

Utility Impact Fee  
Amendment  
16-358M



# Approval Process

The Planning and Zoning Commission is serving as the Capital Improvements Advisory Committee (CIAC) and, as such, is required to provide written comments to the City Council prior to Council action on any amendments to the Capital Improvements Plan for Utility Impact Fees or any impact fee amendments. The minutes of this meeting will serve as the written comments and will be forwarded to the City Council at the February 7, 2017 meeting as part of the Public Hearing and potential action on the proposed amendment.

As required by state law, a 30-day Legal Notice for the February 7, 2017 Public Hearing has been posted in the McKinney Courier-Gazette and the Celina newspaper.

# Why Amend Utility Impact Fees?

## Change in City Practice

- City no longer issues 1 ½" water meters
- City stopped issuing compound and turbine meters and now uses ultrasonic meters

## Effect on Utility Impact Fee Ordinance

- Utility impact fees are assessed and charged based on meter size (ranging from ¾" to 12") and meter type (multijet/simple, compound, turbine), the change in city practice necessitates the need to modify the Utility Impact Fee Ordinance to incorporate the new and discontinued meters.

# Necessary Changes to CIP Report

## 2013 CIP Report

**TABLE NO. 2**

Living Unit Equivalencies For Various Types and Sizes of Water Meters

| Meter Type           | Meter Size | Continuous Duty Maximum Rate (gpm) <sup>(a)</sup> | Ratio to 3/4" Meter |
|----------------------|------------|---|---------------------|
| Simple               | 3/4"       | 15  | 1.0                 |
| Simple               | 1"         | 25  | 1.7                 |
| Simple               | 1-1/2"     | 50  | 3.3                 |
| Simple               | 2"         | 80  | 5.3                 |
| Compound             | 2"         | 80  | 5.3                 |
| Turbine (Irrigation) | 2"         | 160   | 10.7                |
| Compound             | 3"         | 160   | 10.7                |
| Turbine (Irrigation) | 3"         | 350   | 23.3                |
| Compound             | 4"         | 250   | 16.7                |
| Turbine (Irrigation) | 4"         | 650   | 43.3                |
| Compound             | 6"         | 500   | 33.3                |
| Turbine (Irrigation) | 6"         | 1,400   | 93.3                |
| Compound             | 8"         | 800   | 53.3                |
| Turbine (Irrigation) | 8"         | 2,400   | 160.0               |
| Turbine              | 10"        | 3,500   | 233.3               |
| Turbine              | 12"        | 4,400   | 293.3               |

## 2017 CIP Report

**TABLE NO. 2**

Living Unit Equivalencies For Various Types and Sizes of Water Meters

| Meter Type | Meter Size | Continuous Duty Maximum Rate (gpm) <sup>(a)(b)</sup> | Ratio to 3/4" Meter |
|------------|------------|--|---------------------|
| Multi-jet  | 3/4"       | 30   | 1.0                 |
| Multi-jet  | 1"         | 50   | 1.7                 |
| Ultrasonic | 2"         | 250  | 8.3                 |
| Ultrasonic | 3"         | 500  | 16.7                |
| Ultrasonic | 4"         | 1,000  | 33.3                |
| Ultrasonic | 6"         | 1,600  | 53.3                |
| Ultrasonic | 8"         | 2,800  | 93.3                |
| Ultrasonic | 10"        | 5,500  | 183.3               |
| Ultrasonic | 12"        | 5,500  | 183.3               |

Source:

# Impact Fee Calculation: 2013

Maximum Assessable Water Impact Fee per Living Unit Equivalent: \$1,418.17

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: \$174.03

| Typical Land Use                         | Meter Type | Meter Size | Living Unit Equivalent | Max. Assessable Impact |              | Total        |
|--|------------|------------|------------------------|------------------------|--------------|--------------|
|  |            |            |                        | Water                  | Wastewater   |              |
| Single Family Residential                | Simple     | 3/4"       | 1.0                    | \$ 1,418.17            | \$ 174.03    | \$ 1,592.19  |
| Single Family Residential                | Simple     | 1"         | 1.7                    | \$ 2,363.61            | \$ 290.04    | \$ 2,653.65  |
| Single Family Residential                | Simple     | 1-1/2"     | 3.3                    | \$ 4,727.22            | \$ 580.09    | \$ 5,307.31  |
| Single Family Residential                | Simple     | 2"         | 5.3                    | \$ 7,563.55            | \$ 928.14    | \$ 8,491.69  |
| Comm/Retail                              | Compound   | 2"         | 5.3                    | \$ 7,563.55            | \$ 928.14    | \$ 8,491.69  |
| Comm/Retail/ Irrigation                  | Turbine    | 2"         | 10.7                   | \$ 15,127.10           | \$ 1,856.28  | \$ 16,983.38 |
| Comm/Retail/ Multi Family                | Compound   | 3"         | 10.7                   | \$ 15,127.10           | \$ 1,856.28  | \$ 16,983.38 |
| Comm/Retail/ Irrigation/<br>Multi Family | Turbine    | 3"         | 23.3                   | \$ 33,090.52           | \$ 4,060.61  | \$ 37,151.14 |
| Comm/Retail/ Multi Family                | Compound   | 4"         | 16.7                   | \$ 23,636.09           | \$ 2,900.44  | \$ 26,536.53 |
| Comm/Retail/ Irrigation/<br>Multi Family | Turbine    | 4"         | 43.3                   | \$ 61,453.83           | \$ 7,541.14  | \$ 68,994.97 |
| Industrial                               | Compound   | 6"         | 33.3                   | \$ 47,272.18           | \$ 5,800.88  | \$ 53,073.05 |
| Industrial/ Irrigation                   | Turbine    | 6"         | 93.3                   | \$132,362.10           | \$ 16,242.45 | \$148,604.55 |
| Industrial                               | Compound   | 8"         | 53.3                   | \$ 75,635.48           | \$ 9,281.40  | \$ 84,916.89 |
| Industrial/ Irrigation                   | Turbine    | 8"         | 160.0                  | \$226,906.45           | \$ 27,844.21 | \$254,750.66 |
| Industrial/ Irrigation                   | Turbine    | 10"        | 233.3                  | \$330,905.24           | \$ 40,606.13 | \$371,511.38 |
| Industrial                               | Turbine    | 12"        | 293.3                  | \$415,995.16           | \$ 51,047.71 | \$467,042.87 |

# Impact Fee Calculation: 2017

Maximum Assessable Water Impact Fee per Living Unit Equivalent: \$1,294.70

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: \$162.14

| Meter Type | Meter Size | Living Unit Equivalent | Max. Assessable Impact Fee |              | Total         |
|------------|------------|------------------------|----------------------------|--------------|---------------|
|            |            |                        | Water                      | Wastewater   |               |
| Multijet   | 3/4"       | 1.0                    | \$ 1,294.70                | \$ 162.14    | \$ 1,456.84   |
| Multijet   | 1"         | 1.7                    | \$ 2,200.99                | \$ 275.64    | \$ 2,476.63   |
| Ultrasonic | 2"         | 8.3                    | \$ 10,746.01               | \$ 1,345.76  | \$ 12,091.77  |
| Ultrasonic | 3"         | 16.7                   | \$ 21,621.49               | \$ 2,707.74  | \$ 24,329.23  |
| Ultrasonic | 4"         | 33.3                   | \$ 43,113.51               | \$ 5,399.26  | \$ 48,512.77  |
| Ultrasonic | 6"         | 53.3                   | \$ 69,007.51               | \$ 8,642.06  | \$ 77,649.57  |
| Ultrasonic | 8"         | 93.3                   | \$ 120,795.51              | \$ 15,127.66 | \$ 135,923.17 |
| Ultrasonic | 10" to 12" | 183.3                  | \$ 237,318.51              | \$ 29,720.26 | \$ 267,038.77 |

# Necessary Changes to Fee Structure

| Meter Size (inches) | Meter Type | Combined Utility Impact Fee Charged (current - 2013) | Combined Utility Impact Fee Charged (2017 update) |
|---------------------|------------|--|---|
| ¾                   | Simple     | \$1,592.20   | <b>\$1,456.84</b>                                 |
| 1                   | Simple     | \$2,653.65   | <b>\$2,476.63</b>                                 |
| 1 ½                 | Simple     | \$5,307.31   | n/a   |
| 2                   | Ultrasonic | n/a  | <b>\$12,091.77</b>                                |
| 2                   | Simple     | \$8,491.69   | n/a   |
| 2                   | Compound   | \$8,491.69   | n/a   |
| 2                   | Turbine    | \$16,983.38  | n/a   |
| 3                   | Ultrasonic | n/a  | <b>\$24,329.23</b>                                |
| 3                   | Compound   | \$16,983.38  | n/a   |
| 3                   | Turbine    | \$37,151.14  | n/a   |
| 4                   | Ultrasonic | n/a  | <b>\$48,512.77</b>                                |
| 4                   | Compound   | \$26,536.53  | n/a   |
| 4                   | Turbine    | \$68,994.97  | n/a   |
| 6                   | Ultrasonic | n/a  | <b>\$77,649.57</b>                                |
| 6                   | Compound   | \$53,073.05  | n/a   |
| 6                   | Turbine    | \$148,604.55   | n/a   |
| 8                   | Ultrasonic | n/a  | <b>135,923.17</b>                                 |
| 8                   | Compound   | \$84,916.89  | n/a   |
| 8                   | Turbine    | \$254,750.66   | n/a   |
| 10                  | Ultrasonic | n/a  | <b>\$267,038.77</b>                               |
| 10                  | Turbine    | \$371,511.38   | n/a   |
| 12                  | Ultrasonic | n/a  | <b>\$267,038.77</b>                               |
| 12                  | Turbine    | \$467,042.87   | n/a   |