



June 8th, 2021

The Honorable Mayor and City Council
City of Fort Worth
1000 Throckmorton St.
Fort Worth, TX 76102

RE: Capital Improvements Advisory Committee Recommendations

Dear Mayor Price and Members of the City Council:

The Capital Improvements Plan Advisory Committee (CAC) has been working with City staff and the consulting firm of Freese and Nichols, Inc. since September 2019 on an update to the Land Use Assumptions and Capital Improvements Plan for water and wastewater facilities, which are used to calculate Impact Fees.

The CAC is composed of the following members:

- Mr. Bob Madeja, Chairman - Building Community
- Mr. Don E. Allen, Real Estate Representative
- Mr. George Felan, Neighborhood Community
- Mr. Daniel Haase, Neighborhood Community
- Mr. Don Little, Development Community
- Mr. David Mendes, Neighborhood Community
- Mr. Rick Trice, ETJ Representative

The CAC met on April 22, 2021 and reviewed the following prior to voting on a recommendation to Council:

- The CAC finds that the methodology used for these determinations made by Freese and Nichols is in accordance with Chapter 395 of the Texas Local Government Code.
- The updated population and employment information is for the twenty year planning period (2022-2041). The planning period must be at least ten years per Chapter 395. These numbers are based on information provided by the City of Fort Worth Planning Department, the North Central Texas Council of Governments, and the wholesale customers' survey responses. Each wholesale customer had the opportunity to revise its forecast after the review process.
- The Capital Improvements Plan methodology for cost allocation is reasonable and only includes costs attributable to new development in the next ten years (2022-2031) per Chapter 395. The water and wastewater Capital Improvement Plan represents the new facilities required for the growth based upon the updated Land Use Assumptions.

- The equivalent meter unit is an appropriate measure for service unit determination for the next ten years (2022 – 2031) per Chapter 395, and the calculation of service units has been made accurately.
- The maximum allowable impact fee is calculated by dividing the total growth related capital improvements project cost for the next ten years minus the credit (as determined by the detailed credit analysis) by the total projected growth in the number of service units for the next ten years.
- Adoption of the updated Land Use Assumptions, the Capital Improvements Plan, and \$9,445 per service unit as the Maximum Allowable Impact Fee before credit.

By a 4 to 2 vote with one absence, the CAC met on 4/22/21 and recommended the following:

- Effective January 1, 2022 a total increase (water and wastewater combined) of \$488 dollars per equivalent unit. This brings the total combined water and wastewater impact fee to \$3,290, which is 35 percent of the \$9,445 per equivalent unit Maximum Allowable Impact Fee.
- Effective January 1, 2023 an additional total increase (water and wastewater combined) of \$487 dollars per equivalent unit. This brings the total combined water and wastewater impact fee to \$3,777, which is 40 percent of the \$9,445 per equivalent unit Maximum Allowable Impact Fee.

Votes were tallied as follows:

Absent: David Mendes, Neighborhood Community

For:

- Mr. Bob Madeja, Building Community
- Mr. Don E. Allen, Real Estate Representative
- Mr. Don Little, Development Community
- Mr. Rick Trice, ETJ Representative

Against:

- Mr. George Felan, Neighborhood Community
- Mr. Daniel Haase, Neighborhood Community

The CAC will continue to review the on-going impact fee collection, capital improvements progress and service unit growth and provide semi-annual reports to City Council in accordance with Chapter 395.

Sincerely,

Bob Madeja

[Bob Madeja \(May 13, 2021 09:45 CDT\)](#) _____

Bob Madeja

Chairman, Capital Improvements Plan Advisory Committee

Don Allen

[Don Allen \(May 13, 2021 11:39 CDT\)](#) _____

Don E. Allen, Real Estate Representative

George Felan

[George Felan \(May 14, 2021 10:48 CDT\)](#) _____

George Felan, Neighborhood Community

Daniel Haase

[Daniel Haase \(May 14, 2021 12:57 CDT\)](#) _____

Daniel Haase, Neighborhood Community

Don Little

[Don C Little \(May 14, 2021 08:54 CDT\)](#) _____

Don Little, Development Community

Rick Trice

Rick Trice, ETJ Representative

David Mendes, Neighborhood Community