



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
FOR TRANSPORTATION IMPACT FEES**

A G E N D A

Wednesday, July 24, 2019

**Immediately Following the City Plan Commission Meeting, which begins at 1:30 pm
Fort Worth City Hall, City Council Chambers - 2nd Floor
200 Texas Street
Fort Worth, Texas 76102**

Members

Position 1 – Vicky Schoch
Position 2 – Timothy Bishop
Position 3 – Jim Tidwell
Position 4 – Mark Brast
Position 5 – Benjamin Robertson

Position 6 – Armard Anderson
Position 7 – Edward Deegan
Position 8 – Don Boren, Chair
Position 9 – Melissa Konur

Julie Westerman, Staff Liaison
Doug Black, Staff Legal

A G E N D A

- I. Call to Order – Don Boren, Chair
- II. Semi-Annual Report on Capital Improvements Plan and Transportation Impact Fees
 - a. Staff Presentation
 - b. Discussion
 - c. Action –Approval and Adoption of the Semi-Annual Report
- III. Request for Future Agenda Items
- IV. Adjourn

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to contact Al Godwin at 817-392-7825, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, July 18, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

Semi-Annual Progress Report

**Capital Improvements Advisory Committee for
Transportation Impact Fees
July 2019**



Prepared by the Fort Worth Planning and Development Department

CIAC Semi-Annual Report

July 2019

Introduction

This report was prepared by the Fort Worth Planning and Development Department staff and adopted by the Capital Improvements Advisory Committee for Transportation Impact Fees (“CIAC”). The purpose of this report is to advise the City Council, in accordance with Chapter 395 of the Texas Local Government Code, of the status of the Transportation Impact Fee Program.

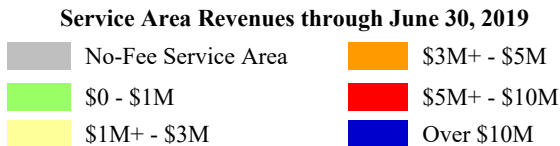
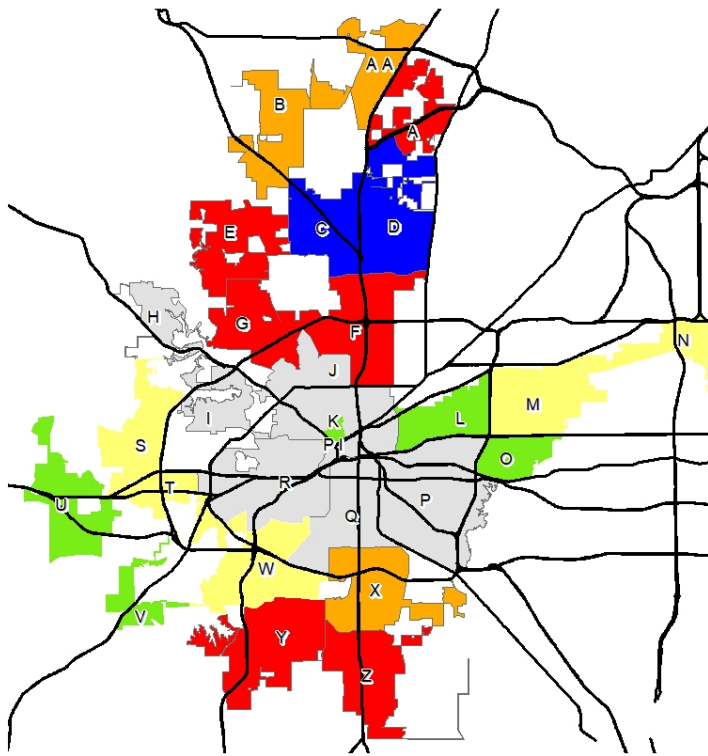
Program Overview and Status

On May 13, 2008, Fort Worth City Council adopted the transportation impact fee ordinance (Ord. #18083-05-2008). Transportation impact fees are charges assessed by local governments on new development projects in order to partially fund transportation improvements that are necessitated by new development.

The status of various program elements are as follows:

- **Program Update** – The 2017 Transportation Impact Fee study was, including the Land Use Assumptions (LUAs), Transportation Improvements Plan (TIP), and maximum assessable fees were adopted in early 2018, prior to the CIAC’s last meeting. On January 1, 2019, new collection rates went into effect. For new developments platted on or after January 1, 2019, the new collection rates average City-wide to 49% of the maximum assessable rates for residential developments and 36% of the maximum assessable rates for non-residential developments.
- **Project Prioritization** – Planning & Development and Transportation & Public Works staff continue to work together to leverage transportation impact fee funds to deliver arterial street projects. The current focus is on identifying projects for the six service areas which have less than 20% of their total revenue used for projects. Staff will be considering smaller projects, potentially intersection improvements or expanding the scope of existing projects, to utilize revenue. This effort will achieve the goal of encumbering all revenue received through the end of 2014 within the next year.

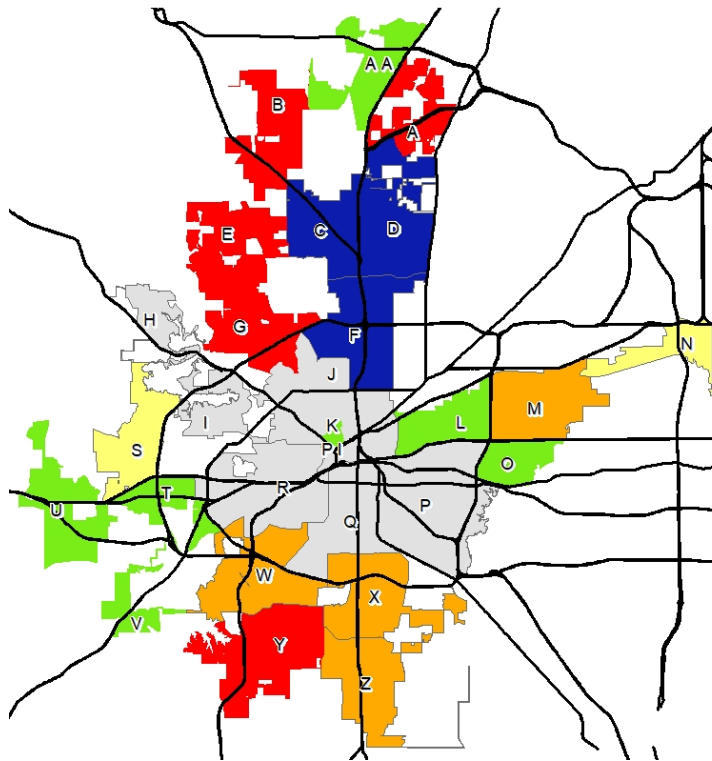
- **Fee Revenues** – Since the last semiannual report, an additional \$16.4M in revenue has been collected across all service areas. The Total fee revenues through March 30, 2018 by service area are as follows:



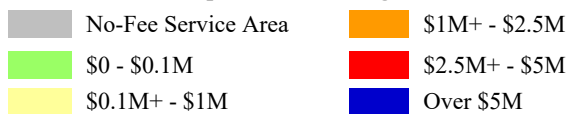
Total Program Revenues through June 30, 2019	
Service Area	Total Revenue
A	\$8,114,732.56
AA	\$4,903,976.93
B	\$3,741,337.20
C	\$17,231,014.80
D	\$17,273,042.55
E	\$6,158,157.83
F	\$8,394,971.89
G	\$8,274,569.14
L	\$352,196.27
M	\$2,218,725.28
N	\$2,969,967.87
O	\$683,839.36
PI	\$0.00
S	\$2,758,402.23
T	\$1,291,982.15
U	\$238,436.07
V	\$208,261.16
W	\$2,439,538.91
X	\$4,114,922.96
Y	\$7,280,300.29
Z	\$5,752,014.73
Total	\$104,400,390.18

- **Credit Agreements** – Credit is required by state law in return for contributions toward eligible improvements. Credits may be used in lieu of payment of impact fees within the related development. Since the last report, an additional 15 credit agreements or pools have been executed; that brings the total number of credit agreements or pools to 90. The value of those 15 new agreements totals \$13.1M. The cumulative value of credit agreements is \$65.0M.

- Impact Fee Expenditures** – Since the previous report, an additional \$8.17M of impact fee revenues have been authorized to fund or funded capital projects throughout the City. Those funded projects were all identified in the adopted 2017 Transportation Impact Fee Study. The total impact fee expenditures authorized through June 30, 2019 by service area are as follows:



Service Area Expenditures through June 30, 2019




Total Program Expenditures through June 30, 2019		
Service Area	Total Expenditures	Total Revenue Expended
A	\$4,025,090.34	50%
AA	\$50,581.87	1%
B	\$2,718,891.50	73%
C	\$6,901,484.49	40%
D	\$9,636,411.26	56%
E	\$2,515,352.24	41%
F	\$7,073,960.32	84%
G	\$4,838,483.76	58%
L	\$50,581.86	14%
M	\$1,685,581.87	76%
N	\$250,581.87	8%
O	\$50,581.87	7%
PI	\$0.00	0%
S	\$318,645.67	12%
T	\$50,581.87	4%
U	\$35,026.32	15%
V	\$0.00	0%
W	\$1,450,581.87	59%
X	\$2,150,581.87	52%
Y	\$3,449,007.87	47%
Z	\$1,819,784.07	32%
Total	\$49,071,792.79	47%

Recommendation

The CIAC submits the following recommendations for consideration by the Fort Worth City Council:

- The transportation impact fee is being collected and maintained in accordance with state law and City code.
- The transportation impact fee revenues are being expended in accordance with state law and City code.

The committee endorses this report and its recommendations and will discuss such with the City Council at their request.



Vicky Schoch
Place 1



Timothy Bishop
Place 2

Jim Tidwell
Place 3

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Place 4

Benjamin Robertson
Place 5

Armard Anderson
Place 6



Edward Deegan
Place 7



Donald Boren, Chair
Place 8



Melissa Konur
Place 9