

London Area Utility Master Plans

Wastewater and Storm Water

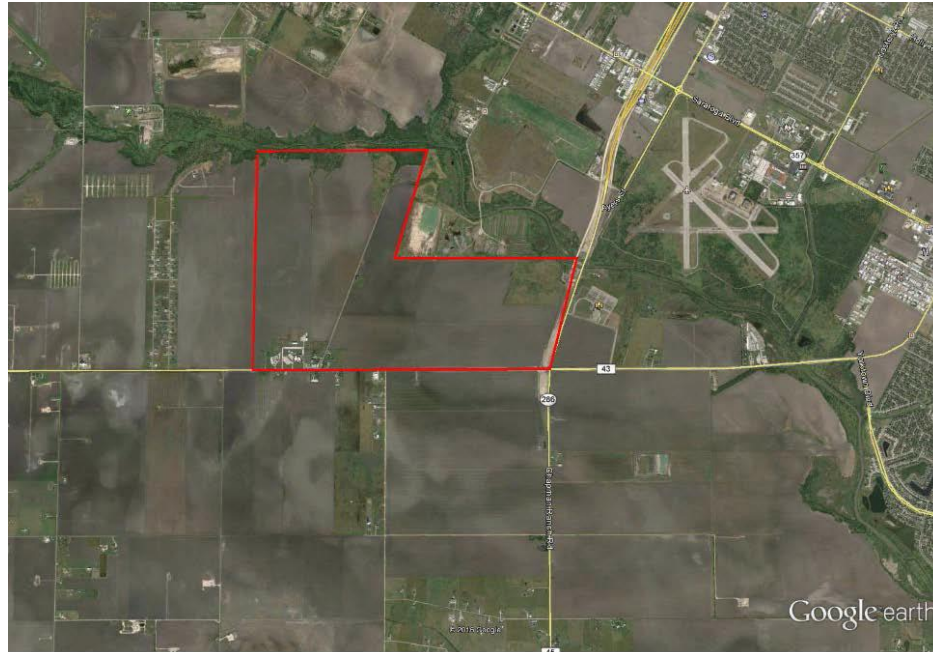


City Council
March 21, 2017



Study Area

These utility master plans address a portion of the London Area to allow for current projects to move forward.





Existing Conditions

- Large lot development (1/2 acre or larger)
 - Expansion of the London School campus
 - Proposed Sports Park Project, related commercial development, and higher density single family.
 - TxDOT Improvements: Crosstown and Weber Road (CR 43)
 - Planned Development (Future Land Use)
 - London ADP (1987) = 105 people
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Utility Master Plans

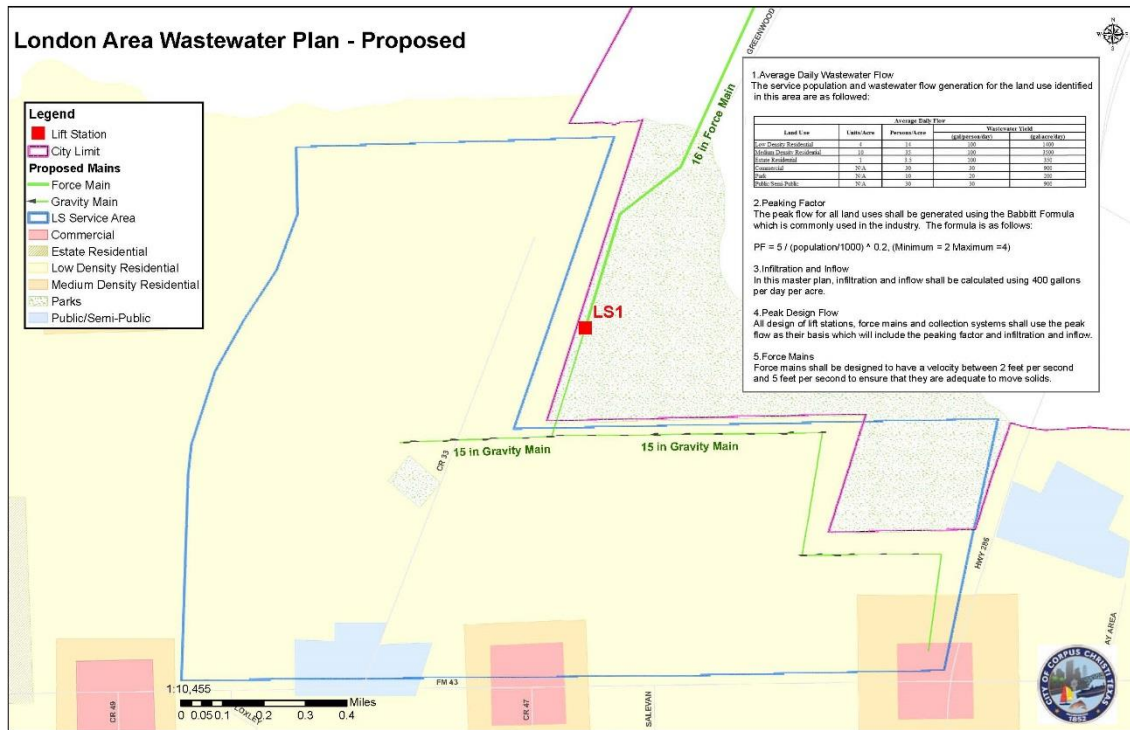
- Identifies technical requirements.
- Allows city to obtain necessary ROW or easements to expand system through the platting process.
- Requires future development to design public systems in an efficient manner that will benefit others.

Does not:

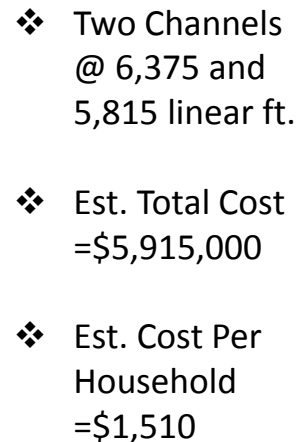
- Identify areas that will be annexed.
 - Address costs or reimbursement to developers.
 - Set policy related to growth.
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Proposed Wastewater Master Plan



- ❖ 980 Acres
- ❖ Force main, gravity line, and lift station
- ❖ Est. Customers (4 Houses/AC) = 3,920 Households
- ❖ Est. Total Cost = \$8,747,000
- ❖ Est. Cost Per Household = \$2,231



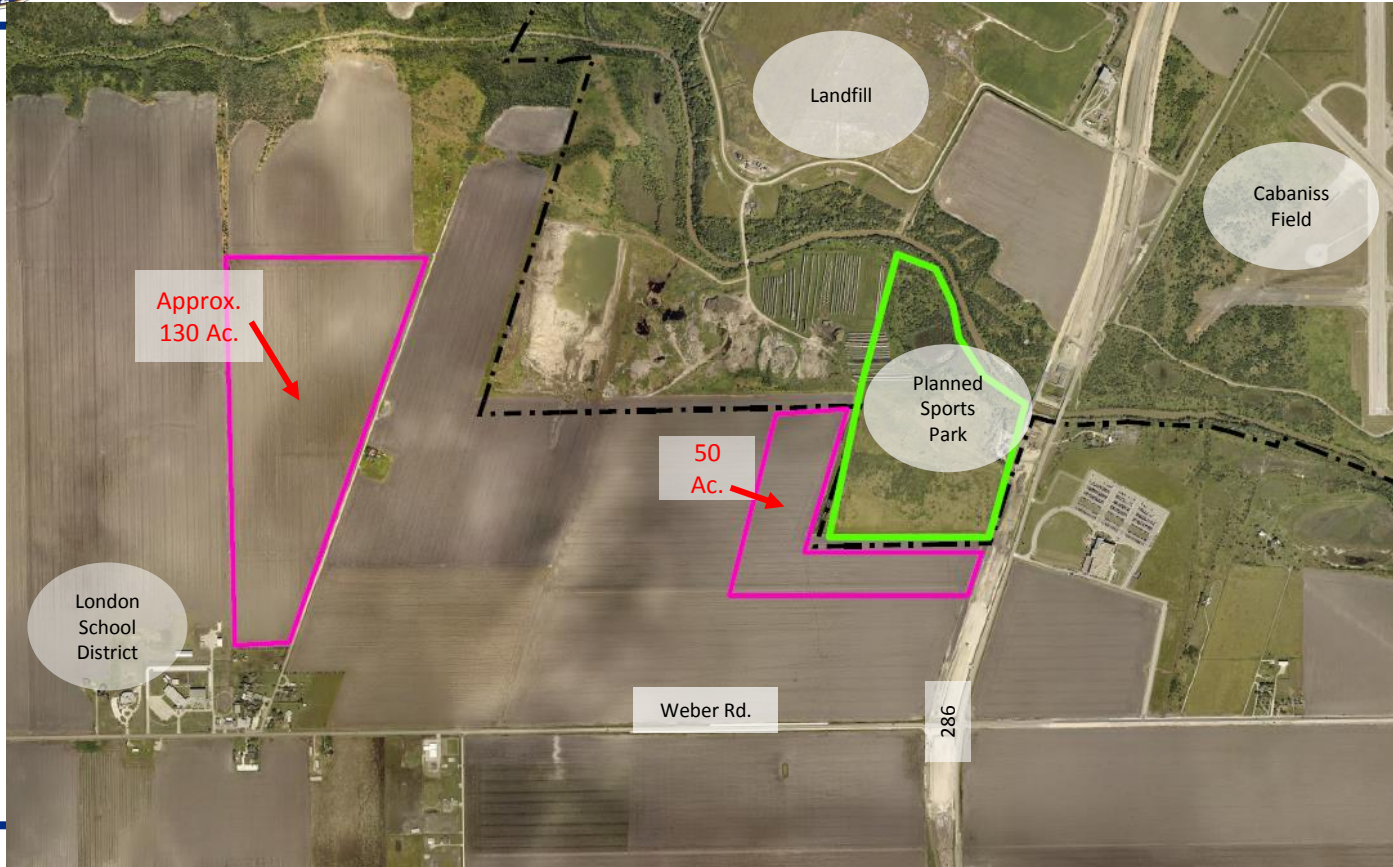


Recommendations

- Planning Commission recommended approval on January 25, 2017
- Utilities and Planning & ESI Departments recommend approval



Potential Future Growth in ETJ





Developer Trust Fund System - Purpose

- To encourage orderly development, per utility master plans
- Equitably spread the cost of public infrastructure
- Reimburse developers for constructing infrastructure where City infrastructure is deficient or non-existent



Developer Trust Fund System-How it works

- Fee paid by developers at the time of plat recordation and is based on the number of acres (not by intensity of use or number of units)
 - Fees are placed in four accounts, two for water and two for wastewater
 - Infrastructure must be on the master plan to be eligible for reimbursement
 - Unified Development Code (UDC), section 8.5, defines what items are eligible for reimbursement.
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Developer Trust Fund System - Issues

- Does not account for project impact on system (intensity of use)
- Does not pay for increases to capacity within the system (lines) or treatment plants (CIP)
- System has had issues in the past remaining solvent since the inclusion of wastewater lift stations at 100% eligible (2003- no increase to fee collected)



Trust Funds – Current Balance

- Water Arterial Transmission & Grid Main = \$1.4 million
- Water Distribution Main = \$1.1 million
- Sanitary Sewer Trunk System = \$1.8 million
- Sanitary Sewer Collection Line = \$1.2 million
- **TOTAL = \$5.5 Million**

*Ord. 030369, adopted 12/16/2014, permits Council to transfer monies between trust funds.



Current Projects (Utility Plan Area)

- To receive wastewater service outside of the city limits a project must request to be annexed or enter into a non-annexation agreement per section 8.5.2.F of the UDC.
 - If a voluntary annexation agreement was considered for the subject projects, full access to the trust funds would be permitted.
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Future Development- (Potential needs for liftstations- Estimated Costs)

- Average Liftstation Cost: (\$1.5 -3 million)
 - Northwest Area (1-2) = \$1.5+ million
 - Westside Area - NPID and West Point Road (1) = \$1.5 million
 - London Area (1) = \$8.5+ million
 - Southside (No liftstations needed)
 - **TOTAL = \$11.5+ million**
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Next Steps

- Further Evaluation of Trust Fund System:
 - Comprehensive evaluation to determine revenue trends and identify potential projects that will impact the system.
- Annexation Policy and other Infrastructure Financing Tools Workshop