



Wastewater Exemptions: Briefing

Council Presentation
February 26, 2019



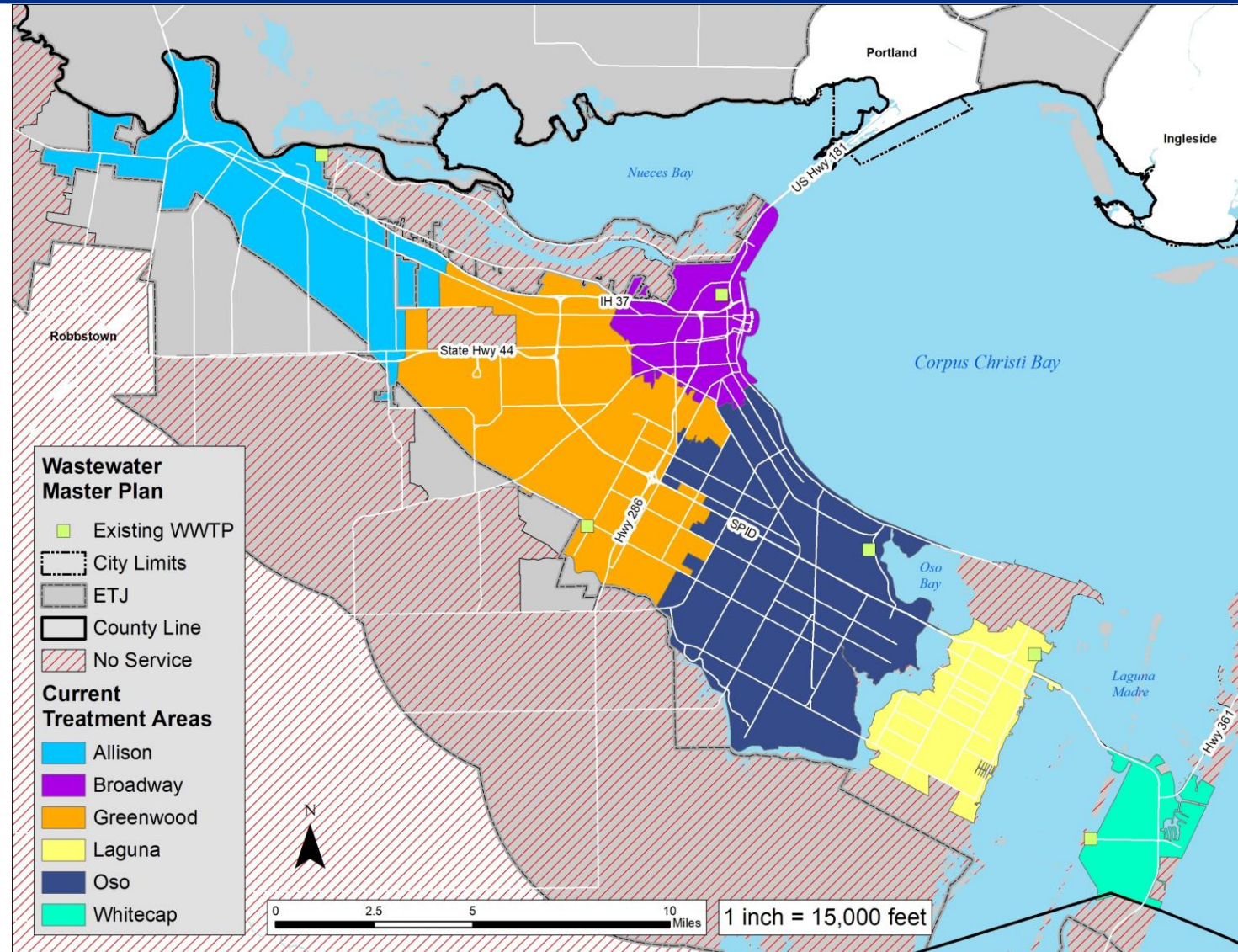
Outline

- Wastewater Master Plans
- Existing Wastewater System
- Wastewater Construction Waivers
 - Where are they occurring?
(Flour Bluff, London Area, Northwest, Airport area)
- Wastewater Fee Waivers
- Next Steps/Recommendations



Wastewater Master Plans And Existing System

- Allison
- Greenwood
- Oso
- Laguna
- Whitecap
- Broadway (no master plan, service area is predominantly built out)





Allison WTP Service Area

(Existing & Master Plan)

Service Areas

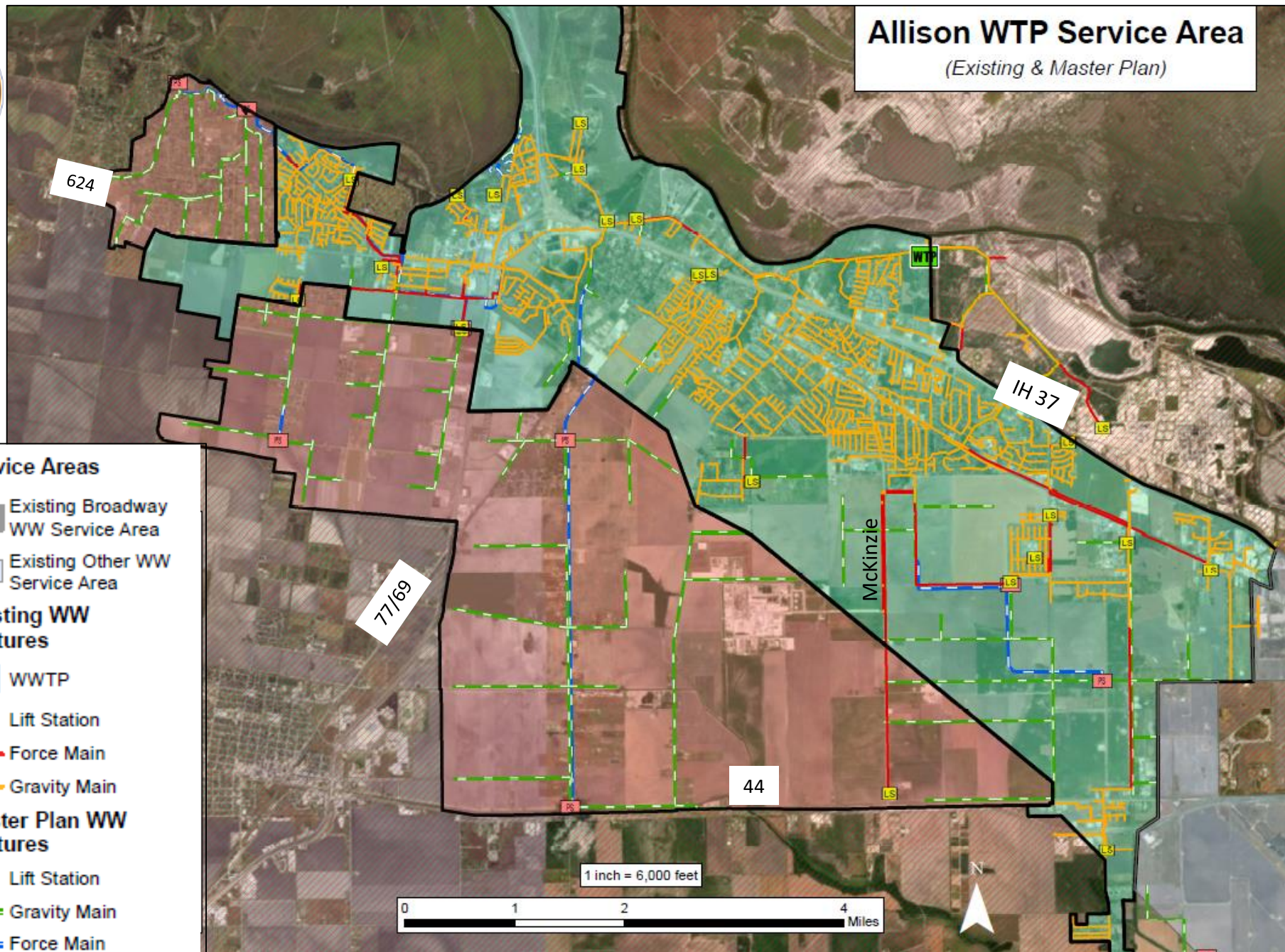
- Existing Broadway WW Service Area
- Existing Other WW Service Area

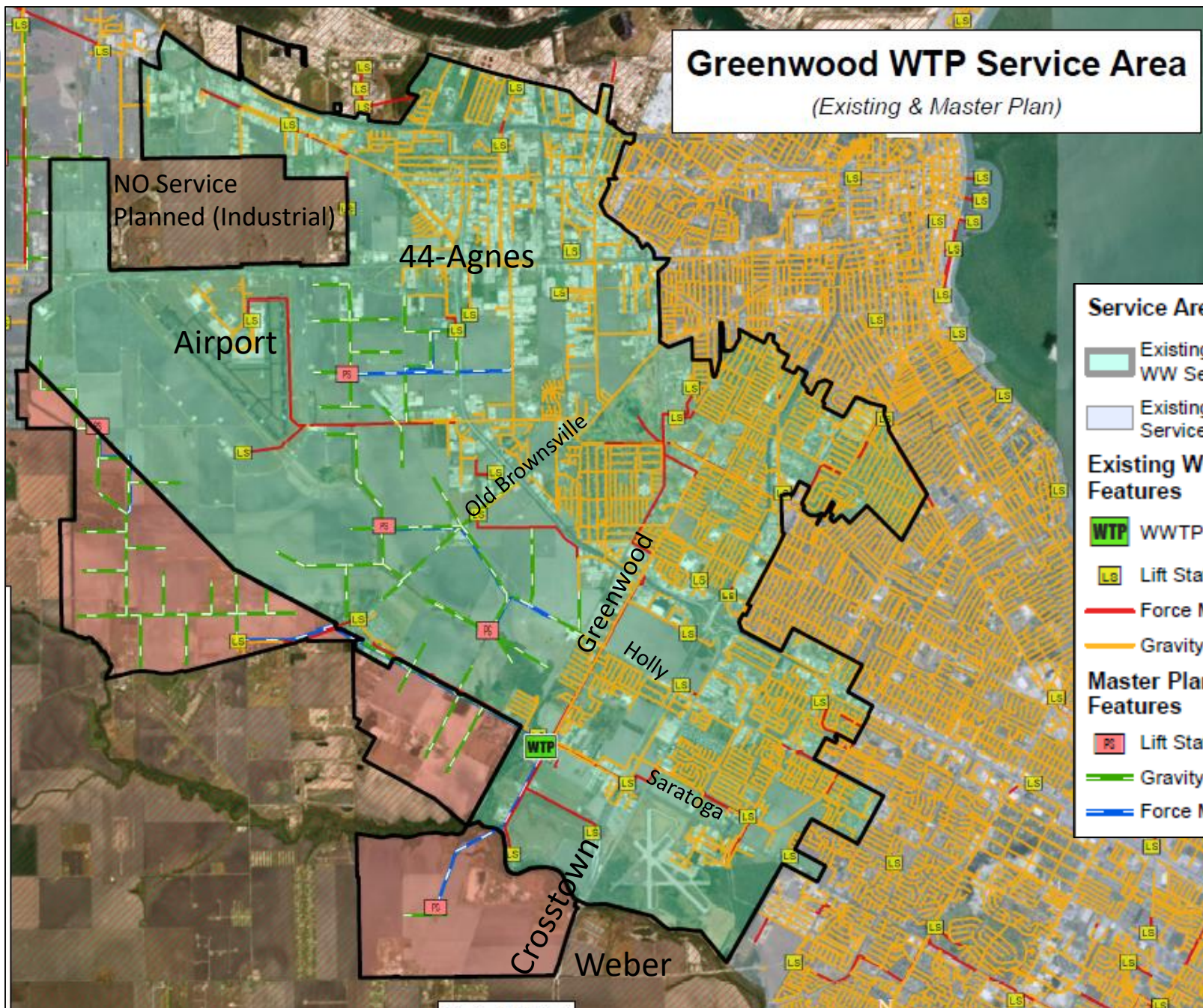
Existing WW Features

- WTP WWT
- LS Lift Station
- Force Main
- Gravity Main

Master Plan WW Features

- LS Lift Station
- Gravity Main
- Force Main

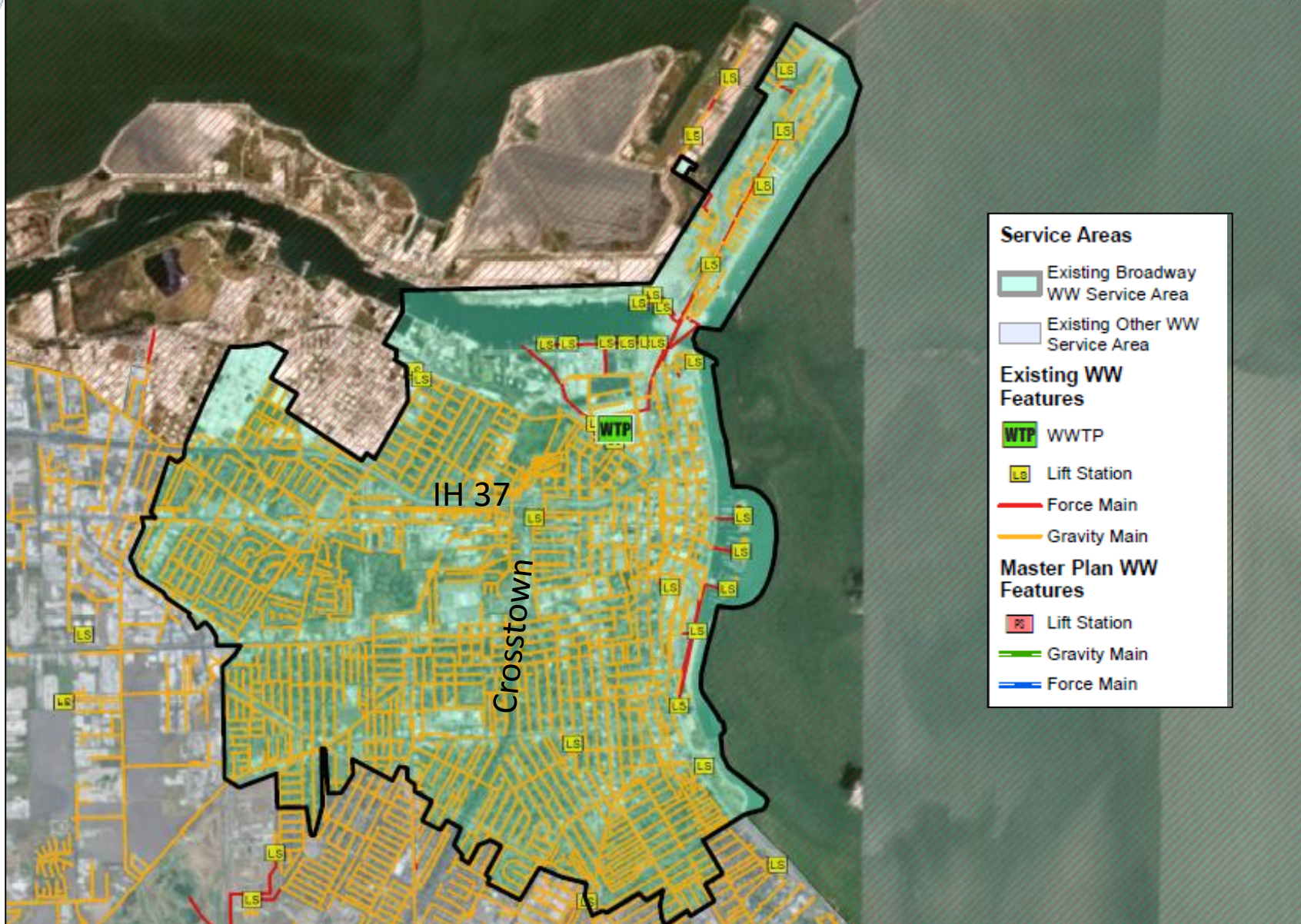






Broadway WTP Service Area

(Existing & Master Plan)





Oso WTP Service Area

(Existing & Master Plan)

Service Areas

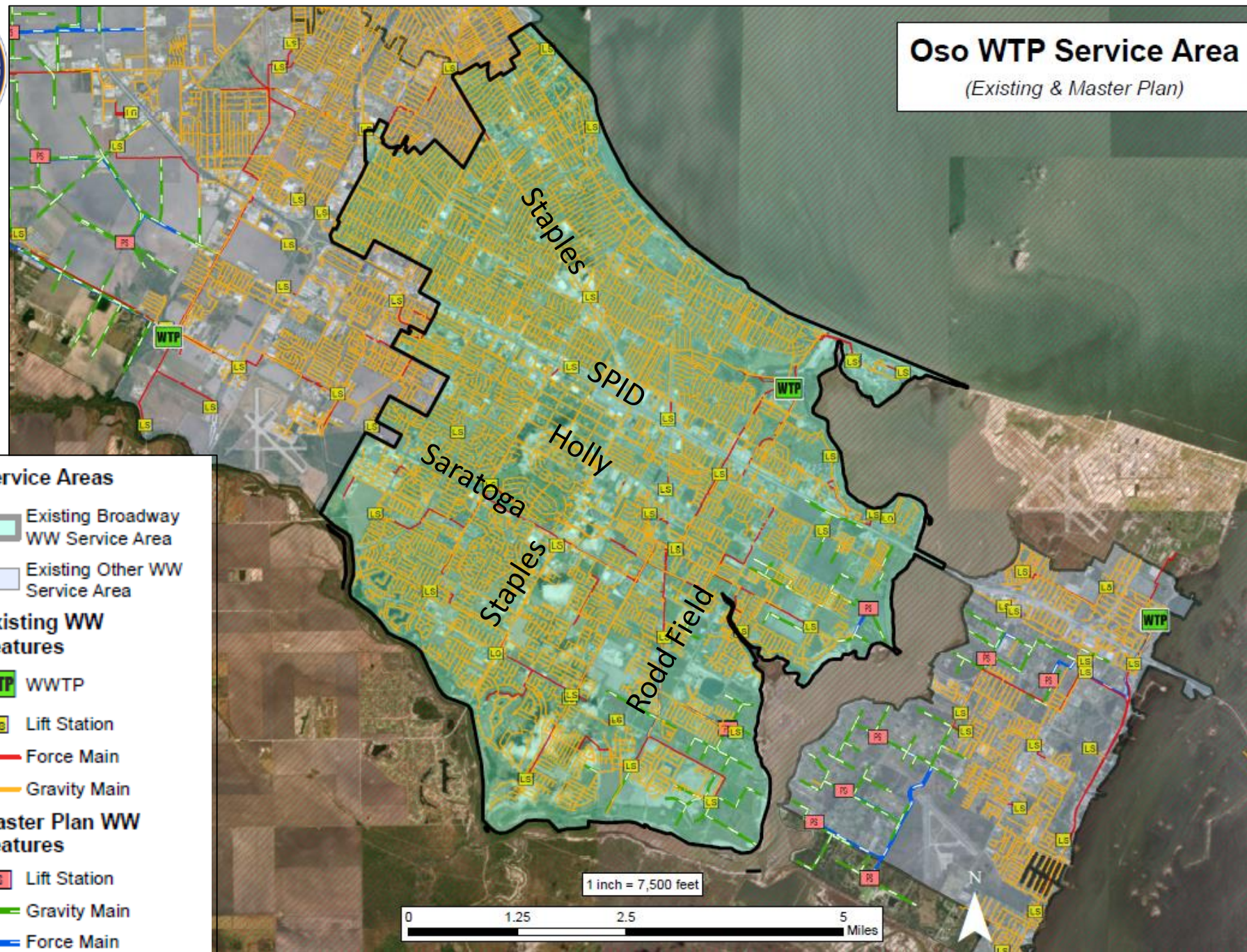
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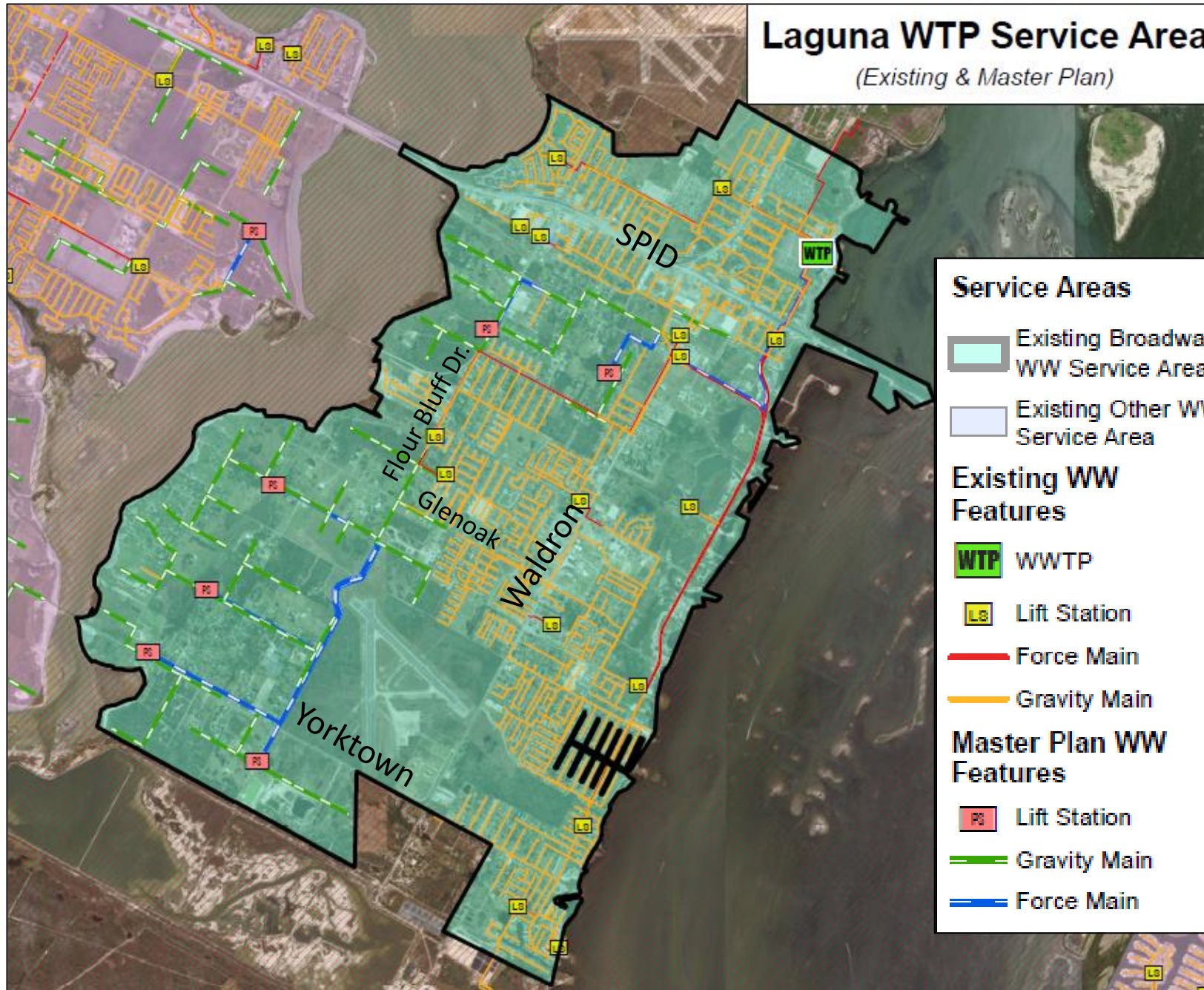
Existing WW Features

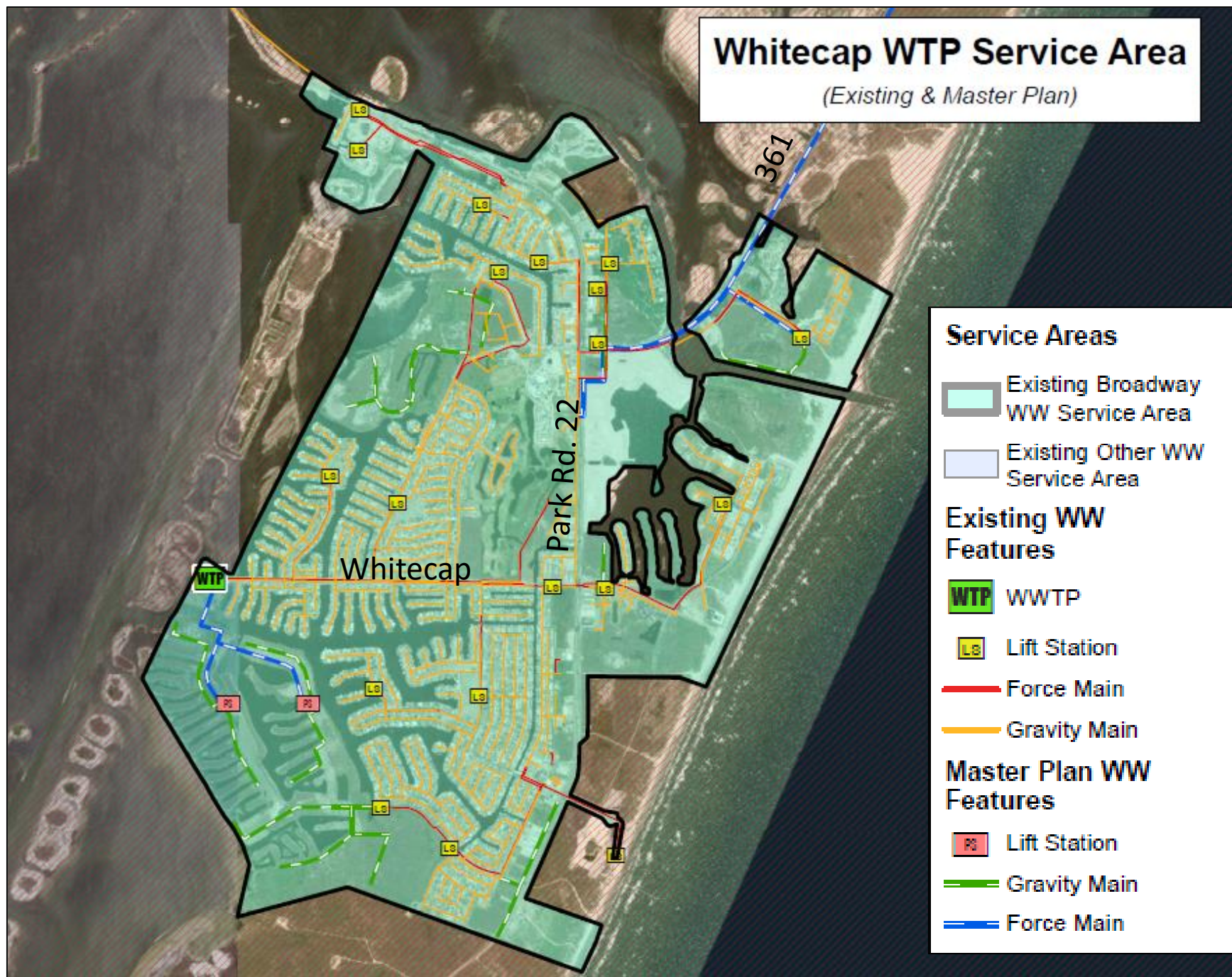
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Master Plan WW Features

- LS Lift Station
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Wastewater Construction Waiver

- Development Process:
 - Platting: Required public improvements identified.
 - Waiver of Wastewater Construction considerations:
 - Availability of wastewater
 - Cost of construction
 - Future users/development
 - Character of the area/future land use (density)
 - Does it make economic sense for the developer and city to extend the system or allow a septic system/s.
 - Approved by Planning Commission
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Wastewater Fee Waiver

- Platting Process: along with infrastructure construction, fees are also assessed during the platting process.
 - Fees are placed into the Wastewater trust fund system
 - Per ordinance fees have to be returned if wastewater is not made available to the subject tract within 15 years.
 - Is it lost revenue to the trust fund? (In most cases, no)
 - Approved by City Council.
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Trust Fund Fees Exempted

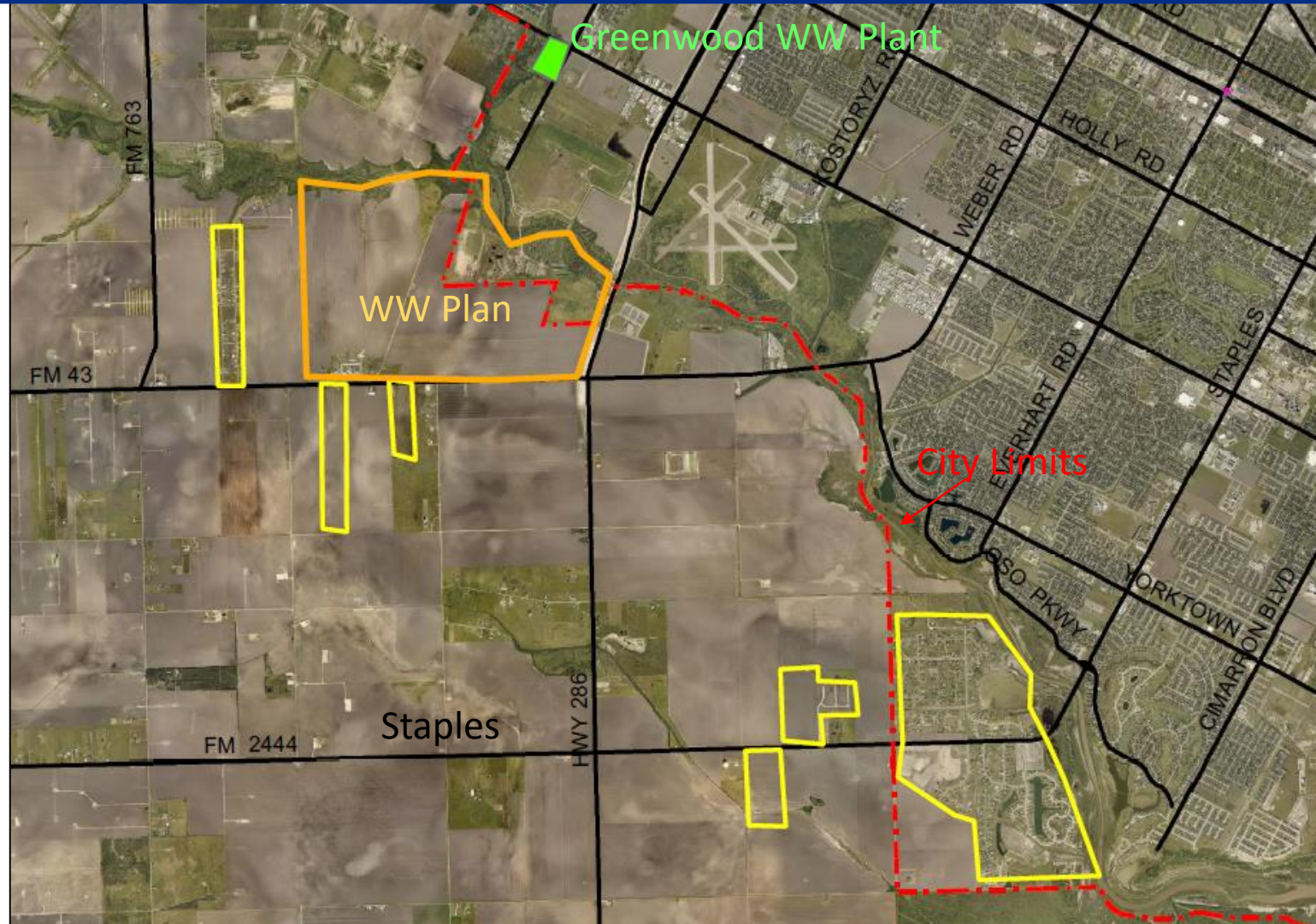
2018 Fee Waivers			
Plat/Subdivision (Project)	Fee Waived	Covered by WW plan	WW Plant Basin
Steps Terminal, Blk 1, Lot 5	\$280,816	No	None
Water's Edge at Kitty Hawk Unit 2	\$24,381	No	None
Kenley Estates	\$21,424	Yes	Laguna
Puerto Los Caballeros Tract Blk	\$62,447	Yes	Alison
Park Springs IHS Blk 1	\$6,079	Yes	Alison
Trail Blazer Addition Blk1, Lot 5	\$20,658	Yes	Laguna
Total	\$415,805		

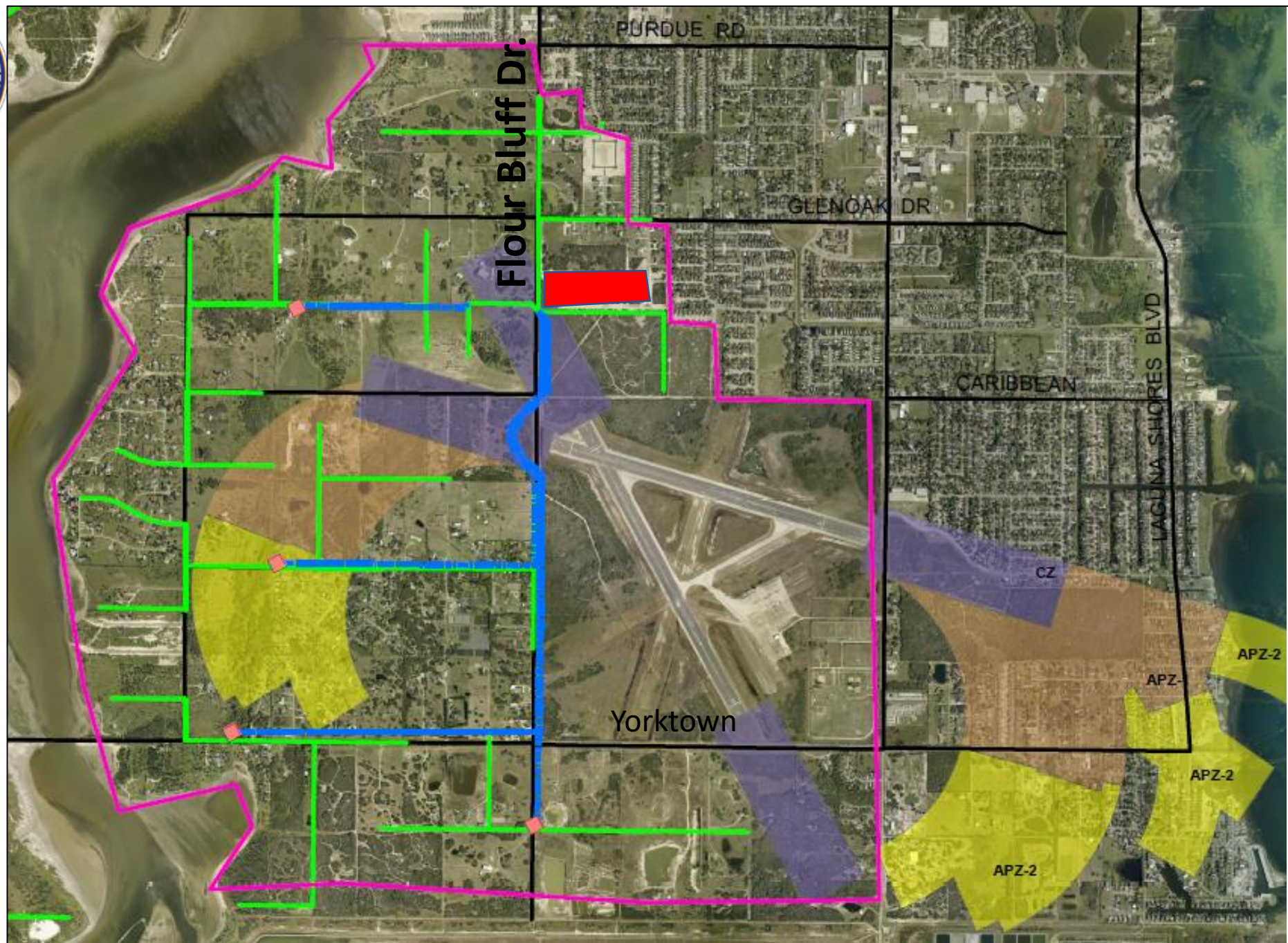
Projects covered by a wastewater master plan are eligible for trust fund reimbursement, in the four project covered by a master plan in 2018, the cost of the improvements would have far exceeded the fee paid into the fund.



London Area

Wastewater Fee and Construction Waivers







Next Steps

- Allow Planning Commission to waive fees (they are currently authorized to waive construction requirements)
 - Designate certain areas across the city as zones unlikely to receive wastewater service in the next 15 years. These zones would receive automatic fee and construction waivers and not require Planning Commission or City Council action.
 - Prepare a Unified Development Code Amendment to waive construction and fees for plats used for uninhabitable uses (Ex. AEP substation, Billboards, etc.)
 - Evaluate areas for possible removal from the wastewater master plan and bring recommendations to Planning Commission and City Council for consideration.
 - Waiver Process for construction and fee payment Remains for Property that has the following:
 - Is shown on a WW master plan as an area to receive service
 - Is located within 1,000 feet of WW infrastructure that has adequate capacity.
 - Is located outside of an area designated not to receive service in 15 years.
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