Ordinance No. 348

AN ORDINANCE OF THE CITY OF TIOGA, TEXAS, ADOPTING AN UPDATED CAPITAL IMPROVEMENT PLAN; AMENDING ORDINANCE NUMBER 261, SECTION 8, SCHEDULE A AND SCHEDULE B; REPEALING ORDINANCE NUMBER 308, PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Tioga, Texas previously adopted Ordinance No. 261 and Ordinance No. 308 adopting a capital improvements plan and establishing water and sanitary sewer impact fees; and

WHEREAS, the City Council has found it necessary, on the advice of the City Engineer, to update the capital improvements plan and to adopt amended impact fees for water and sanitary sewer use within the City of Tioga; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Tioga to adopt these amendments to the existing impact fees;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TIOGA, TEXAS:

Section 1. The Capital Improvement Plan for Determination of Water and Wastewater impact fees updated September, 2017 is hereby adopted.

Section 2. Ordinance 261, Section 8, Schedule A is hereby amended to read as follows:

Schedule A

Water/Wastewater Equivalency Table

Water Meter size	Service Unit Equivalent	Water Impact Fee	Wastewater Impact Fee	Total Impact Fees
¾"	1.0	$ 2,003.00	$ 1,725.00	$ 3,728.00
1"	1.67	$ 3,345.00	$ 2,880.00	$ 6,225.00
1.5"	3.33	$ 6,670.00	$ 5,745.00	$ 12,415.00
2"	5.33	$10,676.00	$ 9,195.00	$ 19,871.00
3"	10	$20,030.00	$17.250.00	$ 37,280.00
4"	16.67	$33,390.00	$28,755.00	$ 62,145.00
6"	33.33	$66,760.00	$57,495.00	$124,255.00

Section 3. Ordinance Number 261, Section 8, Schedule B is hereby amended to read as follows:

Schedule B

Impact Fee Rates

Facility Category	Service Area	Maximum Impact Fee Per Service Unit Equiv.	Adopted Impact Fee Per Service Unit Equiv.
Water Facilities	All	$ 2,003.00	$ 2,003.00
Wastewater Facilities	All	$ 1,725.00	$ 1,725.00

Section 4. Savings/ Repealing Clause.

All provisions of any ordinances in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of any conflicting ordinance shall remain in full force and effect.

Section 5. Severability Clause.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. Tioga hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 6. Effective Date.

This ordinance shall become effective immediately upon its adoption.

Passed by the City Council of the City of Tioga, Texas this 11th day of September, 2017 .

APPROVED:

Craig Jezek, Mayor

ATTEST:

Donna Carney, City Secretary

CAPITAL IMPROVEMENT PLAN UPDATE

For Determination of
WATER AND WASTEWATER IMPACT FEES
For The

City of Tioga

September 2017

ADVISORY COMMITTEE

Chair..... Arlene Joice
Members ..... Dale Calvin
.....Patrick Coyle
..... Terry Hilliard
..... Janet Sloane
.....Kristi Staples

CITY COUNCIL

Mayor.....Craig Jezek
Mayor Pro Tem..... Heather Nesmith
Council..... Kurt Hall
.....Tommy Hunter
.....Mead McGee
.....Jeff Moncrief

STATE OF TEXAS
MICHAEL J. DONNAN
65217
LICENSED
PROFESSIONAL ENGINEER

9-11-2017

HAYTER
ENGINEERING, INC
Planners I Surveyors I Engineers
TBPE #F-315 I TBPLS #10028600

4445 SE LOOP 286
PARIS, TEXAS 75460
(903) 785-0303
FAX (903) 785-0308

Planning, Surveying and Engineering Infrastructure for 60 Years
Texas I Arkansas I Oklahoma

TABLE OF CONTENTS

APPENDIX

CAPITAL IMPROVEMENT PLAN UPDATE
For Determination of
WATER AND WASTEWATER IMPACT FEES
City of Tioga, Texas
September 2017

INTRODUCTION

The term "impact fee" as used herein refers to a fee that is imposed on new development in order to accommodate the effects of the new development on future needs. Impact fees can be levied for a number of purposes, but perhaps the most common is to support the cost of new water and wastewater facilities. Impact fees are not to be used to correct existing facility deficiencies, or for normal operation and maintenance expenses.

Texas Local Government Code Title 12, Chapter 395, FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL GOVERNMENTS describes the process by which a City may impose an assessment against new development in order to fund the costs of capital improvements necessitated by and attributable to new development.

Chapter 395 also requires political subdivision's to update their impact fees at least every 5 years. The City first adopted impact fees in 2007. The impact fees were updated in 2012. This plan represents recommendations for the 2017 update of the impact fees and is based on a planning period of 2017 to 2027.

ADVISORY COMMITTEE – CAPITAL IMPROVEMENTS PLAN UPDATE

In accordance with Chapter 395 the City Council appointed a Capital Improvements Advisory Committee. The charge to the committee is outlined in 395.058 as follows:

> (c) The advisory committee serves in an advisory capacity and is established to:
>
> (1) advise and assist the political subdivision in adopting land use assumptions;
>
> (2) review the proposed capital improvements plan amendments and file written comments;
>
> (3) monitor and evaluate implementation of the updated capital improvements plan;
>
> (4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
>
> (5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

Some new members were appointed to the Committee in 2017, and is composed of the City's Planning and Zoning Commission, together with a representative from within the City's ETJ. The Advisory Committee has met periodically from 2012 to 2017.

PROJECT PLANNING AREA

§395.011(b) states "Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions [ETJ] only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities." By virtue of its population size, Tioga has an ETJ of ½ mile beyond its city limits. The planning area used herein consists of the City limits and portions of the ½ mile ETJ which are considered developable.

Chapter 395 allows impact fees to be developed to cover projected 10-year needs. In addition to this, the advisory committee also considered an ultimate planning area, which is shown as Figure 1. It is contemplated, and has been agreed with Pilot Point and Collinsville, that the southern boundary of Tioga would follow Buck Creek, the western boundary would be Lake Ray Roberts, and the northern boundary would follow Range Creek. The ultimate boundary between Gunter and Tioga should be assumed to follow the boundary between the two school districts for at least this planning period. If this is the case, consideration should be given to working with Marilee SUD to move the CCN boundary to match the school district boundary or possibly a little further to the east to the Dallas North Tollway (DNT).

These boundaries would create an ultimate planning area of approximately 15,000 acres. In 2012 the Advisory Committee expressed a desire of an ultimate density of around 2 persons per acre, resulting in an ultimate population of 30,000. This desired density remains unchanged for this CIP update.

EXISTING LAND USE CONDITIONS, POPULATION AND HOUSING DEMOGRAPHICS

The Existing Land Use map has been updated for this CIP update, and is found in the Appendix of this report. Existing service area calculations are inclusive of portions of the Extraterritorial Jurisdiction (ETJ).

Preceding the adoption of the first impact fees in 2007, a local Land Use Committee met for a year or more prior to creation of the Capital Improvements Advisory Committee in 2006, and the Advisory Committee's 2007 Land Use Planning incorporated many of the ideas developed in that process. Among these were density control, ample green space, hike and biking trails and retail along Highway 377 designed in keeping with the City's heritage. At that time, the Committee sought input from the US Army Corps of Engineers, Texas Parks and Wildlife, and the US Department of the Interior with respect to Lake Ray Roberts and the adjacent federally controlled lands.

Community demographics were obtained from the US Census Bureau. These demographics have been updated with 2015 US Census Bureau estimates. Table 1 compares various Tioga demographics to those of surrounding communities and the State as a whole. From 2010 to 2015 there were the normal minor fluctuations up and down in the demographics. However, there was one major change. The median household income in Tioga increased 52.5% which is indicative of a changing trend. A majority of the people in the work force moving to Tioga are employed at higher paying jobs in the DFW metroplex and commute to work and/or work from home. The City's 2001 comprehensive plan, USGS topographic maps, TCEQ water and wastewater certificate maps, school district, county, and municipal boundaries, existing zoning maps, county and regional transportation plan, were reviewed and taken into consideration.

Table 1 – Demographic Comparisons – US Census 2000 & 2010 and 2015 US Census Estimates

Entity / Census Year	Aubrey 2015	Celina 2015	Collinsville 2015	Grayson County 2015	Gunter 2015	Prosper 2015	Tioga 2000	Tioga 2010	Tioga 2015	Van Alstyne 2015	Whitesboro 2015	Texas 2000	Texas 2010	Texas 2015
Population	2,852	6,894	1,744	122,780	1,441	13,939	754	803	1035	3,165	3,842	20,851,820	25,145,561	26,538,614
Median Age	34.9	33.9	29.5	40.2	37.3	34.1	35.1	40.6	36	33.6	41.7	32.3	33.6	34.1
65 and older	8.70%	8.70%	13.10%	16.50%	19.80%	6.00%	12.30%	12.20%	15.60%	14.00%	18.00%	9.90%	10.30%	11.20%
Persons per household	2.73	3.24	2.82	2.57	2.76	3.48	2.59	2.38	2.29	2.49	2.25	2.74	2.75	2.84
Median household income	$60,000	$91,506	$50,481	$47,952	$61,250	$115,203	$37,153	$38,869	$59,286	$51,688	$37,582	$39,927	$48,615	$53,207
Population 25 years and over	64.70%	60.11%	58.60%	67.00%	65.20%	58.90%	64%	69.20%	66.70%	63.50%	66.00%	61%	62.46%	63.20%
High school graduate or higher	86.90%	95.60%	87.80%	87.10%	76.80%	97.00%	74.20%	83.00%	88.00%	93.10%	83.60%	75.70%	80.70%	81.90%
Bachelor's degree or higher	20.40%	41.90%	16.40%	20.30%	23.00%	47.30%	11.40%	14.15	11.20%	18.40%	13.90%	23.20%	25.90%	27.60%

Table 2 - Existing (2017) Level of Usage

Description	Residential	Commercial	Institutional	Total
Existing Population (Persons)	1064	N/A	N/A	
Existing Meters (Ea)	447	35	13	495
Existing Area (Acres)	1,593.40	262	69.7	1,925.10
Existing Density (Meters/Acre)	0.28	0.13	0.19	0.26
% Meters by land use	90.3	7.1	2.6	100.0

Table 2 presents the 2017 land use levels for the three land uses anticipated to see most increase in use. Uses not separated include parks, industrial, recreational, vacant-developed, and vacant-undeveloped, streets and alleys, agricultural land, and other developed open spaces.

POPULATION PROJECTION

The historical population levels for Tioga are depicted in Table 3. Population growth was stagnant from 1960 until 1980. The growth then accelerated between the years 1980 and 1990 at a rate of 6.5 percent/year. In each of the two following decades the growth decreased significantly to 2.1 percent/year and 0.6 percent/year for each decade. The US Census Bureau 2015 estimated population is 1,035 persons, representing a significant increase of 28.9% since the 2010 census or 5.8 percent/year. By comparison, the TWDB 2016 Region C Water Plan projects the population of Tioga will be 865 in 2020 (Table 4). Based on this projection and the 2010 population of 803 the population in 2015 would have been 834 or 201 (24%) less than the US Census Bureau 2015 estimate. However, TWDB population projections have been historically low and are only shown for comparison.

Growth over the last 7 years (4.6 percent/year) has been higher than the previous 20 years (1.4 percent/year). With the construction of the new high school scheduled for completion in 2018 significant residential and commercial growth is anticipated in the near future. Another major development in future growth will be the construction of the Grayson County Tollway, an extension of the Dallas North Tollway (DNT Phase 5A), from the Collin County line to FM 121, the intersection of which will be approximately 7.25 miles from Tioga. The timing of this tollway section is unknown but based on prior DNT progress it is anticipated that the DNT Phase 4A and Phase 4B in Collin County will be constructed in the next 3 to 4 years.

For the 10-year planning period through 2027, the completion of the new high school in 2018, sized for 300 students is expected to lead to significant residential growth. This growth is projected to occur over the next 10 years. Growth will accelerate again when the DNT reaches FM 455 to Pilot Point and even more so when it intersects FM 121. Expansion of the DNT to FM 121 is anticipated to be constructed in the next 6 to 8 years (2023 to 2025), 2 to 4 years prior to

the end of this 10-year planning period, and therefore, will have a significant impact on the population projection for the second half of the planning period.

Table 3 – Historical Population Data

	1960	1970	1980	1990	2000	2010
Historical	403	403	380	625	754	803

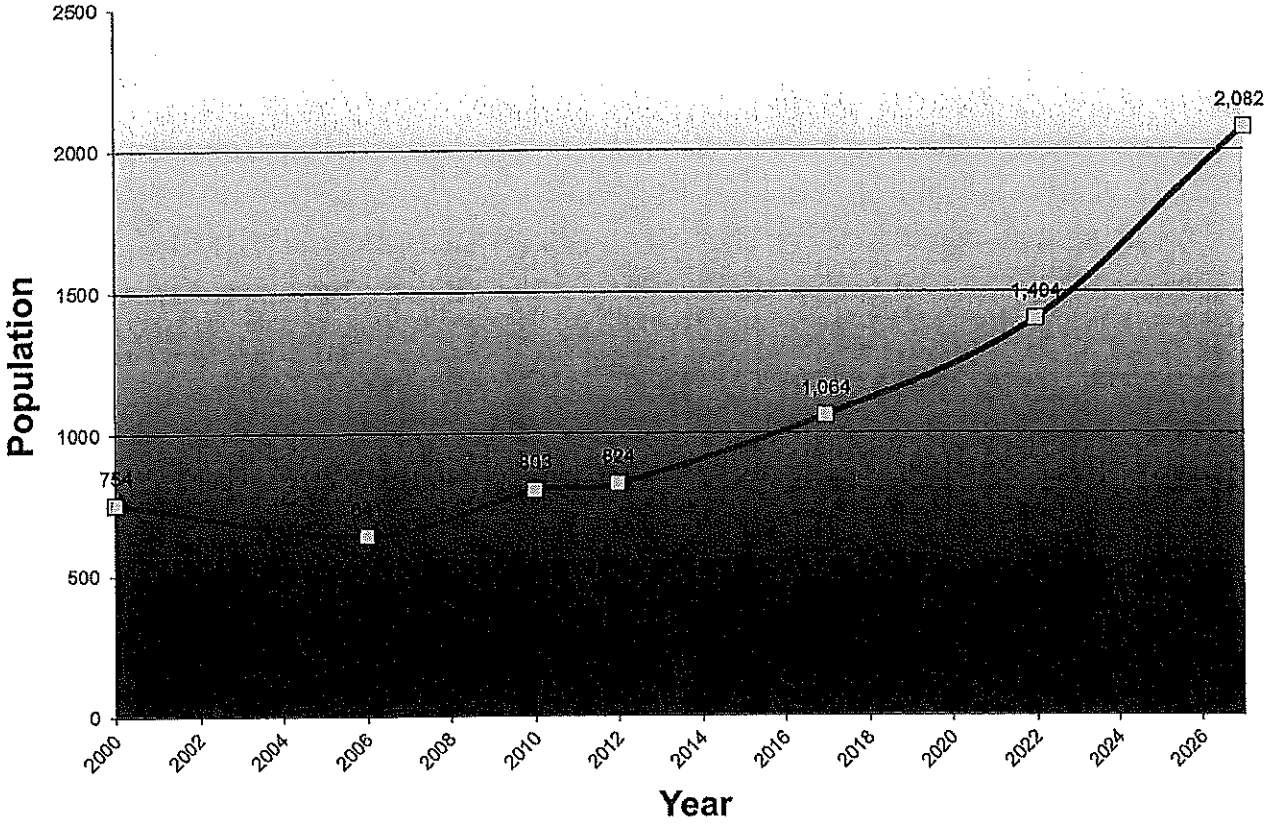
Table 4 – Population Projections

Tioga 2001 – Comprehensive Plan	2005	2010	2020			
	868	940	1,132			
10-year plan (2017 CIP update)	2017	2022	2027			
	1,064	1,404	2,082			
Texas Water Development Board (2016 Regional Water Plan)	2020	2030	2040	2050	2060	2070
	865	936	1,006	1,087	3,500	4,800
Ultimate	**30,000**					

From the 10-year plan (2017 CIP update) section of Table 4 it is projected that the growth rate over the next 5 years will be 6.4 percent/year, and from 2022 to 2027 it is projected to be 9.7 percent.

However, because the exact timing of school district growth and of the DNT completion to FM 121 are unknown these population projections should be re-evaluated each year and updated as required. In addition, the predicted water and wastewater system improvements and the resulting effect on impact fees should also be reviewed annually.

Figure 2 – Population Projection



WATER SYSTEM

The City owns and operates its drinking water supply, consisting of 3 deep wells, a 3-pump high service pump station, a 75,000-gallon elevated storage facility, a 200,000-gallon welded steel ground storage tank, and eleven miles of distribution network ranging in size from 1 ½" to 8" in diameter. The pumping facilities and elevated storage tank were constructed in 1990, and are in good condition. The City's wells are located in the Antlers formation, at depths of 923 to 1,500 feet. Well #1, originally drilled in 1936, has since been abandoned. Well #2 (west) was drilled in 1960 to a depth of 923 feet, and currently produces 50 gpm. Well #3 (east) was drilled in 1971 to a depth of 1,500 feet, and produces 155 gpm. Well #4 was drilled in 2003 and produces 200 gpm. The blended water quality appears to meet primary and secondary standards, although iron content in the older well is marginal in some reports.

The City will be completing a new well in early 2018. this well will be drilled to a depth of approximately 1500 feet with an anticipated production rate of 200 gpm.

Table 5 - Well Inventory

Description	Drilled	Depth	Aquifer	Production
Well #1	1936	215	Woodbine	Abandoned
Well #2 (west)	1960	923	Antlers	50 gpm
Well #3 (east)	1971	1,500	Antlers	155 gpm
Well #4	2003	1482	Antlers	200 gpm
Well #5	Proposed 2018	1500		Proposed 200 gpm
TOTAL				**605 gpm**

The distribution network contains approximately 495 active meters. The TCEQ Public Water System (PWS) identifier is #0910007 for Tioga, and the City's Certificate of Convenience Number (CCN) is #11158.

TCEQ regulations require that the system have a production capacity of 0.6 gallons per minute per meter, a total storage capacity of 200 gallons per meter, an elevated storage capacity of 100 gallons per meter, and that each pump station or pressure plane must have two or more pumps with the combined capacity of all the pumps being 2.0 gpm per meter. Emergency power must also be provided if the system does not meet the elevated storage requirements. Table 6 shows the City of Tioga's facilities along with the TCEQ requirements.

Table 6- Water System Facilities

Criteria	City of Tioga	Meter Limit	2017 Status	2027 Status
Pump Station (with largest pump out of service)	1030 gpm	515	Acceptable	Deficient
Elevated Storage	75,000 gal.	750	Acceptable	Deficient
Ground Storage	200,000 gal.	N/A	Acceptable	Acceptable
Total Storage	275,000 gal.	1375	Acceptable	Acceptable
Well Capacity	605 gpm	1008	Acceptable	Marginal

Meters: 2017 = 495
2027 = 950

Based on the 10-year plan population projection, it is estimated that additional pumping capacity will be needed prior to the year 2022, and additional elevated storage capacity will be needed between 2022 and 2027. Due to the accelerated rate of growth predicted with the completion of the Dallas North Tollway, it is believed that required pumping capacities will necessitate a new pump station and a new elevated tank up to 250,000 gallons in capacity. Between the year 2027 and 2032 the next facilities improvements required will be additional well capacity.

WASTEWATER SYSTEM

The Tioga wastewater treatment plant is an activated sludge facility, operated in the contact stabilization mode. The original plant was constructed in 1987, and was designed for a population equivalent of 750 people. The plant consisted of a master lift station, a 38' diameter contact stabilization unit, 3 sludge drying beds, a 3" Parshal flume at the effluent end of the plant and an equipment/ lab building. The plant was expanded in 1998, with the organic capacity to accommodate a population equivalent of 1500 people. The facility presently consists of a master lift station, a mechanical bar screen, two concrete contact stabilization tanks, a splitter box, an outfall manhole, and 5 sand drying beds. TCEQ permit limitations are 10 mg/L BOD and 15 mg/L TSS, at 0.18 MGD average daily flow. The collection system consists of 4, 6, 8, and 10-inch gravity lines, and three lift stations.

The treatment plant was designed for a population equivalent of 1500 people (630 meters), which would include flows from the school and various commercial loadings as well as the resident population. Unit flows of 120 gallons per day per person used to determine existing WWTP adequacy shall continue to be assumed to be accurate (1500 people*120gallons per day per person/1,000,000 = 0.18 MGD existing permit). However, based on actual flow data the flow per person is approximately 77 gallons per day.

Based on the actual flow rate of 77 gallons per day per person and the 10-year plan population projection, the wastewater flow will exceed the capacity of the wastewater treatment plant in 10 to 12 years (2027-2029). Due to the anticipated growth rate beyond the year 2027, a wastewater treatment plant capacity of at least 0.5 MGD should be considered with the understanding that additional expansions will very likely be necessary.

Since the wastewater treatment plant will require expansion just at the end of or just a year or two beyond the 10-year plan the impact fee needs to reflect the cost of the expansion to ensure the City is financially prepared.

CAPACITY BASELINES

Residential water facilities were sized to at least a 500-gallons per minute fire-flow demand while maintaining a minimum residual pressure in the remainder of the system of 20-pounds per square inch (psi). Commercial and industrial water facility sizing were to at least a 1,000-gpm fire flow demand scenario.

Sewer pipes were sized to meet peak flow (4x Average Daily Flow), where the pipe capacity was

$$D = \left(\frac{Q}{21.36 \sqrt{\frac{S}{100}}} \right)^{\frac{3}{8}}$$

calculated utilizing Mannings equation:

Where: D = diameter (in)
Q = flow (gal/min)
S = Slope of line (%)

The average daily wastewater flow, Q, expected in each pipe was calculated from:

$$Q = \frac{\text{Area Density } 2.38 \frac{\text{persons}}{\text{meter}} \text{ Unit flow}}{1440 \frac{\text{min}}{\text{day}}}$$

Where: Area = ultimate year unit areas (for a line serving a given acreage)
Density = 1.97 meters/acre (3000 people per square mile / population density)
Population density = 2.38 persons per meter
Unit Flow = Total Unit Flow as shown in Table 7, Unit Level of Wastewater Generation

Table 7 - Unit Level of Wastewater Generation

Description	Residential	Commercial	Industrial
I/I allowance (gallons/Capita)	15	20	
Flow (gallons/Capita)	62	20	20
Total Unit Flow (gallon/Capita)	77	40	40

PROPOSED FACILITIES

§395.001(5) states that "Land use assumptions" include a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over *at least* a 10-year period. Further, §395.014(6) states the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time - *not to exceed* 10-years.

The Land Use Assumption that this Capital Improvement Plan (CIP) is based upon was dated from 2017 to 2027, so the first above-mentioned requirement is met. Further, the improvements proposed below are based upon the 2027 population projection.

Facility expansions shown in "Projected Water System Improvement Costs" and "Projected Sewer System Improvement Costs" in the Appendix will be necessary in order to meet the Future Land Use projections as shown in the Planning Study. The impact fees attributable to 10-year development will be due to the projected growth as shown in Table 8.

Table 8 - Future (2027) Level of Usage

Description	Residential	Commercial	Institutional	Total
2027 Population (Persons)	2,082	N/A	N/A	2,082
2027 Area (Acres)	2,451	271	160	2,882
2027 Meters (Ea.)	875	57	18	950
Density (Meters/Acre)	0.37	0.21	0.11	0.23 (Avg.)

The proposed increase in land use areas is the difference between the Existing Level of Usage areas as shown in Table 4 and the Future (2027) Level of Usage, Table 8, and is shown in Table 9, Increased Level of Usage. These areas have been determined given existing population and population projections, not based upon a constant density, while staying within the Extraterritorial Jurisdiction. Utilities (water or sewer) can now be sized based upon expected flows derived from areas that are increased due to the new developments.

Table 9 - Increased Level of Usage (2017-2027)

Description	Residential	Commercial	Industrial	Total	Increase
Population Increase (Persons)	1,018	N/A	N/A	1,018	95.7%
Increased Area (Acres)	320	9	90	419	21.8%
Increased Meters (Ea.)	428	22	5	455	91.9%

The year 2027 total increase in number of meters is 455 meters. The total development cost will be divided among these new proposed meters to determine the impact fee per meter.

CALCULATED IMPACT FEE

The spreadsheets for the water and sewer system shown in the appendix are summarized in the following Impact Fee Calculation Summary, Table 10.

Table 10 - Impact Fee Calculation Summary

System	(1) Capital Improvement Plan ($)	(2) Projected # of new Meters	(3) Calculated Impact Fee ($)	(4) Maximum Impact Fee ($)
Water				
Total Water System	$9,310,087	455	$4,005.53	$2,002.77
Sewer				
Total Sewer System	$4,957,654	455	$3,449.81	$1,724.91
Total Water & Sewer System	**$14,267,741**	**455**	**$7,455.34**	**$3,727.68**

Local Government Code Chapter 395, §395.015 states that the impact fee per service unit may not exceed the amount determined in column (3) above, less a credit for valorem taxes paid on the new development. The credit may be determined through calculation of the ad valorem tax, or by reducing the column (3) fee by one-half. This second approach is recommended for simplicity, resulting in the maximum impact fees calculated in column (4).

SERVICE UNIT EQUIVALENT

This study is based upon growth in the number of standard ¾" meters, whether for a Single Family, Multi-Family, Commercial, or an Industrial use. Thus the service unit equivalent is a single ¾" meter. However, if it were necessary to supply a larger meter, say, for example, a shopping center, adjusting the fee for the increased size of meter would be justified. Table 11 represents equivalent fees recommended for various meter sizes.

Table 11 - Service Unit Equivalencies

Meter Size	Equivalency Factor	Water	Sewer	Total
¾"	1	2,003	1,725	3,728
1"	1.67	3,345	2,880	6,225
1 ½"	3.33	6,670	5,745	12,415
2"	5.33	10,676	9,195	19,871
3"	10	20,030	17,250	37,280
4"	16.67	33,390	28,755	62,145
6"	33.33	66,760	57,495	124,255

Table 12, Impact Fees in Other Cities, provides a reference point to compare the impact fee calculated herein with that of other cities.

ANNUAL REPORTING

Chapter 395.082 of the Local Government Code requires that a City imposing impact fees will submit a written certificate annually to the Attorney General, verifying compliance with Chapter 395. Wording for this verification should be prepared by the City Attorney.

In addition, the Capital Improvements Advisory Committee is to monitor and evaluate implementation of the Capital Improvements Plan, and advise the Council of the need to update or revise the Land Use assumptions, Capital Improvements Plan, and Impact Fee on an annual basis.

Table 12 - Impact Fees in Other Cities

City	Population (2010 US Census)	Service Unit	Water Fee	Sewer Fee	Total
Allen [1]	84,246	5/8" meter	$1,200.00	$500.00	**$1,700.00**
Aubrey[6]	2,595	5/8" x 3/4"	$3,492.03	$3,965.11	**$7,457.14**
Celina[8]	6,028	3/4" meter	$2,930.00	$2,357.00	**$5,287.00**
Corinth [2] (Upper Trinity East Basin)	19,935	¾" - 5/8" meter	$2,204.00	$1,271.00	**$3,475.00**
(Upper Trinity West Basin)		¾" - 5/8" meter	$2,204.00	$1,510.00	**$3,714.00**
(Denton Basin)		¾" - 5/8" meter	$2,204.00	$0.00	**$2,204.00**
Farmersville [3]	3,301	3/4" meter	$787.00	$2,507.00	**$3,294.00**
Frisco [4]	116,989	5/8" meter	$1,772.00	$1,619.00	**$3,391.00**
McKinney [2]	131,117	¾" meter	$1,294.70	$162.14	**$1,456.84**
Murphy [5]	17,708	¾" meter	$888.43	$2,715.22	**$3,603.65**
Pilot Point[2]	3,856	3/4" to 1" meter	$1,100.00	$1,600.00	**$2,700.00**
Princeton [6]	6,807	¾" - 5/8" meter	$1,692.00	$1,551.00	**$3,243.00**
Prosper [6]	9,423	5/8" meter	$1,560.00	$273.00	**$1,833.00**
Sachse [7]	20,329	5/8" meter	$2,521.69	$1,857.68	**$4,379.37**
Southlake [7]	26,575	1" meter	$2,815.28	$1,674.63	**$4,489.91**
Whitesboro[2]	3,793	3/4" meter	$825.00	$900.00	**$1,725.00**
Wylie [5]	41,427	¾" meter	$1,304.97	$1,231.01	**$2,535.98**

Year current fees were established

[1] 2007
[2] 2017
[3] 2015
[4] 2012
[5] 2011
[6] 2016
[7] 2013