

## CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

JULY 23, 2019

The Planning and Zoning Commission, along with Dr. Randall Hickman, met under its authority as the City of McKinney Capital Improvements Advisory Committee per resolution No. 95-02-11 (R) as amended by Resolution No. 2019-06-074 (R) in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, July 23, 2019 at 5:30 p.m.

City Council Present: Charlie Philips and Rick Franklin

Committee Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Dr. Randall Hickman, Deanna Kuykendall, Cam McCall, Bry Taylor, and Scott Woodruff - Alternate

Committee Member absent: Christopher Haeckler

Staff Present: Director of Planning Jennifer Arnold; Planning Managers Samantha Pickett and Aaron Bloxham; Planners David Soto, Kaitlin Gibbon, Derrick Rhys Wilson, and Joseph Moss; Arborist Adam Engelskirchen; and Administrative Assistant Terri Ramey

There were no guests present.

Chairman Cox called the Capital Improvements Advisory Committee meeting to order at 5:30 p.m. after determining a quorum was present.

Chairman Cox continued the meeting with the Regular Agenda Item and Public Hearing on the agenda.

**19-0004M** Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, explained the new format and introduced Dr. Randall Hickman as a new committee member to the Capital Improvements Advisory Committee (CIAC). He stated that Committee Member Hickman represents the extraterritorial jurisdiction (ETJ). Mr. Bloxham explained the 2018-2019 mid-year semiannual report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the

Texas Local Government Code. He stated that this is required by law to be filed every six months. Mr. Bloxham stated that the 2017-2018 end of fiscal year report was presented at the Planning and Zoning Commission meeting on January 8, 2019 and was accepted by City Council on February 5, 2019. He stated that the Planning and Zoning Commission also serves as the Capital Improvements Advisory Committee, which is required to file the report. Mr. Bloxham stated that the report includes the collection, transfer, and allocation of roadway and utility impact fees for capital improvement projects. He stated that the capital improvements plan used for the semiannual report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update and was amended on February 13, 2017. Mr. Bloxham stated that an update for the impact fees was just kicked off. He stated that the City is required to update the plan every five years. Mr. Bloxham stated that Staff plans to give a presentation regarding the update at the next meeting. He stated that this was not the same as the City's overall capital improvements program. Mr. Bloxham stated that the adopted plan identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees. He stated that there are 13 roadway service areas within the McKinney city limits and the Extraterritorial Jurisdiction (ETJ) boundary. Mr. Bloxham discussed the Roadway Impact Fees Fund Activity and stated that there is approximately \$9.4 million available in the roadway impact fees fund as of March 2019. He discussed the Roadway Impact Fees revenue collected to date. Mr. Bloxham discussed the utility impact fees fund activity. He stated that there is approximately \$3.5 million available in the water and wastewater fees fund. Mr. Bloxham briefly discussed the active roadway impact fee projects and active utility impact fee projects

throughout the city. He stated that Staff recommends the filing of the semiannual report with respect to the progress of the Capital Improvements Plan for roadway and utility impact fees. Mr. Bloxham stated that the Committee's recommendation would be forwarded to City Council at the August 20, 2019 meeting. He offered to answer questions. Chairman Cox asked for highlights on the activity in Service Area I, since that was where most of the money was collected and spent. Mr. Bloxham stated that there had been a lot of development activity in Service Area I, especially along State Highway 121 (Sam Rayburn Tollway). He stated that it is also a larger area. Mr. Bloxham mentioned some of the developments that have occurred. He briefly discussed some of the expenditures and gave examples of Collin McKinney Parkway and the widening of Virginia Parkway. Vice-Chairman Mantzey asked if the \$20 million budget to expand Ridge Road to Wilmeth Road impact how much is charged to the developers in this area. Mr. Bloxham said no. He explained that the impact fees are set, so anybody who develops along that corridor pays the same impact fees for that district. Committee Member Taylor asked if the boundary areas could change for the Service Areas. Mr. Bloxham stated that the boundary areas were based upon the Master Thoroughfare Plan and sometimes those alignments change as they are constructed. He stated that we have made some minor modifications based upon actual roadways that were built during the Impact Fee update process. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the service areas are regulated by State law and are required to meet a certain radius. She stated that in 2003, the City decided to max out the service area sizes to align with the ultimate limit, so Staff would not need to deal with changing the service area boundaries over time. Committee Member Woodruff asked if the impact fees were used for new development and/or maintenance. Mr. Bloxham stated that most of the

money goes towards new construction. He stated that there could be an expansion of a road; however, that was construction of new lanes. Mr. Bloxham stated that it could not be used for regular maintenance of roadways. Ms. Arnold stated that it is required to add capacity for new developments. Committee Member Taylor asked about the refund process. Mr. Bloxham stated that the only way a refund is issued is when the project is not developed. He stated that the impact fees were charged at the building permit phase. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Committee Member McCall, the Committee unanimously voted to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 8-0-0. Chairman Cox stated that the recommendation of the Capital Improvements Advisory Committee would be forwarded to the August 20, 2019 City Council meeting.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

The Committee unanimously approved the motion by Committee Member Doak, seconded by Committee Member Taylor, to adjourn the meeting, with a vote of 8-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 5:45 p.m.

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BILL COX  
Chairman