



# City of Round Rock

## Capital Improvements Advisory Committee (CIAC) Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair J. Hollis Bone  
Alternate Vice Chair Rene Flores  
Committee Member Matt Baker  
Committee Member Stacie Bryan  
Committee Member Mike Doss  
Committee Member Rob Wendt  
Committee Member Jennifer Henderson  
Committee Member Selicia Sanchez  
Ad-Hoc Sally Decelis  
Ad-Hoc Jeremiah Williams

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Wednesday, November 4, 2015

6:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

- C.1 [2015-2964](#) Consider approval of the May 6, 2015, meeting minutes.

**D. PRESENTATION:**

- D.1 [2015-2965](#) Consider a presentation regarding an amendment to land use assumptions, a capital improvements plan, and imposition of updated impact fees for new or expanded services from the City of Round Rock water and/or wastewater utilities.

**E. ADJOURNMENT**

**POSTING CERTIFICATION**

*I certify that this notice of the Capital Improvements Advisory Committee was posted on this 29th day of October 2015 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/  
Sara L. White, TRMC, City Clerk*

**City of Round Rock, Texas  
Capital Improvements Advisory Committee  
May 6, 2015, Meeting**

**Draft Meeting Minutes**

**A. CALL TO ORDER**

The May 6, 2015, meeting of the Capital Improvements Advisory Committee (CIAC) was held in Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Committee Chairman David Pavliska called the meeting to order at 6:01 p.m.

**B. ROLL CALL**

Members in attendance included Chairman David Pavliska, Vice Chair J. Hollis Bone, Committee Members Matthew Baker, Stacie Bryan, Michael Doss, Rene Flores, Jennifer Henderson, Selicia Sanchez, Ad Hoc Committee Member Sally Decelis, and Ad Hoc Committee Member Jeremiah Williams. Committee Member Rob Wendt was absent.

City staff included Michael Thane, Director of Utilities and Environmental Services and Veronica Chandler with Planning and Development Services (PDS).

**C. MEETING MINUTES**

**C.1 Consider approval of the November 19, 2014, meeting minutes.**

With there being no questions or comments, a motion was offered.

**MOTION:** Motion by Committee Member Henderson, second by Committee Member Sanchez to approve the November 19, 2014, meeting minutes as presented.

**VOTE: Aye:** Chairman Pavliska, Vice Chair Bone, Committee Member Baker, Committee Member Bryan, Committee Member Doss, Committee Member Flores, Committee Member Henderson, Committee Member Sanchez, Ad Hoc Committee Member Decelis, and Ad Hoc Committee Member Williams. Vote to approve: 10-0. The motion carried unanimously.

**D. SEMI-ANNUAL REPORT**

**D.1 Consider and recommend approval of the Semi-Annual Report to City Council with respect to the progress of the Capital Improvements Plan and identification of any perceived inequities on Impact Fees.**

Mr. Thane reviewed Texas Local Government Code (TLGC) Section 395 pertaining to the CIAC noting the Committee is responsible for filing a semi-annual report with respect to the progress of the capital improvements plan and report to City Council whether to continue with the existing rates or review them if necessary. Local Government Code requires a report be presented to the Capital Improvements Advisory Committee semi-annually. The current report reflected data collected from October 1, 2014, through March 31, 2015.

Mr. Thane continued by reviewing the surface water usage, along with the number of active water services over the past two years, which indicated water production has remained steady. He also stated water conservation programs, water reuse programs, and community awareness have significantly improved water usage during the last few years. Other topics discussed included potable vs. reuse water; annual multi-family permits issued; annual commercial building permits issued; annual single-family building permits issued for residential & MUDs development; impact fees collected; and population projections for Round Rock and the ETJ from 2010 through 2030.

Mr. Thane followed by reviewing water and wastewater system Capital Improvement Projects that were in progress, scheduled for construction or had been completed since the last impact fee analysis was completed in April 2012. He noted that some of the upcoming projects listed in the report could be delayed, if needed. He concluded his presentation by comparing Round Rock and surrounding communities' single-family utility rates and their associated impact fees.

In closing, Mr. Thane stated population growth is not occurring as anticipated in the impact fee report, resulting in less impact fees collected. The Impact Fees will be updated following the completion of the Master Plans. It is anticipated the update will be presented to the Committee in late 2015.

City staff recommended the impact fees be reviewed every three years so the fees could be adjusted according to growth patterns and needs of the water and wastewater utility system improvements.

The following motion was offered:

**MOTION:** Motion by Committee Member Flores, second by Committee Member Doss to approve the Semi-Annual Report and forward the recommendation to City Council.

**VOTE: Aye:** Chairman Pavliska, Vice Chair Bone, Committee Member Baker, Committee Member Bryan, Committee Member Doss, Committee Member Flores, Committee Member Henderson, Committee Member Sanchez, Ad Hoc Committee Member Decelis, and Ad Hoc Committee Member Williams. Vote to approve: 10-0. The motion carried unanimously.

#### **E. ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 6:52 p.m.

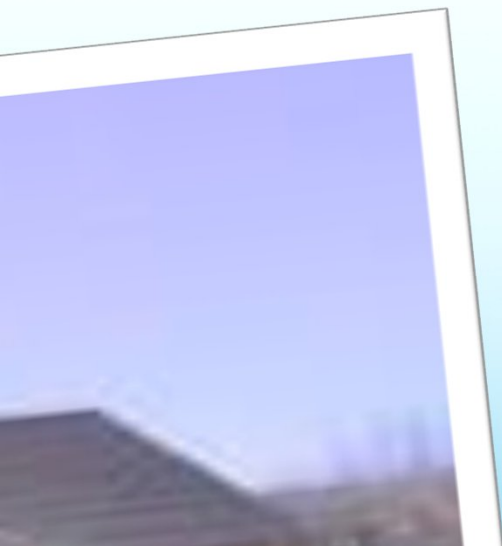
Respectfully submitted,

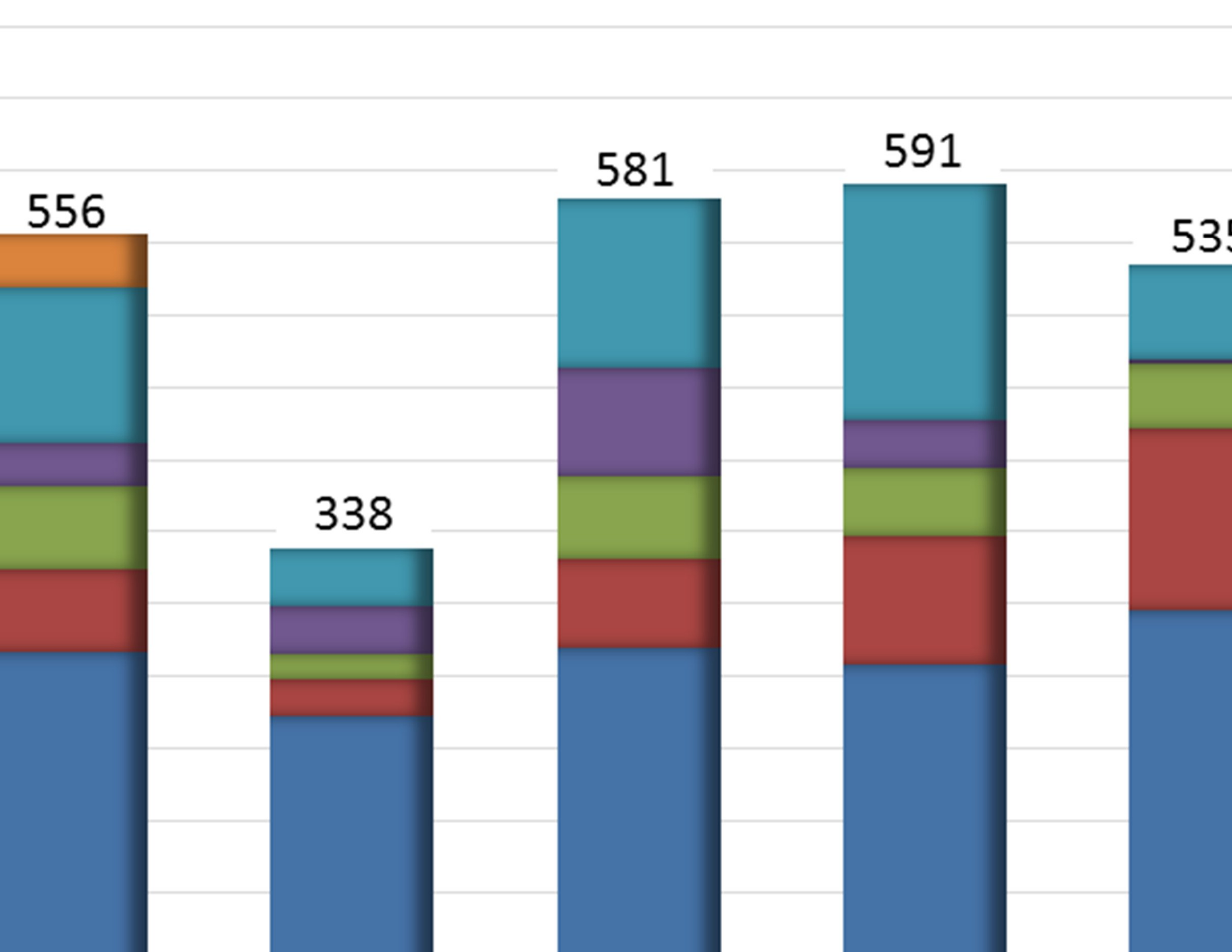
Veronica Chandler  
Planning Tech

# **5 Water & Wastewater Impact Fee Update**

City of Round Rock Texas

that is an impact fee  
ment levied on new or expanded developm  
system  
mpacts arising from the capital costs of n  
statutorily addressed in Chapter 395 of t





FY 2005

FY 2006

FY 2007

FY 2008

FY 2009

FY 2010

FY 2011

FY 2012

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mits  
lly

**FY 2009**

**FY 2010**

**FY 2011**

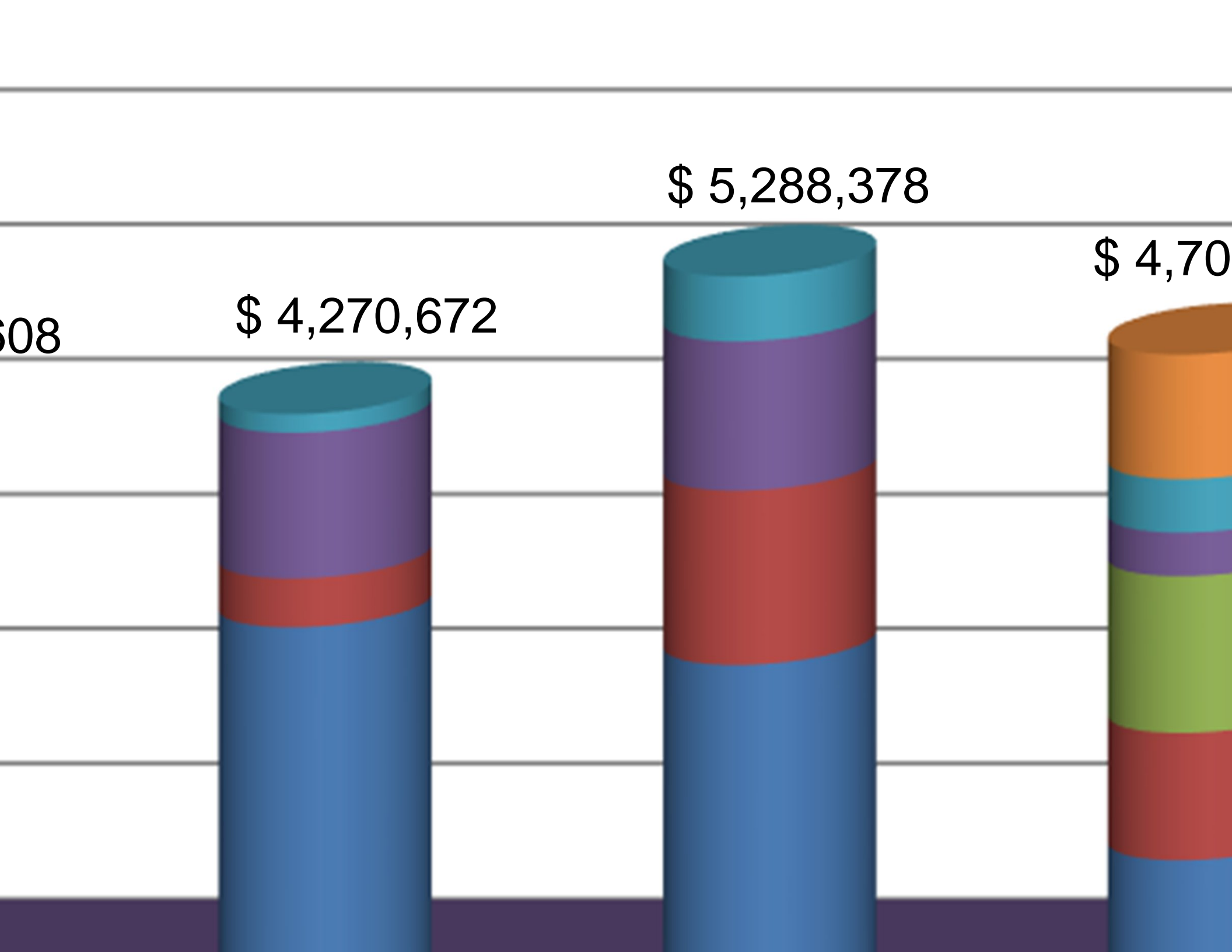
**FY 2012**

**FY 2013**

**FY 2014**



F-11		F-12		F-13	
51,497	\$ 2,685,030			\$ 2,407,646	\$
70,747	\$ 364,718			\$ 1,296,258	\$
N/A	N/A			N/A	\$
24,861	\$ 1,083,701			\$ 1,106,716	\$
38,502	\$ 137,223			\$ 477,758	\$



the CIP  
reasonably defined  
act fee has been  
m fee  
City Council



- Wastewater
  - Interceptors
  - Pumping
  - Treatment

ee amount, subject to Council decision

ce Area and Land Uses

water Utility Demands

acity

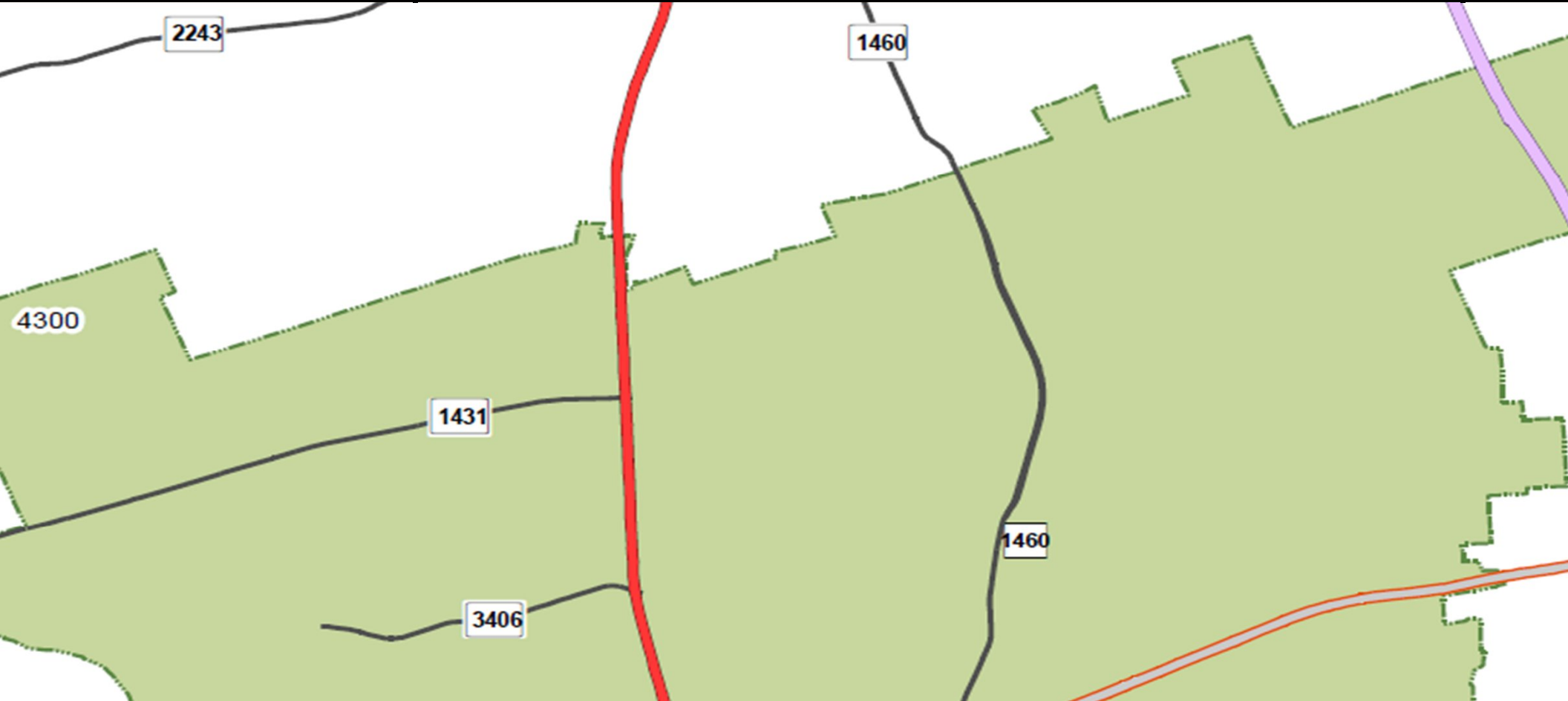
of existing available capacity and new fa

re service demands to facilities

of existing and new capacity per Living U

pital being funded through rates per Living

	999	866	824	
	887	841	829	
	618	577	612	
	1,301	1,299	1,291	
	573	563	15	
	630	565	563	
	3,455	3,205	2,471	
	11,692	9,021	8,439	
	<b>37,895</b>	<b>30,486</b>	<b>31,869</b>	<b>3</b>



2015		2025	
Connections	LUEs	Connections	LUEs
46,437		43,303	61,681
38,789		39,939	49,680

Need	Original \$		Installed \$ (1)		Total	2020	per LUE
					mgd		
n.a.	\$	43,235,458	\$	43,235,458			
	\$	43,235,458	\$	43,235,458	30.690	70,149	\$ 6
2020	\$	51,800,000	\$	57,895,705			
	\$	51,800,000	\$	57,895,705	8.750	21,875	\$ 2,6
	\$	95,035,458	\$	101,131,163	39.440	92,024	
CAPITAL COST PER NEW LUE =							\$ 1,7
							this update
					mgd		
n.a.	\$	100,737,404	\$	100,737,404			
	\$	100,737,404	\$	100,737,404	74.500	85,143	\$ 1,1
2019	\$	27,000	\$	34,000	1.500		
2021	\$	3,398,000	\$	4,465,000	2.000		
2023	\$	820,000	\$	1,127,000	3.500		
2025	\$	8,986,000	\$	12,905,000	10.500		
	\$	12,924,000	\$	12,924,000	17.500	22,255	\$



Original \$		Revised \$ (1/1/2020)		2020		per LUE	
				mgd			
\$	4,643,158	\$	4,643,158	120.576	86,126	\$	54
\$	4,643,158	\$	4,643,158	120.576	86,126	\$	54
\$	150,000	\$	157,000	4.320	3,125		
\$	150,000	\$	150,000	0.240	174		
\$	300,000	\$	307,000	4.560	3,299	\$	93
\$	4,943,158	\$	4,950,158	125.136	89,424		
AVERAGE CAPITAL COST PER NEW LUE =						\$	62
						this update	
				mg			
\$	6,328,591	\$	6,328,591	11.805	157,400	\$	40
\$	6,328,591	\$	6,328,591	11.805	157,400	\$	40
\$	-	\$	-	-	-	\$	-
\$	6,328,591	\$	6,328,591	11.805	157,400		
AVERAGE CAPITAL COST PER NEW LUE =						\$	40
						this update	
				mg			

\$	43,408,897	\$	43,408,897	97.122	69,373	\$	628
\$	1,188,049	\$	1,188,049				
\$	415,000	\$	415,000				
\$	3,634,169	\$	3,634,169				
\$	2,955,650	\$	2,955,650				
\$	856,400	\$	856,400				
\$	4,699,000	\$	5,024,000				
\$	1,103,000	\$	1,180,000				
\$	2,214,000	\$	2,367,000				
\$	129,000	\$	138,000				
\$	1,034,200	\$	1,130,600				
\$	1,345,000	\$	1,470,500				
\$	60,000	\$	66,000				
\$	500,000	\$	629,000				
\$	500,000	\$	629,000				
\$	3,722,000	\$	4,160,000				
\$	1,855,000	\$	2,074,000				
\$	2,375,000	\$	2,715,000				
\$	15,591,000	\$	17,818,000				
\$	129,000	\$	148,000				
\$	6,670,000	\$	7,795,000				
\$	857,000	\$	1,002,000				
\$	1,372,000	\$	1,604,000				
\$	2,070,000	\$	2,419,000				
\$	12,382,000	\$	14,469,000				
\$	60,000	\$	71,000				
\$	1,320,000	\$	1,578,000				
\$	5,869,000	\$	7,171,000				
\$	129,000	\$	158,000				
\$	60,000	\$	75,000				
\$	2,108,573	\$	2,108,573				
\$	800,000	\$	800,000				

	\$	35,792,413	\$	35,792,413	69.980	\$	65,001	\$	5
2014	\$	419,000	\$	552,000					
2014	\$	905,000	\$	1,191,000					
2014	\$	1,555,000	\$	2,046,000					
2015	\$	1,938,000	\$	2,652,000					
2015	\$	432,000	\$	591,000					
2016	\$	121,000	\$	173,000					
2016	\$	202,000	\$	288,000					
2017	\$	462,000	\$	685,000					
2017	\$	651,000	\$	963,000					
2018	\$	489,000	\$	753,000					
2018	\$	338,000	\$	520,000					
2018	\$	343,000	\$	528,000					
2019	\$	1,246,000	\$	1,995,000					
2019	\$	633,000	\$	1,014,000					
2020	\$	2,209,000	\$	3,678,000					
2020	\$	441,000	\$	734,000					
2021	\$	1,241,000	\$	2,148,000					
2021	\$	764,000	\$	1,324,000					
2022	\$	774,000	\$	1,394,000					
2022	\$	457,000	\$	823,000					
2022	\$	119,000	\$	214,000					
2022	\$	200,000	\$	359,000					
2023	\$	1,193,000	\$	2,235,000					
2023	\$	507,000	\$	949,000					
2023	\$	369,000	\$	691,000					
2023	\$	111,000	\$	207,000					
2024	\$	766,000	\$	1,492,000					
2024	\$	202,000	\$	393,000					
2024	\$	1,000,000	\$	1,000,000					

				mgd			
n.a.	\$	74,973,246	\$	74,973,246	17.100	61,071	\$ 1,500,000
	\$	74,973,246	\$	74,973,246	17.100	61,071	\$ 1,500,000
2016			\$	500,000		-	\$
2017			\$	4,500,000		-	\$
2018			\$	4,100,000		-	\$
2019			\$	12,500,000		-	\$
2020			\$	12,500,000		-	\$
2021			\$	12,500,000	6.000	21,429	\$ 500,000
	\$	-	\$	46,600,000	6.000	21,429	\$ 2,000,000
	\$	74,973,246	\$	121,573,246	23.100	82,500	
				AVERAGE CAPITAL COST PER NEW LUE =			
							\$ 1,500,000 this update
				mgd			
n.a.	\$	1,283,789	\$	1,283,789	6.400	5,945	\$ 2,000,000
	\$	1,283,789	\$	1,283,789	6.400	5,945	\$ 2,000,000
2019	\$	756,000	\$	1,211,000	1.540	1,430	\$ 500,000

es that either:

e payments be reflected in the

he total projected cost of the CIP  
maximum fee amount.

e following rate credit,  
future debt service:

F
<b>WATER UT</b> Supply Treatment Pumping Ground S Elevated Transmis
<b>Total Wa</b>
<b>WASTEWA</b> Treatment Pumping

Total Cost of Service VALUE	- Option A -			- Option B -				
	Rate Credit	50% Cost Adjustment		- Option A -	- Option B -			
1,733	\$	656	\$	867	\$	1,077	\$	867
1,956	\$	374	\$	978	\$	1,582	\$	978
62	\$	1	\$	31	\$	61	\$	31
40	\$	-	\$	20	\$	40	\$	20
375	\$	84	\$	187	\$	290	\$	187
1,616	\$	646	\$	808	\$	970	\$	808
5				\$		5	\$	5
5,787	\$	1,762	\$	2,891	\$	4,025	\$	2,890
1,938	\$	401	\$	969	\$	1,537	\$	969
227	\$	42	\$	124	\$	252	\$	124



2012 Update	2015 Proposed
\$ 3,889	\$ 4,025
\$ 2,073	\$ 2,099
\$ 5,962	\$ 6,124

	2000	\$2,000	1
	2002	\$3,500	r
	2012	\$2,095	\$1
	2013	\$2,250	\$2
	2012	\$3,880	\$1
	2013	\$3,625	\$2
	2014	\$2,285	\$3
	2012	\$3,889	\$2
	2015	\$4,025	\$2
	2014	\$4,241	\$2



2015

and Calculated Maximum Fees and provide co

ov. 12, 2015

act fees

public hearing

ov. 30, 2015

2, 2015