



\* \* \* \* PUBLIC NOTICE \* \* \* \*

**NOTICE OF A CITY COUNCIL WORKSHOP SESSION  
OF THE CITY OF CORINTH**

**Thursday, January 12, 2017, 5:30 P.M.  
CITY HALL - 3300 CORINTH PARKWAY**

---

**CALL TO ORDER:**

**PRESENTATION:**

1. Receive a presentation, hold a discussion and provide staff direction on the Water and Wastewater Master Plan, and the Water, Wastewater and Roadway Impact Fee Study.

**BUSINESS AGENDA**

2. Hold a discussion and give staff direction regarding the findings of the 2016 Compensation Study.

**CLOSED SESSION**

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above listed agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code.

**Section 551.071.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

**Section 551.072.** To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**Section 551.074.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

**Section 551.087.** To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

**RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.**

**ADJOURN**

Posted this 6 day of January, 2017 at 11:30 a.m. on the bulletin board at Corinth City Hall.

Kimberly Pence  
Kimberly Pence, City Secretary  
City of Corinth, Texas

**City Council Workshop Session**

**Meeting Date:** 01/12/2017

**Title:** Impact Fee Workshop

**Submitted For:** Mike Brownlee, City Engineer

**Submitted By:** Mike Brownlee, City Engineer

**Approval:** Lee Ann Bunselmeyer, Acting City Manager

---

**AGENDA ITEM**

Receive a presentation, hold a discussion and provide staff direction on the Water and Wastewater Master Plan, and the Water, Wastewater and Roadway Impact Fee Study.

**AGENDA ITEM SUMMARY/BACKGROUND**

The City of Corinth selected Kimley-Horn to update the City's Water and Wastewater Master Plan and the Water, Wastewater and Roadway Impact Fee Study. Section 395.02 of the Texas Local Government Code mandates periodic updates to the land use assumptions and capital improvements plan for cities imposing an impact fee. The purpose of the impact fee study is to provide an analysis of land use assumptions from which to base any needed impact fee changes, and to recommend a maximum water, wastewater, and roadway impact fee to the City Council and the Capital Improvements Advisory Committee (CIAC).

Kimley-Horn will provide a presentation to the City Council during a work session to update the Council on the status, results and next steps for approval of the report and adoption of impact fees. At this time, the Council is not requested to take any action on any fees. A public hearing is to be held at a future Council meeting (February 2, 2017) to consider adoption of the Impact Fee study and consider taking action on fees.

**RECOMMENDATION**

Receive presentation and provide direction to staff as required.

---

**Attachments**

Impact Fee Presentation

---

**City of Corinth**  
**Water and Wastewater Master**  
**Plan Update and Water,**  
**Wastewater and Roadway**  
**Impact Fee Update**  
January 12, 2017

Kimley»Horn

# Presentation Outline

- Project Status
- Results
- Upcoming Steps
- Receive Council Feedback (No Formal Actions Tonight)



# Project Status

- Reason for Impact Fee Update
- Water and Wastewater Master Plan Update
- Previous Project Milestones
  - April 21, 2016 Council Approves Engineering Services Agreement
  - August 18, 2016 Impact Fee Workshop
    - Land Use Assumptions (Council had no comments on land use assumptions)
    - Financial Analysis Task (Council directed staff not to proceed with Financial Analysis)
  - January 12, 2016
    - Results
    - Financial Analysis Task Impact

# Project Status

- Land Use Assumptions (10yr Growth Projections)
  - Population Growth 3,554
  - Non-Residential Growth 1,625,000 Square Feet



# Project Status

- Chapter 395 Credit Calculation/Financial Analysis
  - A plan for awarding:
    - (A) A credit for the portion of ad valorem tax and utility service revenues generated by new service unit during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
    - (B) In the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.

# Results

- 2011 Calculated versus 2016 Calculated

Single Family Dwelling Unit Impact Fees		
	2011	2016
Water	\$1,441	\$2,182
Wastewater		
Denton Basin	\$0	\$0
Upper Trinity East Basin	\$1,094	\$908
Upper Trinity West Basin	\$1,300	\$2,121
Roadway	\$3,207	\$3,356

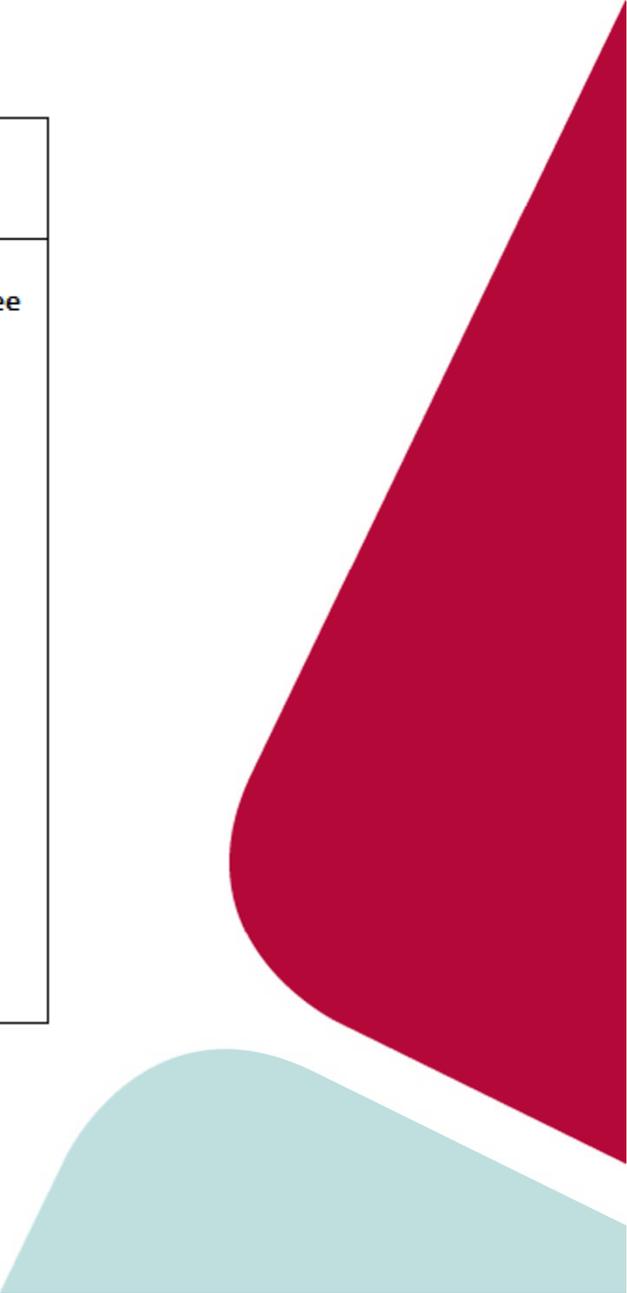
# Results

- Impact of 50% Credit

	Pre Credit Total	50% Credit
Water	\$7,777,098	\$3,888,549
Wastewater		
Denton Basin	\$0	\$0
Upper Trinity East Basin	\$1,665,000	\$832,500
Upper Trinity West Basin	\$3,000,196	\$1,500,098
Roadway	\$25,290,000	\$12,645,000

# Results

Impact Fee Comparison Single Family Dwelling Unit Roadway	
City	Adopted Fee
Lewisville	\$0
Allen	\$650
Coppell	\$890
<b>Corinth 2011 (Adopted)</b>	<b>\$962</b>
The Colony	\$1,898
Denton	\$2,000
McKinney	\$2,085
Southlake	\$2,292
Little Elm	\$2,310
<b>Corinth 2011 (Max Assessable w/50% Credit)</b>	<b>\$3,207</b>
<b>Corinth 2016 (Max Assessable w/50% Credit)</b>	<b>\$3,356</b>
Rowlett	\$3,490
Flower Mound	\$3,715
Frisco	\$4,261
Colleyville	\$4,941



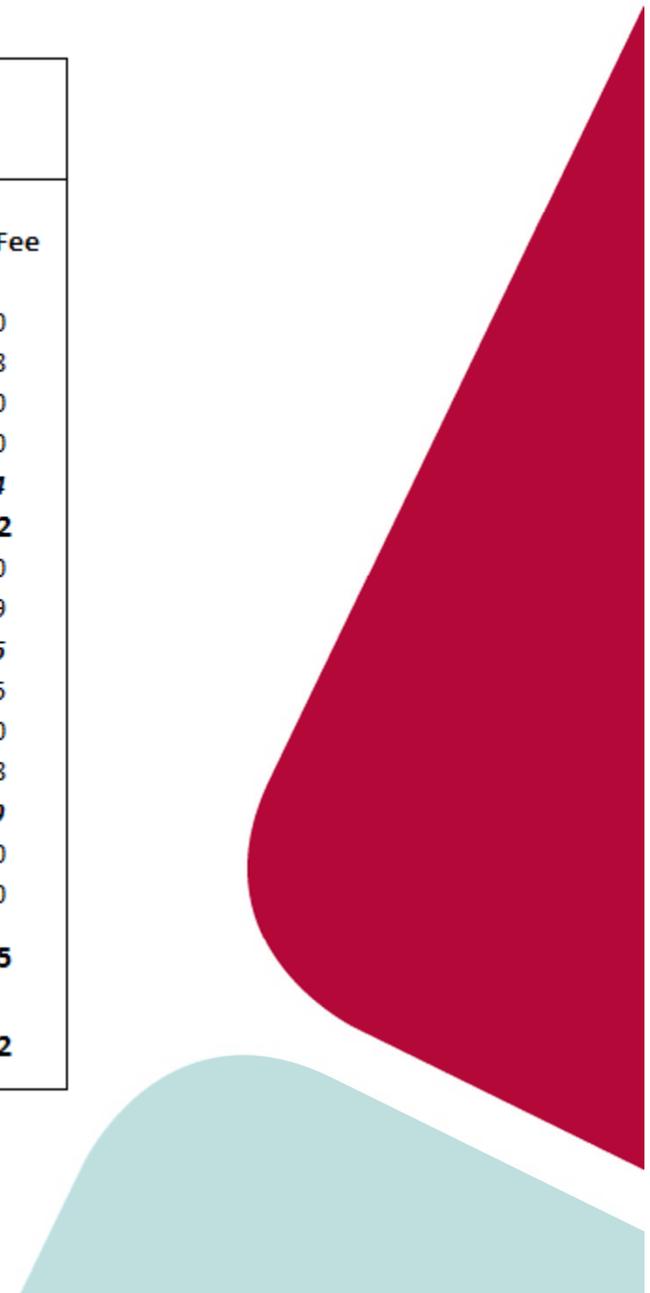
# Results

Impact Fee Comparison 100,000 sq. ft. Industrial Roadway	
City	Adopted Fee
Lewisville	\$0
Denton	\$58,775
Allen	\$60,000
Coppell	\$67,200
Rowlett	\$67,700
The Colony	\$91,600
<b>Corinth 2011 (Adopted)</b>	<b>\$92,421</b>
McKinney	\$97,001
<b>Corinth 2016 (30% of Max)</b>	<b>\$101,268</b>
Flower Mound	\$148,959
<b>Corinth 2016 (45% of Max)</b>	<b>\$151,902</b>
Southlake	\$166,725
Little Elm	\$187,200
<b>Corinth 2016 (60% of Max)</b>	<b>\$202,536</b>
Colleyville	\$212,200
<b>Corinth 2011 (Max Assessable w/50% Credit)</b>	<b>\$308,072</b>
Frisco	\$309,100
<b>Corinth 2016 (Max Assessable w/50% Credit)</b>	<b>\$337,560</b>



# Results

Impact Fee Comparison 10,000 sq. ft. Retail Roadway	
City	Adopted Fee
Lewisville	\$0
The Colony	\$10,970
Coppell	\$13,398
Allen	\$15,000
Colleyville	\$15,080
<b>Corinth 2016 (30% of Max)</b>	<b>\$17,904</b>
<b>Corinth 2011 (Adopted)</b>	<b>\$18,842</b>
Denton	\$21,000
Flower Mound	\$24,259
<b>Corinth 2016 (45% of Max)</b>	<b>\$26,856</b>
Rowlett	\$27,535
Little Elm	\$32,550
Southlake	\$33,908
<b>Corinth 2016 (60% of Max)</b>	<b>\$35,809</b>
McKinney	\$37,640
Frisco	\$50,070
<b>Corinth 2011 (Max Assessable w/50% Credit)</b>	<b>\$62,805</b>
<b>Corinth 2016 (Max Assessable w/50% Credit)</b>	<b>\$59,682</b>

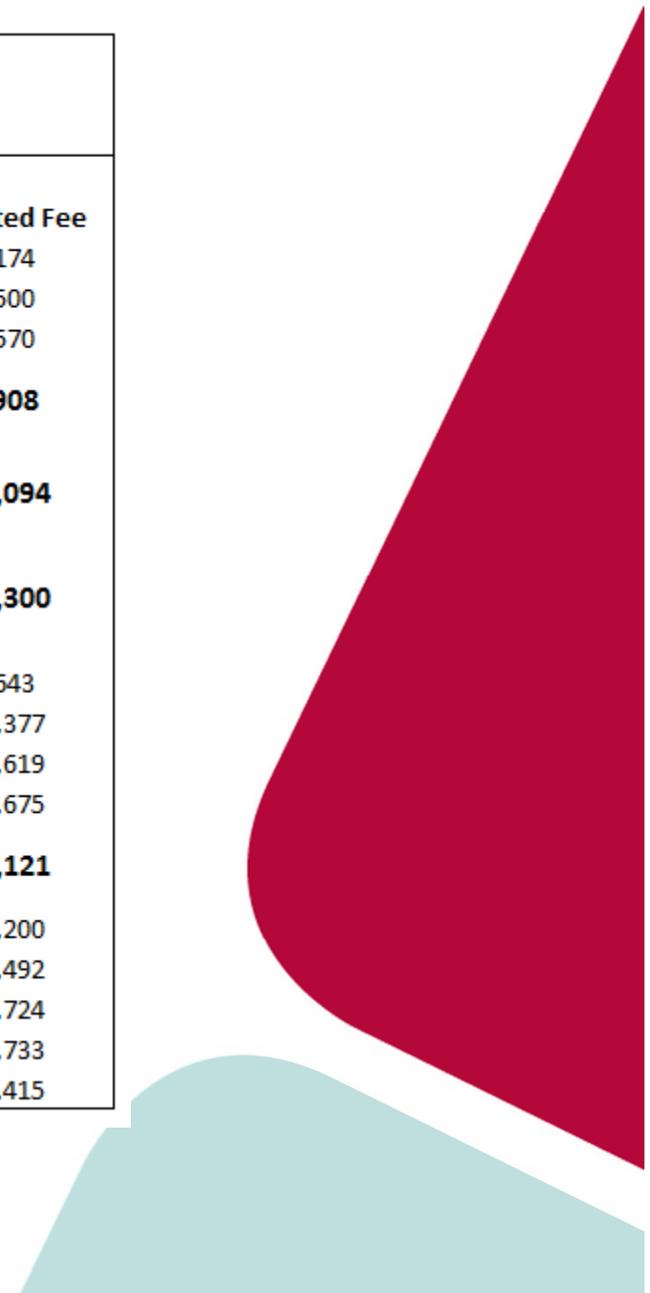


# Results

Impact Fee Comparison Single Family Dwelling Unit Water	
City	Adopted Fee
The Colony	\$475
Allen	\$1,200
McKinney	\$1,417
<b>Corinth 2011 (Adopted/Max Assessable w/50% Credit)</b>	<b>\$1,441</b>
Rowlett	\$1,466
Little Elm	\$1,578
Frisco	\$1,772
<b>Corinth 2016 (Max Assessable w/50% Credit)</b>	<b>\$2,182</b>
Colleyville	\$2,491
Southlake	\$2,815
Lewisville	\$3,165
Flower Mound	\$4,098
LCMUA	\$4,257
Denton	\$4,500

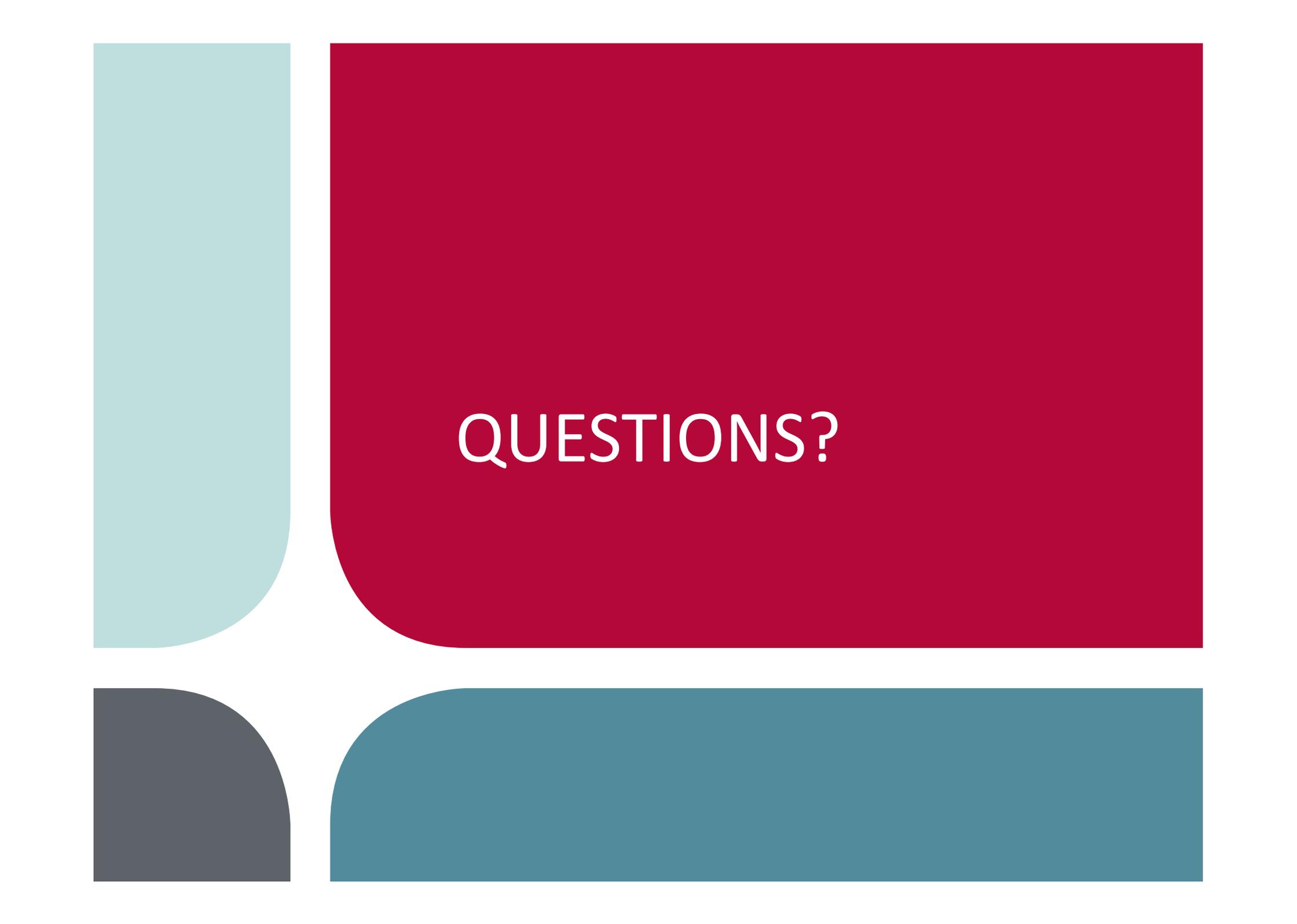
# Results

Impact Fee Comparison Single Family Dwelling Unit Wastewater	
City	Adopted Fee
McKinney	\$174
Allen	\$500
The Colony	\$570
<b>Corinth 2016 Upper Trinity East (Max Assessable w/50% Credit)</b>	<b>\$908</b>
<b>Corinth 2011 Upper Trinity East (Adopted/Max Assessable w/50% Credit)</b>	<b>\$1,094</b>
<b>Corinth 2011 Upper Trinity West (Adopted/Max Assessable w/50% Credit)</b>	<b>\$1,300</b>
Colleyville	\$643
Rowlett	\$1,377
Frisco	\$1,619
Southlake	\$1,675
<b>Corinth 2016 Upper Trinity West (Max Assessable w/50% Credit)</b>	<b>\$2,121</b>
Denton	\$2,200
Little Elm	\$2,492
Lewisville	\$2,724
Flower Mound	\$2,733
LCMUA	\$3,415



# Upcoming Steps

- Tonight Provide Input Regarding Possible Impact Fee Adoption Amounts
- January 23, 2017 Present Impact Fees to CIAC
- February 2, 2017 Public Hearing at Council to Present Impact Fees
- Adoption of Impact Fee Ordinance (TBD)



QUESTIONS?

**City Council Workshop Session**

**Meeting Date:** 01/12/2017

**Title:** 2016 Compensation Study

**Submitted For:** Guadalupe Ruiz, Director

**Submitted By:** Lee Ann Bunselmeyer, Acting City Manager

**Finance Review:** Yes

**Legal Review:** N/A

**Approval:** Lee Ann Bunselmeyer, Acting City Manager

---

**AGENDA ITEM**

Hold a discussion and give staff direction regarding the findings of the 2016 Compensation Study.

**AGENDA ITEM SUMMARY/BACKGROUND**

The intent of the 2016 study was to conduct a market survey to gain insight as to whether the City's current compensation plan remains competitive with the market or needs adjustment. On January 21, 2016 the City Council direction was for the City to continue to compete in the middle of the market and to use the same 12 market cities used in the 2013 study. On July 21, 2016 City Staff presented the results of the 2016 Compensation Study.

The City Council took no action on the options presented on July 21, 2016. Staff has received a Council member request for this item to be placed on the agenda for Council discussion.

**RECOMMENDATION**

N/A

---