attached PowerPoint presentation. Due to timing issues, the presentation was completed following Regular Session.

The Mayor moved on to discuss the Regular Agenda Items and Consent Agenda Items as follows:

WORKSHOP SESSION – 6:30 P.M.

(Agenda Item B)

Discussion of Regular Agenda Items and Consent Agenda Items

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C, Presentation: Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/Committees. There was no discussion on this item.

Mayor Durham reviewed Agenda Item D-1, Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Truck Parking Lot; on an Approximately 3.612-Acre Tract of Land, out of the John H. Haven Survey Abstract Number 541; Located on the East Side of Railroad Street Approximately 2,400 Feet South of State Highway 121 Business; Zoned Heavy Industrial District (HI); as Requested by Chris Franke, Bannister Engineering, on Behalf of Luis L. Pedraza, Terra Enterprises LLC, the Property Owner (Case No. SUP-2018-06-11). There was no discussion on this item.

Mayor Durham reviewed Agenda Item E, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-2, Approval of a Professional Service Agreement for Auditing Services for the Fiscal Years Ending September 30, 2018 and 2019 in the Amounts of $91,500 and $93,750 Respectively, With the Firm of Weaver & Tidwell, LLC, Dallas, Texas, With the Optional Provision for Three Additional One-Year Extensions, and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-3, Approval of a Professional Services Agreement for Construction Materials Testing to Fugro USA Land Inc., Dallas, Texas, for Approximately $147,300; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-4, Approval of Agreements for Ad Valorem Tax Billing and Collection Between the City of Lewisville and Denton County for Fiscal Year 2018-19; and Authorization for the City Manager to Execute the Agreements. There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

(Agenda Item B)

Discussion of Regular Agenda Items and Consent Agenda Items (cont'd)

Mayor Durham reviewed Agenda Item F-5, Approval of Lease Agreement between Trett Enterprises, Inc. and Malibu MiMi's Shaved Ice. City Manager Barron indicated that the Corps of Engineers now have some question as to whether they are able to approve this item. She requested that the City Council pull this item from Consent and take no action at this time. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-6, Approval of Facility Use Agreement with TimberNook of Texas for the Valley Vista Property. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-7, Authorization for Main & Mill Business Association to Use Proceeds From the 2017 Shared Table Event Toward Installing a Publicly Accessible Mural on Private Property. Discussion was held that the mural had not been determined yet. Amanda Ferguson with Main and Mill Business Association addressed the City Council and advised that the artist that had done the mural on J2 Steakhouse had been selected for this mural. She stated that it would revolve around Art and Entertainment and they should have some ideas at their next meeting. She stated that they wanted to be more forward thinking than capturing the history. City staff confirmed that the mural would be approved by the Old Town Design Review Committee. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-8, Consideration of a Variance to the Lewisville City Code Section 6-161 Off Street Parking and Loading Requirements General Provisions, for the Property Located at 1150 Hebron Parkway, as Requested by City Staff. City Manager Barron referenced the backup memo regarding this item and staff's major concern in maintaining concrete over time. She stated that staff preferred more of a green type of solution. City Engineer David Salmon and Assistant City Engineer Jeff Kelly reviewed the various options and advised that recycled concrete or something with more of a flex base was preferred. There were no further questions on this item.

WORKSHOP SESSION – 6:30 P.M.

(Agenda Item B)

Discussion of Regular Agenda Items and Consent Agenda Items (cont'd)

Mayor Durham reviewed Agenda Item G-9, Appointment of Old Town Branding Task Force. City Manager Barron reviewed this item with the City Council and referenced the past workshop where Main and Mill Business Association had come before the City Council to request the formation of a Task Force. City Manager Barron reviewed the recommended make up of this Task Force. Discussion was held that there would be a request before the City Council during the budget process to fund a third-party consultant to assist with this process in order to bring together the various entities that are currently working to create different branding selections for the Old Town Area. She stated this task force would decide broadly what is the best branding for Old Town. City Manager Barron advised this would probably be a six to nine-month process. Additional discussion was held regarding the funding involved in this process and what the "ask" would be. City Manager Barron advised that the "ask" would be a new brand for the Old Town Area. She indicated that once the brand had been decided upon, there would be funding and phasing options that would be decided on at that time. Councilman Gilmore questioned who would be putting the message out and controlling it. City Manager Barron indicated that the goal was for it to be agreed upon between the task force and the City. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item H, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item I-Closed Session. There was no discussion on this item.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:54 p.m. on Monday, July 16, 2018.

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 7:00 p.m. on Monday, July 16, 2018, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Invocation **(Agenda Item A)**

At the request of Mayor Durham, Mayor Pro Tem Jones gave the invocation.

Pledge to the American and Texas Flags **(Agenda Item B)**

Mayor Durham gave the pledge to the American and Texas flags.

<u>Presentation</u>: Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/Committees **(Agenda Item C)**

Mayor Durham read and presented Certificates of Appointment to Board/Commission/Committee members that were present. Following the presentation, City Secretary Julie Worster issued the oaths-of-office.

<u>Public Hearing</u>: Consideration of <u>Ordinance No. 0044-18-SUP</u> Granting a Special Use Permit for a Truck Parking Lot; on an Approximately 3.612-Acre Tract of Land, out of the John H. Haven Survey Abstract Number 541; Located on the East Side of Railroad Street Approximately 2,400 Feet South of State Highway 121 Business; Zoned Heavy Industrial District (HI); as Requested by Chris Franke, Bannister Engineering, on Behalf of Luis L. Pedraza, Terra Enterprises LLC, the Property Owner (Case No. SUP-2018-06-11) **(Agenda Item D-1)**

The request is for a truck parking lot on the east side of Railroad Street. The applicant plans to pave the parking lot and construct a small office building supporting the commercial truck parking lot. The applicant will lease parking spaces to truck drivers and provide an accessory mechanic shop space as an amenity for individual truck owners to maintain their own vehicles. The applicant plans to make additional improvements which include landscaping and an eight-foot masonry screening wall. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request at their meeting on June 19, 2018.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Richard E. Luedke, Planning Director, was available to address any questions posed by City Council.

Mayor Durham opened the public hearing.

Public Hearing: Consideration of Ordinance No. 0044-18-SUP Granting a Special Use Permit for a Truck Parking Lot; on an Approximately 3.612-Acre Tract of Land, out of the John H. Haven Survey Abstract Number 541; Located on the East Side of Railroad Street Approximately 2,400 Feet South of State Highway 121 Business; Zoned Heavy Industrial District (HI); as Requested by Chris Franke, Bannister Engineering, on Behalf of Luis L. Pedraza, Terra Enterprises LLC, the Property Owner (Case No. SUP-2018-06-11) (cont'd) **(Agenda Item D-1)**

MOTION: Upon a motion made by Mayor Pro Tem Daniels and seconded by Deputy Mayor Pro Tem Jones, the Council voted four (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

"An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit For a Truck Parking Lot, on an Approximately 3.612-Acre Tract of Land, Out of the John H. Haven Survey Abstract No. 541, Located on the East Side of Railroad Street Approximately 2,400 Feet South of State Highway 121 Business and Zoned Heavy Industrial District (HI); Providing For a Repealer, Severability, Penalty, and an Effective Date; and Declaring an Emergency."

MOTION: Upon a motion made by Mayor Pro Tem Daniels and seconded by Councilman Gilmore, the Council voted four (4) "ayes" and no (0) "nays" to approve and adopt **Ordinance No. 0044-18-SUP**, as previously captioned. The motion carried.

Visitors/Citizens Forum **(Agenda Item E)**

No one appeared to speak at this time.

CONSENT AGENDA **(Agenda Item F)**

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted four (4) "ayes" and no (0) "nays" to remove Consent Agenda Item No. 5 - Approval of Lease Agreement between Trett Enterprises, Inc. and Malibu MiMi's Shaved Ice. from consideration; and approve and adopt all remaining items on the Consent Agenda, as recommended and as follows:

2. Approval of a Professional Service Agreement for Auditing Services for the Fiscal Years Ending September 30, 2018 and 2019 in the Amounts of $91,500 and $93,750 Respectively, With the Firm of Weaver & Tidwell, LLC, Dallas, Texas, With the Optional Provision for Three Additional One-Year Extensions, and Authorization for the City Manager to Execute the Agreement.

3. Approval of a Professional Services Agreement for Construction Materials Testing to Fugro USA Land Inc., Dallas, Texas, for Approximately $147,300; and Authorization for the City Manager to Execute the Agreement.

4. Approval of Agreements for Ad Valorem Tax Billing and Collection Between the City of Lewisville and Denton County for Fiscal Year 2018-19; and Authorization for the City Manager to Execute the Agreements.

6. Approval of Facility Use Agreement with TimberNook of Texas for the Valley Vista Property.

7. Authorization for Main & Mill Business Association to Use Proceeds From the 2017 Shared Table Event Toward Installing a Publicly Accessible Mural on Private Property.

The motion carried.

END OF CONSENT AGENDA

Consideration of a Variance to the Lewisville City Code Section 6-161 Off Street Parking and Loading Requirements General Provisions, for the Property Located at 1150 Hebron Parkway, as Requested by City Staff **(Agenda Item G-8)**

The City of Lewisville owns property located at 1150 Hebron Parkway. A canoe and kayak launch site is proposed at this location at the Elm Fork of the Trinity River. Staff is requesting a variance to allow vehicle parking and access on an unpaved surface.

The City staff's recommendation was that the City Council approve the variance as set forth in the caption above.

Jeff Kelly P.E. Assistant City Engineer, was present to respond to any questions posed by the City Council.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Deputy Mayor Pro Tem Jones, the Council voted four (4) "ayes" and no (0) "nays" to approve a variance to the Lewisville City Code Section 6-161 Off Street Parking and Loading Requirements General Provisions, for the property located at 1150 Hebron Parkway to allow vehicle parking and access on an unpaved surface, as requested by City staff. The motion carried.

Appointment of Old Town Branding Task Force **(Agenda Item G-9)**

At the April 23, 2018 special workshop, Natasha DeHart and Amanda Ferguson requested that a temporary task force of Old Town stakeholders be appointed to work with City staff on a unified branding concept that would work with multiple audiences. City Council directed that a task force be appointed to work with city staff on development of a brand. Staff has worked with Amanda Ferguson on selection of individuals to serve on the Old Town Branding Task Force. All individuals being recommended for service on this task force have been contacted and have agreed to serve.

The City staff's recommendation was that the City Council appoint the Old Town Branding Task Force as set forth in the caption above.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Ferguson, the Council voted four (4) "ayes" and no (0) "nays" to appoint the following:

Old Town Residential Developers (developers that have completed residential projects in Old Town): Robbie Rehmani, Brownstones on Walters and Jason Rose, Catherin Commons

Old Town Commercial Developer/Commercial Broker: Justin Springfield, Old Town Development (restaurant facilities including Twisted Root, Cavalli's and Prohibition Chicken) and Robert Massey, Metrocom Realty

Old Town Center Business Retail: Cynthia Dearburger, Flourish Floral and Gifts and Amanda Ferguson, we + you

Old Town District Businesses: Heather Cicirello, CBTx and Kory Walker, A Living Canvas

Old Town Entertainment Related Businesses: Natasha Dehart, Witherspoon Distillery; Amy Fannin, Old Town Wine House; Kerry Murray, J2 Steakhouse; and Ronda Owens, Perc Coffee House

Old Town Resident: Kristen Green

The motion carried.

Reports **(Agenda Item H)**

- 2018 Health Fund Report
- Director of Parks and Recreation Stacie Anaya reminded everyone that the groundbreaking for Thrive was scheduled for Friday, July 20th at Memorial Park Recreation Center beginning at 10 a.m.
- Assistant Chief Kevin Deaver advised of the next Coffee with Cops event.
- Director of Public Services Keith Marvin gave an update on the status of the lake.
- Director of Strategic Design Gina Thompson encouraged anyone interested in having input on the 2018-2019 Budget Process to check out the budgeting input tool on the City's website. She advised that the results would be provided at the August 11th Budget Workshop. She further encouraged residents to check the City's Dashboard page on the City's website to see updated highlighted metrics and explanations.
- Mayor Pro Tem Daniels encouraged anyone who knew of someone without AC to make sure they checked on them during the upcoming string of really hot days.
- Councilman Gilmore recommended that everyone visit the the Community Grants section of the City's website to check out the Community Grants Division Seeking Input for Community Needs to submit feedback on how they'd like to see as far as social services or groups and/or organizations that need to be in the City.
- Councilman Ferguson advised of upcoming events at the MCL Grand.
- Mayor Durham thanked the Police Officers present for their service to the City.

There were no additional reports at this time.

Mayor Durham advised that the City Council would be returning to the City Council Conference Room to continue the Workshop Session discussion of the Workshop Item A - Land Use Assumption, Water and Sewer Master Plan, and Impact Fee Update. City Council returned to workshop session at 7:21 p.m.

With the City Council all present in the City Council Conference Room, the continuation of the Workshop Session began at 7:24 p.m.

At the request of City Manager Barron, Director of Public Services Keith Marvin conducted the remaining slides of the attached PowerPoint Presentation regarding Discussion of Land Use Assumption, Water and Sewer Master Plan, and Impact Fee Update.

Mayor Durham advised that there were no Closed Session items to be discussed.

Adjournment **(Agenda Item K)**

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Gilmore, the Council voted four (4) "ayes" and no (0) "nays" to adjourn the Regular Session of the Lewisville City Council at 7:37 p.m. on Monday, July 16, 2018. The motion carried.

These minutes approved by the Lewisville City Council on the 6th day of August, 2018.

APPROVED

_____
Rudy Durham
MAYOR

ATTEST:

_____
Julie Worster
CITY SECRETARY

Land Use Assumptions, Water & Sewer Master Plan, and Impact Fee Update

City Council Work Session

July 16, 2018

What are Impact Fees?

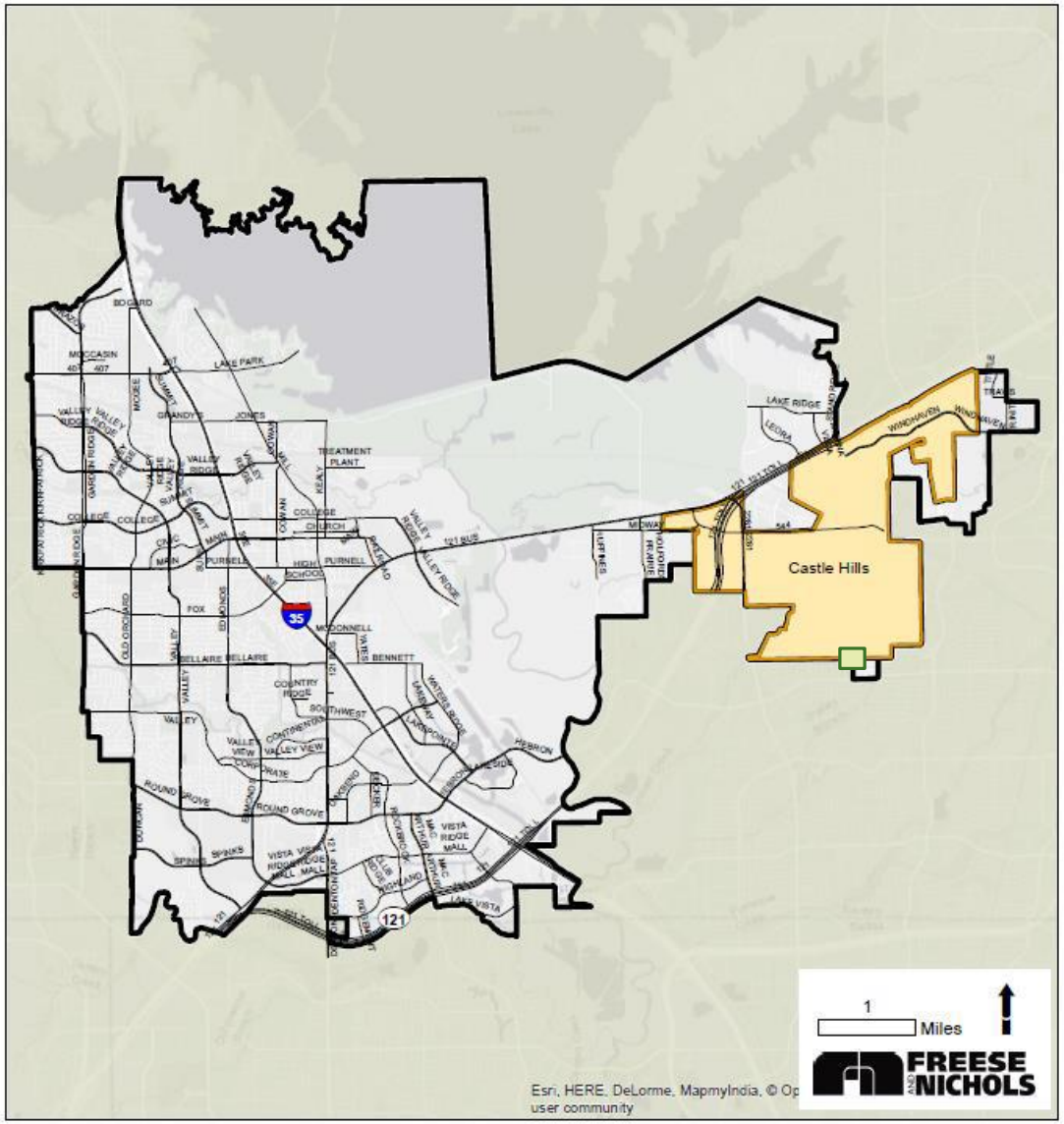
- Impact fees are also known as Capital Recovery Fees
- Fees are paid by developers or home builders to offset the cost of city infrastructure necessary to provide capacity to serve the new development
- Fees can be assessed for Water, Wastewater, and Roadway impacts.
- Lewisville does not assess Roadway Impact Fees.
- Fees are collected at the time Building Permits are issued.
- Texas Local Government Code Section 395 prescribes the methods a municipality must use to update their impact fees
- Impact Fees must be reviewed and updated every 5 years, using a 10-year planning period
- Study produces maximum amount that can be charged. City Council could set a lower rate.

Impact Fee Uses

- Impact fees can be used for:
  - Construction
  - Surveying & Engineering
  - Land Acquisition
  - Capital Improvement Updates
  - Financing costs of eligible projects
- Impact fees can NOT be used for:
  - Construction, acquisition, or expansion of facilities not identified in the Capital Improvement Plan
  - Repair, operation, or maintenance of improvements
  - Improvements to meet needs of existing developments
  - Administrative and operating costs of the City

2018 Land Use Assumptions

- The first step in the process of updating Impact Fees is often an update to the Land Use Assumptions, with population and employment projections
- Based on these projections, the Water & Sewer Master Plan is updated to ensure adequate service delivery
- The 2011 Master Plans were based on a Build-out population of 186,400
- The May 2018 Land Use Assumption projects a 2028 Population of 152,864, Including the Castle Hills ETJ, with a build-out population of 163,162



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

City Limits and ETJ Map

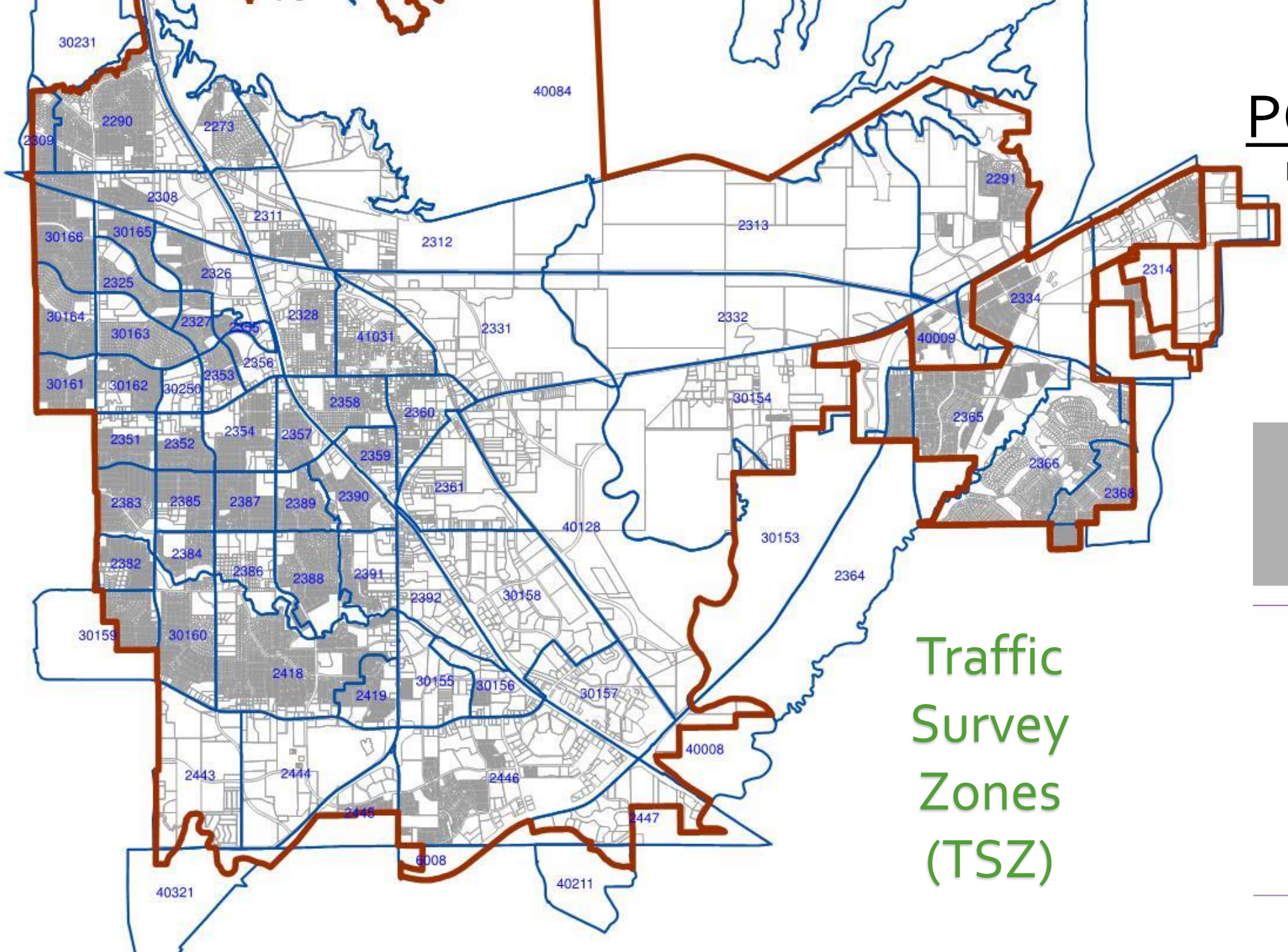
City Limits

ETJ

- The City used the Planning & Engineering firm of Freese & Nichols, Inc. (FNI) to perform the Land Use Assumption Update
- FNI worked extensively with Richard Luedke and the Planning Department
- FNI incorporated all known development plans, including small area plans, and corridor redevelopment plans.
- In those areas where no plan exists, projected populations are based on vacant land and allowable density under current zoning

LAND USE POPULATION

PROVIDED BY FREESE & NICHOLS, INC.



Traffic Survey Zones (TSZ)

TECHNICAL REPORT

Land Use Assumptions

LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

City of Lewisville, Texas

May 2018

Population Estimates

TSZ	2017 Population Estimate	2017 Employment Estimate	2027 Population Estimate	2027 Employment Estimate	Build-out Population
40084	0	0	0	0	0
30161	1,594	148	1,594	148	1,594
30164	1,771	185	1,771	185	1,771
2383	2,478	417	2,478	417	2,478
2351	1,130	737	1,130	745	1,130
2385	1,465	168	1,465	170	1,465
2384	801	444	801	445	801
30162	1,268	629	1,268	629	1,268
30250	2,272	910	2,272	912	2,272
2352	1,045	737	1,045	737	1,045
2387	3,300	75	3,300	75	3,300
2354	1,988	1,097	1,988	1,097	1,988
2386	1,462	273	1,462	295	1,462
2418	6,674	1,179	6,830	1,306	6,830
2388	2,201	444	2,201	444	2,201
2391	3,695	370	3,695	370	3,695
30160	2,343	514	2,343	514	2,343
2389	1,142	222	1,142	222	1,142
2390	1,982	737	2,224	737	2,224
2353	258	810	295	875	295
2356	355	1,179	467	1,452	467
2357	843	737	843	750	843
2444	852	1,479	852	1,754	852
30155	3,791	1,034	4,281	1,064	4,281
2392	4,470	1,921	4,470	2,319	4,470
30156	2,113	1,917	2,113	1,917	2,113
30157	2,260	2,360	4,394	2,854	4,394
2312	1,937	941	1,937	941	1,937
2328	940	1,131	940	1,521	940
2311	1,139	629	1,139	678	1,139
2358	861	1,770	1,101	1,770	1,101
41031	707	3,025	2,278	3,825	4,191
2419	2,326	296	2,326	296	2,326
2359	565	1,039	565	1,201	565
2360	957	1,928	1,048	2,212	1,048
2331	0	1,070	144	1,470	2,180

TSZ	2017 Population Estimate	2017 Employment Estimate	2027 Population Estimate	2027 Employment Estimate	Build-out Population
30158	568	10,162	568	10,170	568
2361	576	1,097	576	1,697	576
2332	0	0	0	0	0
30165	1,113	296	1,113	310	1,113
30163	2,783	382	2,783	382	2,783
2325	1,138	326	1,138	326	1,138
2326	1,915	2,495	1,915	2,603	1,915
2327	640	69	640	69	640
2355	277	222	277	231	277
2382	1,772	148	1,772	148	1,772
2446	8,245	11,380	9,429	11,396	9,429
2273	1,262	359	2,001	464	2,001
2445	78	1,867	78	2,237	78
2308	1,690	500	4,352	679	7,472
40128	1,181	1,951	1,181	2,261	1,181
6008	630	0	630	0	630
2447	0	1,832	0	2,032	0
40008	0	0	0	0	0
30154	2,100	732	2,650	5,122	2,650
40009	677	0	1,618	203	1,618
2313	780	0	780	0	780
2291	2,105	48	2,825	549	2,825
30153	0	0	0	0	0
2364	1,324	0	1,324	7	1,324
2365	3,497	61	3,497	68	3,497
2334	2,861	215	9,057	497	10,775
2314	1,852	514	13,794	1,151	14,611
40321	502	0	502	59	502
30159	2,151	27	2,151	27	2,151
2443	2,042	296	2,042	589	2,042
2290	3,955	629	6,044	1,336	6,738
30166	2,794	148	2,794	148	2,794
2309	932	185	932	185	932
40211	0	6	0	6	0
2366	3,600	10	3,600	8	3,600
2396	750	0	750	0	750
2368	1,849	6	1,849	6	1,849
Total	**120,624**	**68,515**	**152,864**	**81,313**	**163,162**

Existing Population: 120,624

10-Year Population: 152,864

Build-out Population: 163,162

2011 Masterplan Population

Build-out Population: 186,403

Population and Demand ASSUMPTIONS

Population Growth Assumption:

	2018	2028	Buildout
* Population Assumption (# People)	120,624	152,864	163,162
Percent of Buildout Population (%)	73.9%	93.7%	100.0%
2018 to 2028 Population Growth:		126.7%	

Demand Growth Assumption:

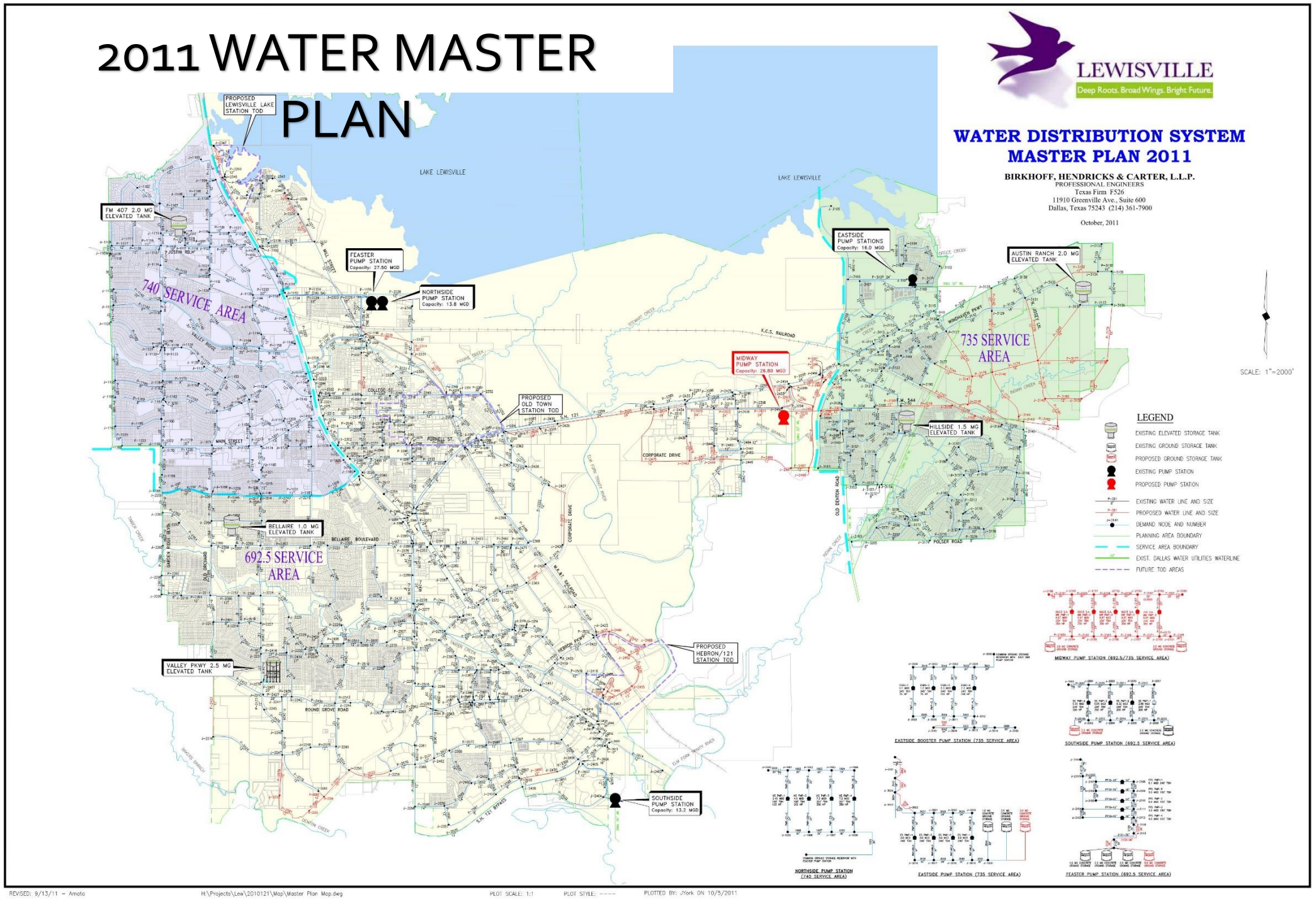
	2018	2028	Growth
Water Max-Hour Demand (MGD)	71.06	87.08	122.5%
Wastewater Average Daily Flow (MGD)	14.81	18.18	122.8%

*Includes Castle Hills Population
10-Year Demand (Flow Rates) Projection, determines growth of Living Units for Period.

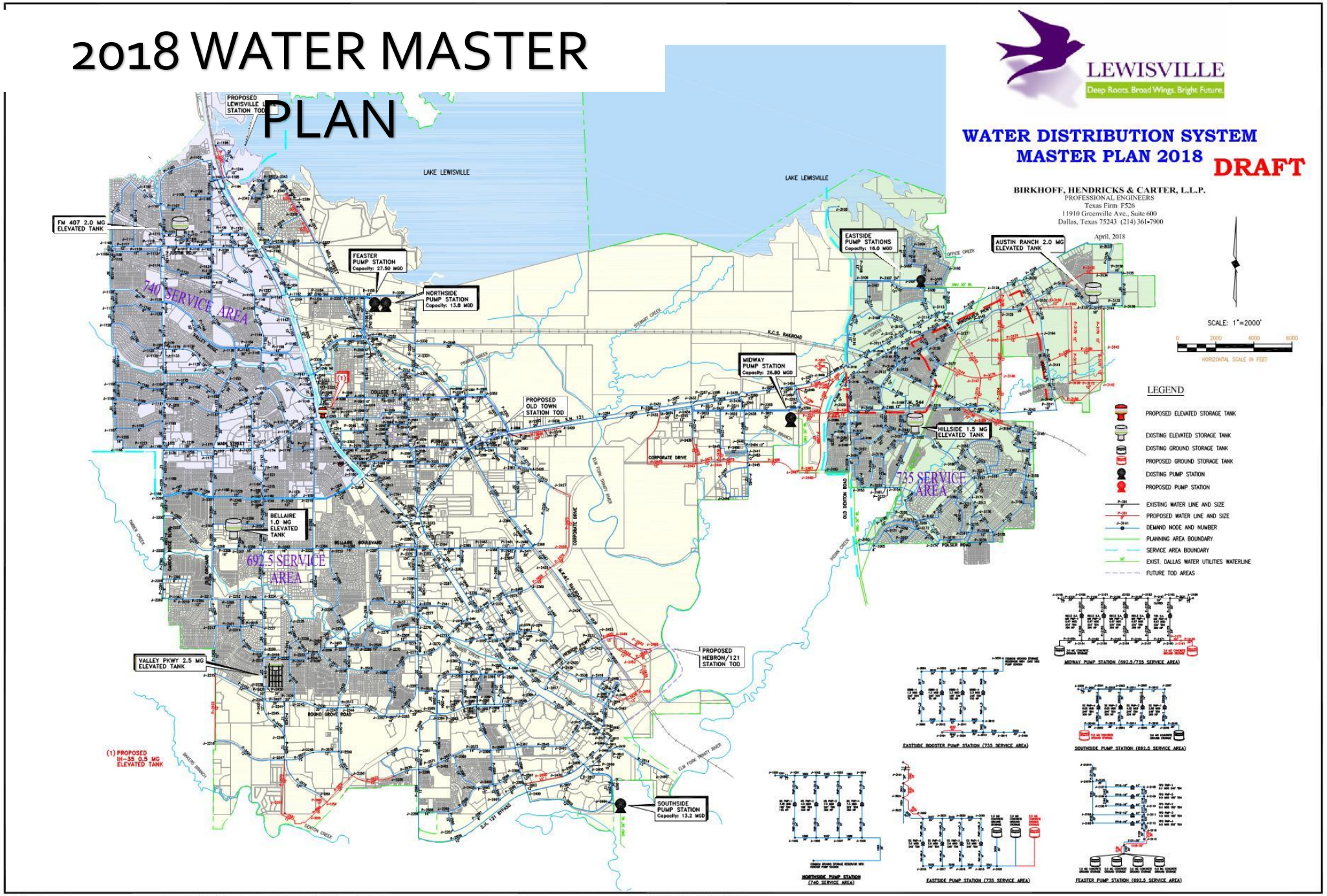
Water Master Plan

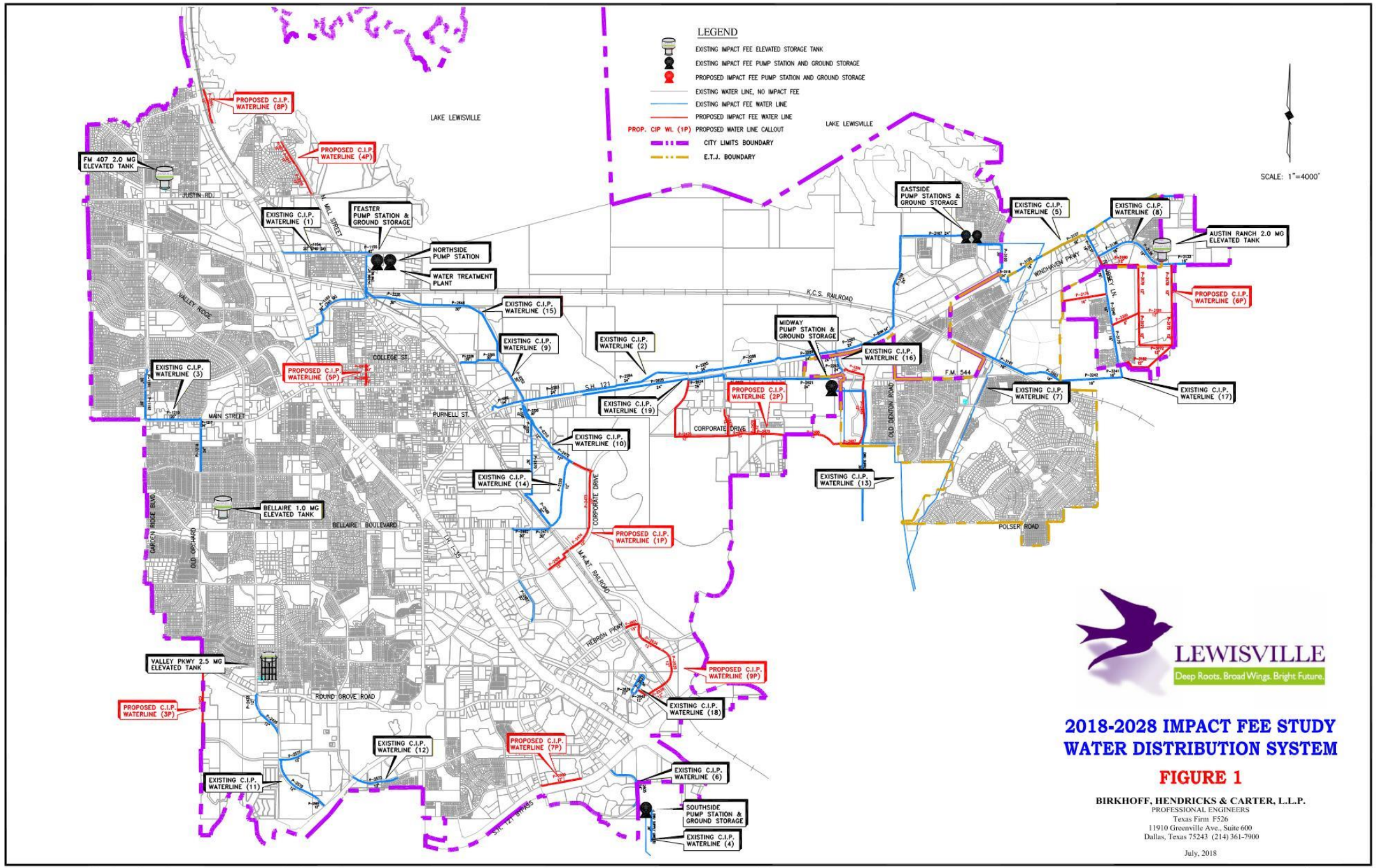
- The Water Master Plan is developed based on the Build-Out population of 163,162 to ensure adequate capacity exists in our ability to treat, store, and deliver an adequate supply of potable water for consumption and fire suppression.
- The majority of our capacity needs are in the treatment, storage and distribution areas.
- Much of these improvements are associated with East Lewisville , including Castle Hills and Austin Ranch areas.

2011 WATER MASTER PLAN



2018 WATER MASTER PLAN





REVISED: 7/9/18 J:\CLERICAL\Lewisville\2017-142 W&WW Impact Fee Update\Maps\Water\Maps\2018 Water Impact Fee Map.dwg PLOT SCALE: 1:1 PLOT STYLE: ---- PLOTTED BY: JLe ON 7/11/2018

WATER SYSTEM

Impact fee Project Cost Summary

Water System: Eligible Capital Cost and Utilized Capacity Cost Summary

Water System	Total 20-Year Project Cost ($)	Utilized Capacity During Fee Period ($)
Existing Water Distribution Lines	$34,342,637	$5,587,630
Existing Elevated Storage Tanks	$13,058,149	$2,514,248
Existing Pump Stations	$22,740,081	$3,673,374
Existing Ground Storage Reservoirs	$18,334,844	$2,636,428
Existing Water Treatment	$29,219,755	$2,308,326
Existing Water System Planning Expenses	$61,000	$61,000
Subtotal: Existing Water System	**$117,756,466**	**$16,781,006**
Proposed Water Distribution Lines	$10,749,815	$7,579,052
Proposed Facilities	$21,962,670	$21,552,236
Subtotal: Proposed Water System	**$32,712,485**	**$29,131,288**
TOTAL:	**$150,468,951**	**$45,912,294**

Notes:

(1) Opinion of 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 4.5%

Living unit equivalency

Fee Structure that is *Proportional* to Water Usage Capacity

	1	2	3	4	5	6	7
	2018			2028			
Meter Size	Meter Count	Living Units per Meter	Total Living Units	Meter Count	Living Units per Meter	Total Living Units	New Living Units During Impact Fee Period
¾”	**19,551**	1.0	19,551	**23,959**	1.0	23,958	4,407
1”	**1,740**	1.7	2,958	**2,132**	1.7	3,624	666
1½”	**410**	3.3	1,353	**502**	3.3	1,658	305
2”	**1,089**	6.7	7,296	**1,335**	6.7	8,941	1,645
3”	**158**	16.0	2,528	**194**	16.0	3,097	569
4”	**48**	28.0	1,344	**59**	28.0	1,646	302
6"	**14**	61.3	858	**17**	61.3	1,051	193
8”	**7**	106.7	746	**9**	106.7	915	169
10”	**10**	166.7	1,667	**12**	166.7	2,042	375
12”	**3**	220.0	660	**4**	220.0	808	148
Totals:	**23,030**		**38,961**	**28,222**		**47,740**	**8,779**

- NEW LUE’s

$$\textbf{\underline{Water} Impact Fee} = \frac{\text{Eligible Existing Utilized Cost} + \text{Eligible Proposed Utilized Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Years}}$$

$$= \frac{\$16{,}781{,}006 + \$29{,}131{,}288}{8{,}779} \qquad \frac{\$45{,}912{,}294}{8{,}779}$$

Calculated Impact Fee = $ 5,229.79

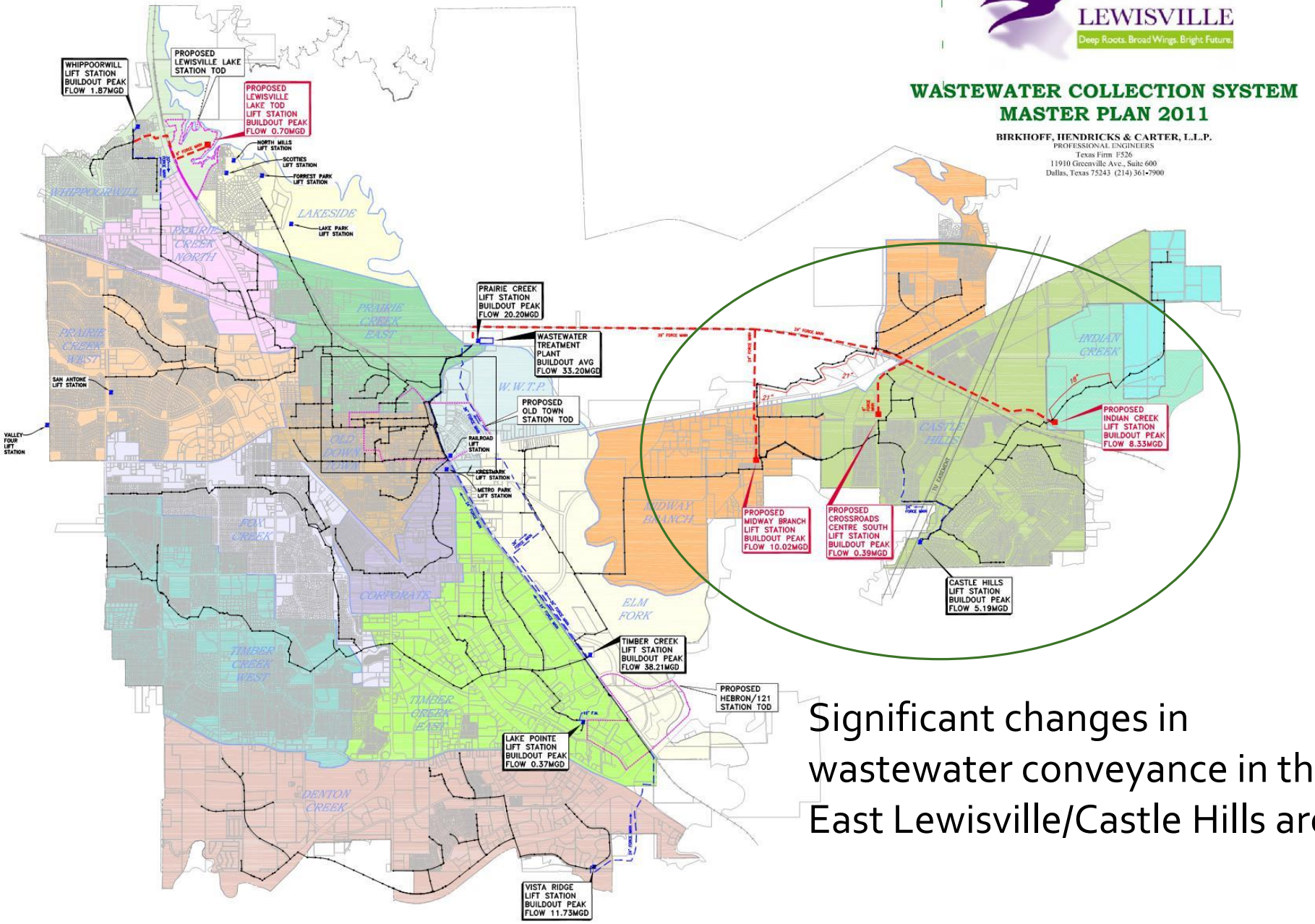
Allowable Maximum Water Impact Fee: (Max Impact Fee x 50%)* = $ 2,614.89

** - Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC*

Wastewater Master Plan

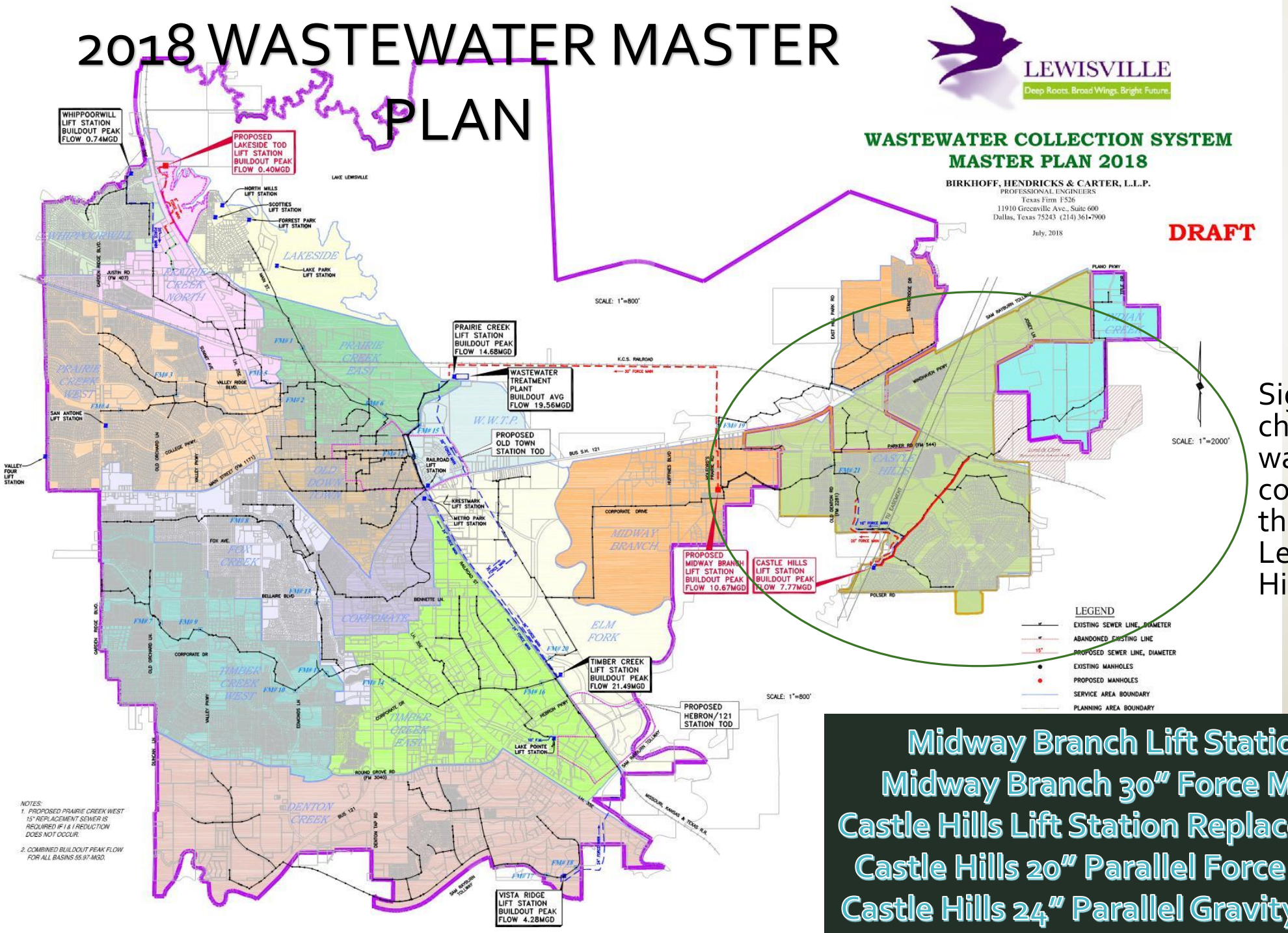
- The Wastewater Master Plan is developed based on the Build-Out population of 163,162 to ensure adequate capacity exists in our ability to collect, covey, and treat all the wastewater within the service area, including the Castle Hills area.
- The majority of our capacity needs at build-out are in the conveyance and treatment areas.
- Much of these improvements are associated with East Lewisville, including Castle Hills and Austin Ranch areas. Additional collection lines, lift stations, and treatment capacity are shown associated with the continuing development of this area.

2011 WASTEWATER MASTER PLAN



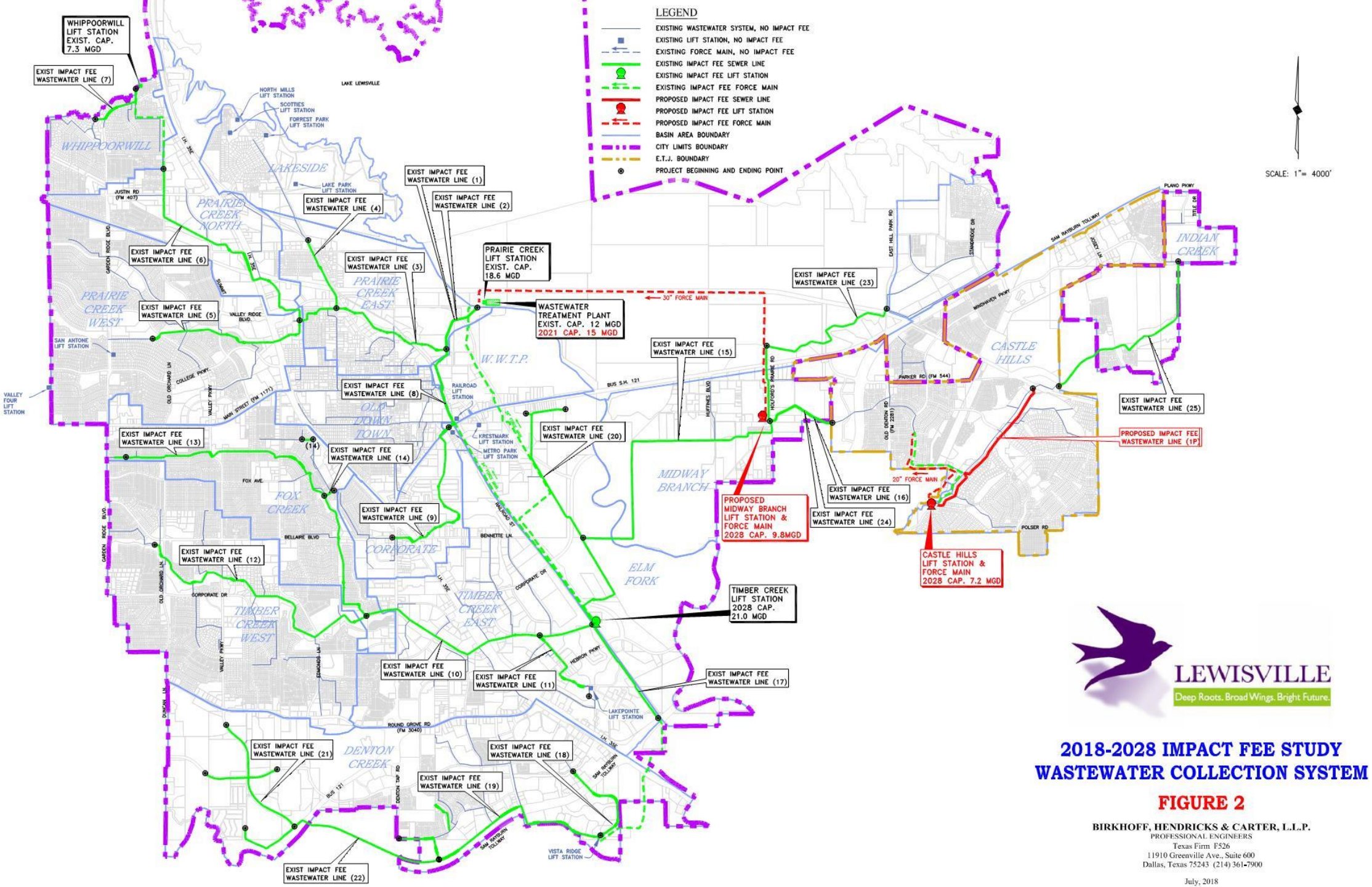
Significant changes in wastewater conveyance in the East Lewisville/Castle Hills area

2018 WASTEWATER MASTER PLAN



Significant changes in wastewater conveyance in the East Lewisville/Castle Hills area

Midway Branch Lift Station
Midway Branch 30" Force Main
Castle Hills Lift Station Replacement
Castle Hills 20" Parallel Force Main
Castle Hills 24" Parallel Gravity Main



2018-2028 IMPACT FEE STUDY
WASTEWATER COLLECTION SYSTEM

FIGURE 2

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Texas Firm F526
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

July, 2018

WASTEWATER SYSTEM

Impact fee project Cost Summary

Wastewater System: Eligible Capital Cost and Utilized Capacity Cost Summary

Wastewater System	Total 20-Year Project Cost ($)	Utilized Capacity During Fee Period ($)
Existing Wastewater Collection Lines	$31,459,516	$5,638,179
Existing Wastewater Facilities: Lift Stations	$28,430,918	$2,773,033
Existing Wastewater Facilities: Treatment	$41,936,150	$351,474
Existing Wastewater System Planning Expenses	$71,000	$71,000
Subtotal: Existing Wastewater System	**$101,897,584**	**$8,833,686**
Proposed Wastewater Collection Sewer Lines	$4,357,113	$1,787,702
Proposed Wastewater Facilities: Lift Stations	$33,967,606	$14,456,962
Proposed Wastewater Facilities: Treatment	$53,044,540	$45,952,320
Subtotal: Proposed Wastewater System	**$91,369,259**	**$62,196,984**
TOTAL:	**$193,266,843**	**$71,030,670**

Notes:

(1) Opinion of 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 4.5%

Living unit equivalency

Fee Structure that is *Proportional* to Wastewater Usage Capacity

	1	2	3	4	5	6	7
	2018			2028			
Meter Size	Meter Count	Living Units per Meter	Total Living Units	Meter Count	Living Units per Meter	Total Living Units	New Living Units During Impact Fee Period
¾”	**19,551**	1.0	19,551	**23,959**	1.0	23,958	4,407
1”	**1,740**	1.7	2,958	**2,132**	1.7	3,624	666
1½”	**410**	3.3	1,353	**502**	3.3	1,658	305
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10”	**10**	166.7	1,667	**12**	166.7	2,042	375
12”	**3**	220.0	660	**4**	220.0	808	148
Totals:	**23,030**		**38,961**	**28,222**		**47,740**	**8,779**

- NEW LUE’s

<u>Wastewater</u> Impact Fee =

$$\frac{\text{Eligible Existing Utilized Cost} + \text{Eligible Proposed Utilized Cost}}{\text{Number of New Living Unit Equivalent over the Next 10 Years}}$$

$$= \frac{\$8{,}833{,}686 + \$62{,}196{,}984}{8{,}779} \qquad \frac{\$71{,}030{,}670}{8{,}779}$$

Calculated Impact Fee = <u>$8,090.98</u>

Allowable Maximum Wastewater Impact Fee: (Max Impact Fee x 50%) = <u>$ 4,045.49</u>

** - Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC*

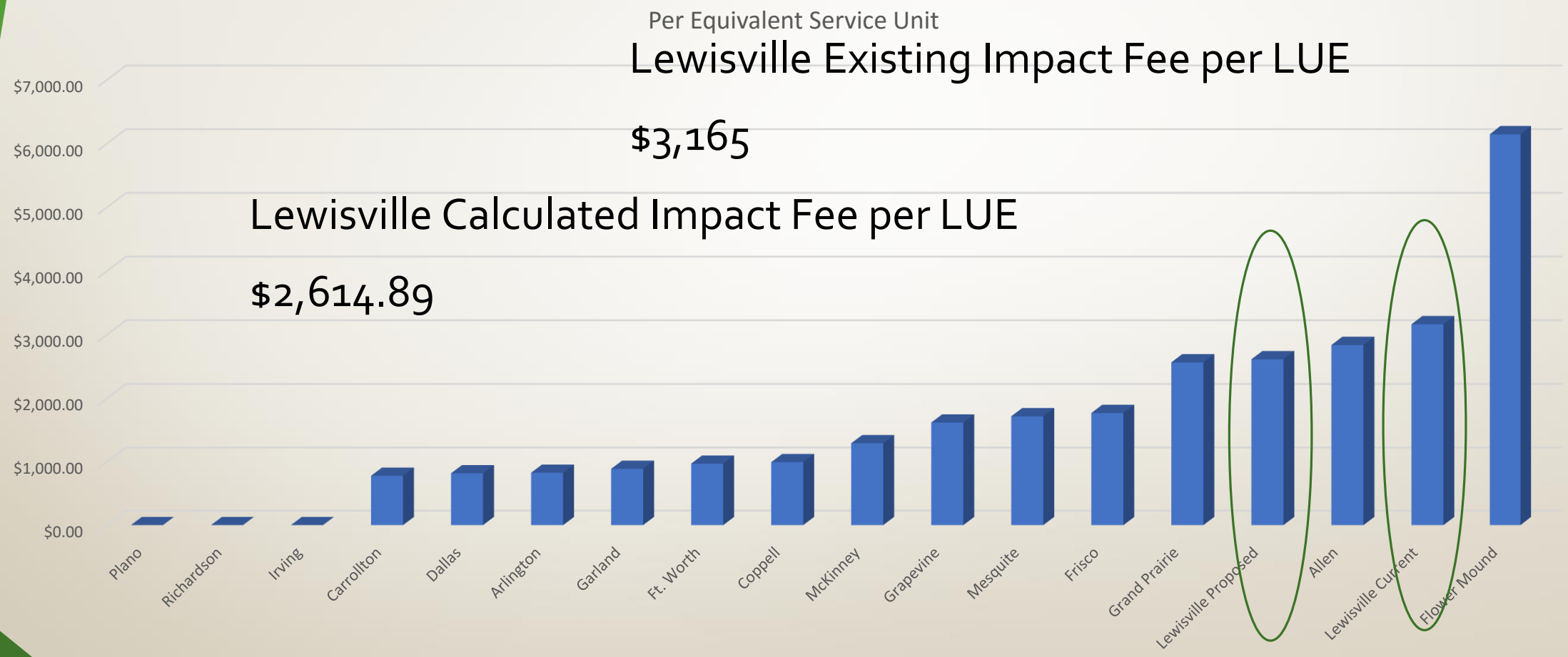
Allowable Maximum Fee per Living Unit Equivalent
And
Per Meter Size and Type

50% Max . Water Impact Fee /LUE	**$2,614.89**
50% Max . Wastewater Impact Fee /LUE	**$4,045.49**

Meter Type	Meter Size	LUE	Maximum Impact Fee		Total
			Water	Wastewater	
Simple	3/4"	1	$2,615	$4,045	$6,660
Simple	1"	1.7	$4,445	$6,877	$11,323
Simple	1-1/2"	3.3	$8,629	$13,350	$21,979
Simple	2"	5.3	$13,859	$21,441	$35,300
Compound	2"	5.3	$13,859	$21,441	$35,300
Turbine	2"	6.7	$17,520	$27,105	$44,625
Compound	3"	10.7	$27,979	$43,287	$71,266
Turbine	3"	16	$41,838	$64,728	$106,566
Compound	4"	16.7	$43,669	$67,560	$111,228
Turbine	4"	28	$73,217	$113,274	$186,491
Compound	6"	33.3	$87,076	$134,715	$221,791
Turbine	6"	61.3	$160,293	$247,988	$408,281
Compound	8"	53.3	$139,374	$215,624	$354,998
Turbine	8"	106.7	$279,009	$431,654	$710,663
Compound	10"	153.3	$400,863	$620,173	$1,021,036
Turbine	10"	166.7	$435,903	$674,383	$1,110,285
Turbine	12"	220	$575,276	$890,007	$1,465,284

Heavy Users are required to invest more in the Systems.

Water Impact Fee Comparison



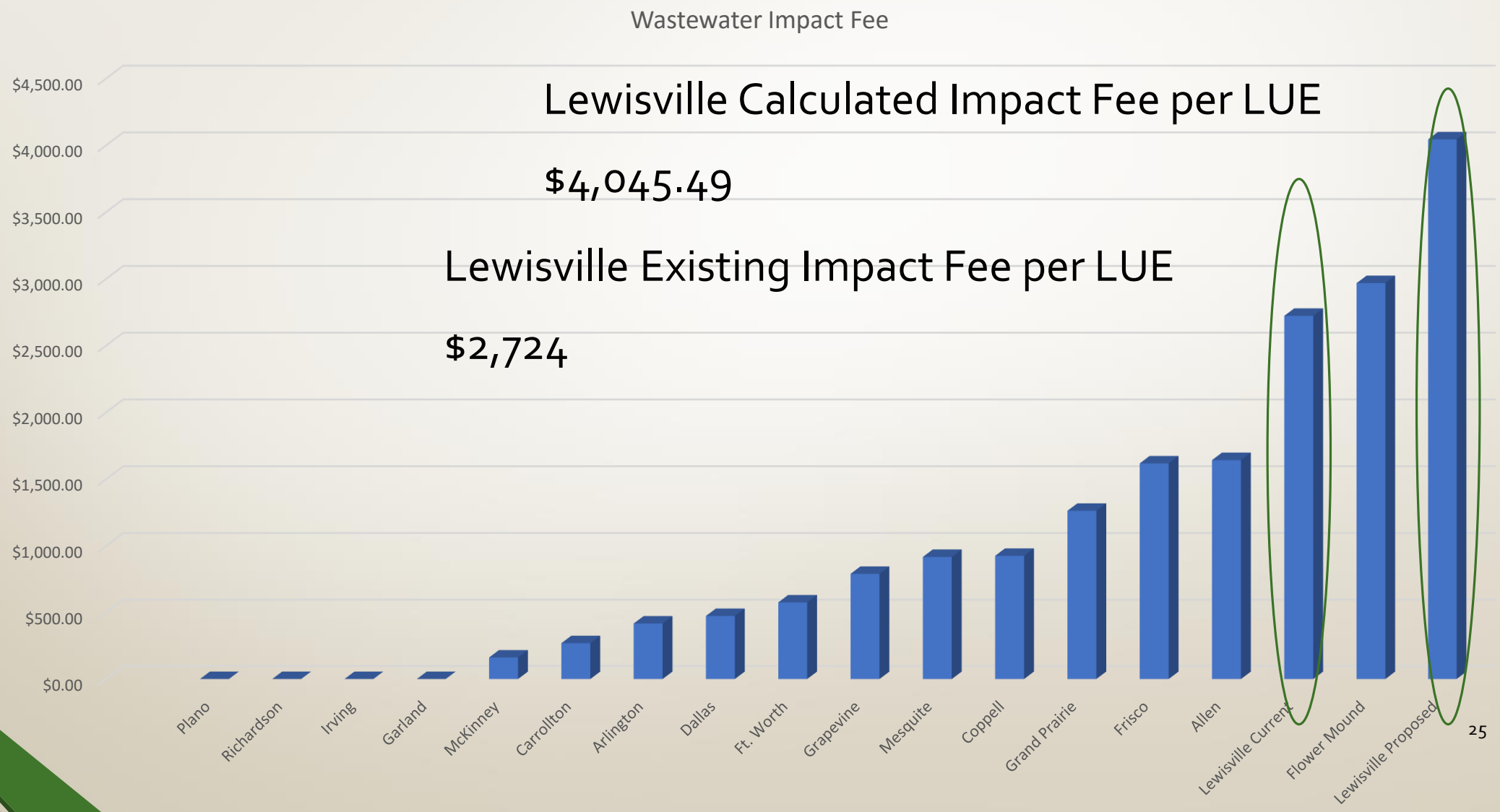
Lewisville Existing Impact Fee per LUE

$3,165

Lewisville Calculated Impact Fee per LUE

$2,614.89

Wastewater Impact Fee Comparison

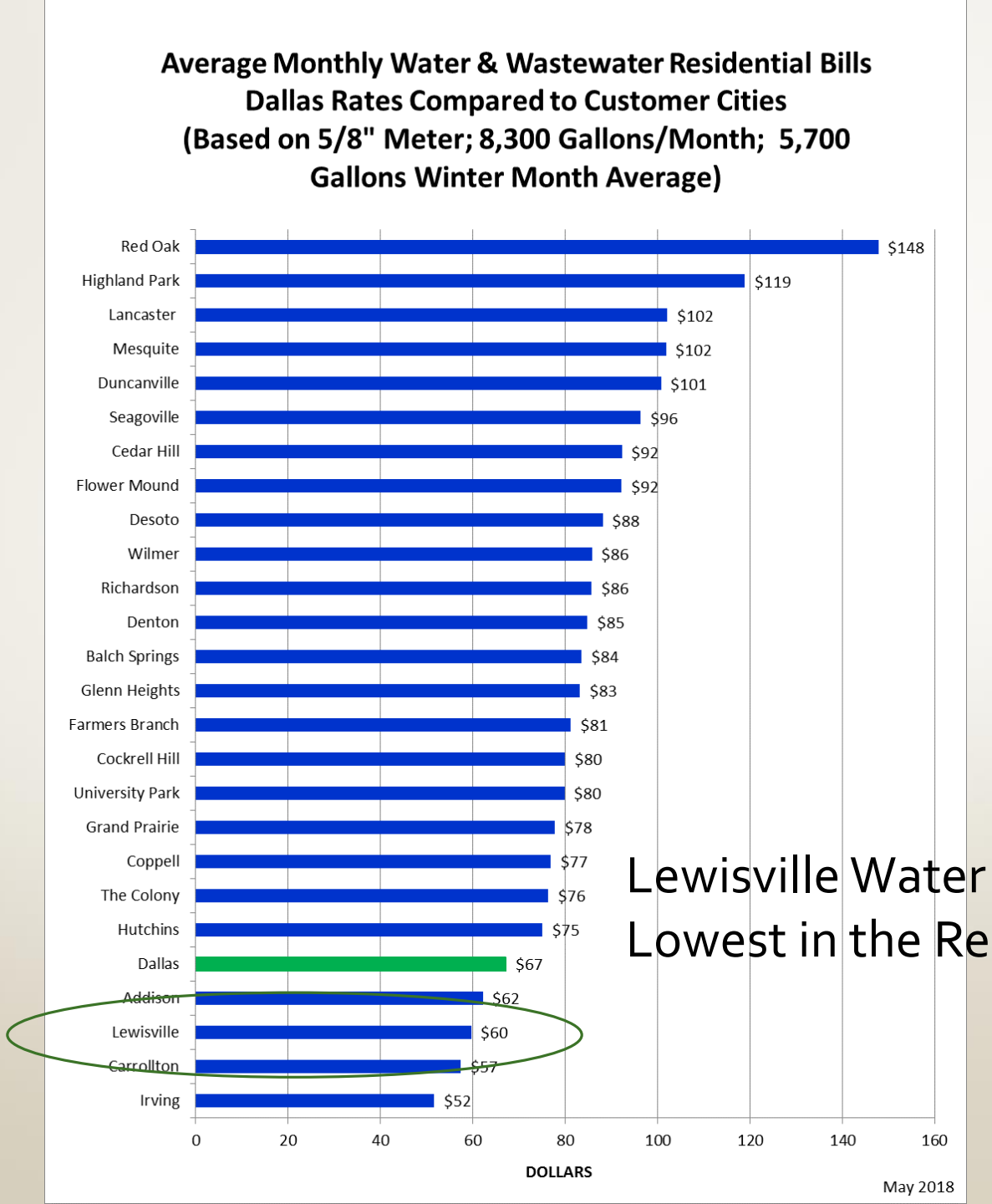


Lewisville Calculated Impact Fee per LUE

$4,045.49

Lewisville Existing Impact Fee per LUE

$2,724



Lewisville Water Rates are Among the Lowest in the Region

Budget Impact

- Historical collections

FY	Water Impact Fee	Wastewater Impact Fee
13/14	$832,016	$606,615
14/15	$1,783,269	$1,182,773
15/16	$2,088,969	$1,548,254
16/17	$1,607,540	$1,171,853
17/18	$1,688,588	$1,240,510

- During the same time period, the City has reimbursed $836,010.98 in Impact Fees through Economic Development Agreements.
- There is an additional amount of $835,500 in outstanding agreements for reimbursement that will be made as permits are pulled
- If we chose to replace the Impact Fee revenue with a rate increase, raising $2,000,000 per year would require a 7% rate increase.

Water / Simple Meter Type

Plano	0	McKinney	1295
Richardson	0	Grapevine	1622
Irving	0	Mesquite	1721
Carrollton	780	Frisco	1772
Dallas	820	Grand Prairie	2567
Arlington	828	Lewisville (calculated)	2614
Garland	890	Allen	2840
Ft. Worth	971	Lewisville (current)	3165
Coppell	995	Flower Mound	6147

- Staff Recommendation – Rate of $2614
  - 3rd highest of 16 survey cities
  - Rate is dropping $551 ($3165)
  - Negotiating point with development community

Wastewater / Simple Meter Type

Garland	0	Grapevine	792
Plano	0	Mesquite	919
Richardson	0	Coppell	927
Irving	0	Grand Prairie	1264
McKinney	162	Frisco	1619
Carrollton	270	Allen	1644
Arlington	418	Lewisville (current)	2724
Dallas	475	Flower Mound	2969
Ft. Worth	577	Lewisville (calculated)	4045

Options:

- Option #1 – Use calculated rate of $4045
  - Would be highest in comparison to 16 survey cities
- Option #2 – Maintain current rate of $2724 (Staff Recommendation)
  - Would be 2nd highest in comparison to 16 survey cities
  - FY 2018-19 budget is based on $2724 so no budget "risk"

Next Steps

- Receive final Land Use Assumptions (LUA), Capital Improvement Plan (CIP), and Impact Fee reports from consultants
- Pass Resolution calling for Public Hearing on LUA, CIP, and Impact Fees
- Present to Capital Improvement Advisory Committee
- Conduct Public Hearing on LUA, CIP and Impact Fees
- Pass Ordinance on LUA, CIP and Impact Fees
  - Must have three readings for ordinance approval
- Begin assessing new fees January 1, 2019
  - New fees are assessed for properties platted after the effective date of the new ordinance

QUESTIONS?