



**City of New Fairview
City Council
Regular Meeting
999 Illinois Lane
Monday, October 2, 2023, at 7:00 pm**

WORK SESSION

1. Call to Order and Determination of Quorum
2. Receive a report and hold a discussion regarding an update on Fairview Meadows Development.
3. Adjournment

REGULAR SESSION

1. Call to Order and Determination of Quorum
2. Pledge to the Flags.
 - A. United States of America
 - B. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.
3. **Announcements & Special Recognitions:** The agenda shall provide a time when proclamations, recognitions, general reports, and updates may be presented by the City Council.
 - A. World Teacher Day Proclamation.
 - B. Tamara Taylor Proclamation.
4. **City Administrator's Report:** The City Administrator's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including but not limited to departmental operations and capital improvement project status. No action will be taken with respect to this report.
5. **Public Comment:** The City Council invites persons with comments or observations related to city issues, projects, or policies to briefly address the City Council. Anyone wishing to speak should sign in with the City Secretary before the beginning of the City Council Meeting. In order to expedite the flow of business and to provide all citizens the opportunity to speak, there is a three-minute limitation on any person addressing the City Council. State law prohibits the City Council from discussing or taking action on any item not listed on the posted agenda.
6. **Consent Agenda:** All matters as Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. An item can be removed from the consent agenda by the City

Administrator, Mayor, or any member of the City Council and will be considered after approval of the consent agenda.

- A. **Approve the City Council Meeting minutes for September 18, 2023.**
- B. **Approve the August 2023 Financials.**

7. **New Business:** All matters listed in New Business will be discussed and considered separately.

- A. **Receive, consider, and act on a Resolution authorizing the City Administrator to enter into a contract with iChoosr for the purpose of providing the New Fairview residents with opt-in solar panel/battery purchasing programs to help save citizens time and money on their electricity-related purchase.**
- B. **Receive, consider, and act on a Resolution updating the Transportation Impact Fees; defining development types and establishing the fees for each development type.**
- C. **Receive, consider, and act on an Ordinance adopting a revised Master Schedule of Fees for the City of New Fairview.**
- D. **Receive, consider, and act on a Resolution nominating individual(s) to the Wise County Appraisal District Board of Directors.**

8. **Executive Session:** Recess to Executive Session to discuss matters relating to real property pursuant to §551.072, Texas Government Code; deliberation of economic development negotiations pursuant to §551.087, Texas Government Code; discuss personnel matters pursuant to §551.074, Texas Government Code; discuss IT network or critical infrastructure security pursuant to §551.089, Texas Government Code; and to consult with the City Attorney pursuant to §551.071, Texas Government Code. The Council may go into closed session at any time when permitted by Chapter 551, Texas Government Code or Chapter 418, Texas Tax Code. Before going into closed session, a quorum of the Council must be present, the meeting must be convened as an open meeting pursuant to proper notice, the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code authorizing the closed session.

- A. **Hold a discussion regarding possible property acquisition that is east of South County Line, West of FM 407 and North of Dove Hollow Lane.**

9. **Return to Open Session:** Discuss and take appropriate action, if any, resulting from the discussions conducted in Executive Session.

10. **Mayor & Council Member Announcements:** The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

11. **Adjournment**

I, the undersigned authority, do hereby certify the above notice of the meeting of the City Council of New Fairview, is a true and correct copy of the said notice that I posted on the official posting place at New

Fairview City Hall, FM 407, New Fairview, Texas, a place of convenience and readily accessible to the general public at all times, and on its website, said notice being posted this 29st day of September, 2023 at 5:00 PM at least 72 hours proceeding the meeting time.



Brooke Boller, City Secretary

SEAL:



This facility is wheelchair accessible; parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at City Hall 817-638-5366 or fax 817-638-5369 or by email at citysecretary@newfairview.org for further information.



CITY COUNCIL AGENDA MEMO

Prepared By: John Cabrales Jr, City Administrator

October 2, 2023

Fairview Meadows Development Update

DESCRIPTION:

Receive a report and hold a discussion regarding an update by Lackland Holdings, Fairview Meadows Developer, on the proposed Fairview Meadows North, increasing the New Fairview Municipal Utility District 1 debt limit, and proposal for the reconstruction of Pioneer road and drainage.

BACKGROUND INFORMATION:

On December 3, 2018 the City Council passed a Development Agreement with Don Allen, Secretary with Lackland Fairview, LLC for the Fairview Meadows Development, under Sec. 212.172 of the Texas Local Government Code. Fairview Meadows is a 634-acre single family residential development with a projected build out of 550 homes over five (5) phases. The development is located outside the city limits but is inside the city's extraterritorial jurisdiction (ETJ). In the Development Agreement, the developer agreed to comply with the City's subdivision regulations and allows the City to perform inspections and issues building permits just as if the development were located within the city. This is a common practice when a developer wants to get the City's consent to the creation of a district in the ETJ to fund the construction of public infrastructure.

The Fairview Meadows developer successfully created the New Fairview Municipal Utility District #1, through the Texas Legislature under Chapter 7987, Special District Local Laws Code. The City adopted a Resolution (2017-R002-085) consenting to the creation of the District and inclusion of the property in the District. No part of the property is located within a water or wastewater certificate of convenience and necessity (CCN), so the developer is providing the water and wastewater service. The design and construction of the water and wastewater infrastructure are to the City's requirements and covered in Article V of the Development Agreement. The design and construction of the roads are also to the City's requirements and are covered in Article VI of the Agreement. Section 6.02 of this Article addresses the paving of Pioneer Road, by the developer along the eastern boundary of the property to the City's collector street standards. The developer is not obligated to pave or make any other

improvements to east/west portion of Pioneer Road, including Pioneer road on the southern boundary of the property.

There was a council discussion on Oct. 12, 2020 regarding extending the MUD boundaries by approximately 313 acres inside the city limits. On November 2, 2020 the City Council did extend the MUD boundaries into the city limits (Resolution 202011-040137). The developer wants to talk with the City Council about the proposed development for the 313 acres that they have identified as "Fairview Meadows North." An amendment to the existing development agreement will be required to address the fact that this section of the development is within the city limits and all city ordinances and regulations will apply. The City can also negotiate some additional amenities, such as a city park and walking trails for this development.

On December 14, 2020 the City entered into an agreement with Pacheco Koch to complete the survey, engineering, and design of pioneer road from FM 407 heading south for approximately 10,500 linear feet and ending at the paved section of Pioneer Road, traveling east and west. Pacheco Koch the construction plans for Pioneer Road in June 2021 for an estimated cost of \$4,636,646.50. The City is responsible for approximately \$2,110,886 of this road reconstruction cost. The developer has notified the City that they plan to reconstruct their portion of Pioneer road when they construct the roads in Phase five (5) of the development. They are estimating to bid out this road project in early 2024. They have expressed an interest in putting into escrow the amount equivalent to the Transportation Impact Fees that would be owed as part of the development of the 313 acres inside the city that are identified as "Fairview Meadows North."

The Annexation of the property is addressed in Article IX "Annexation." The City has guaranteed that the property will not be annexed into the city during the term of the agreement. The Exception is in Section 9.02 "Full Purpose Annexation." The City has the right to annex the property upon the earlier of (a) twenty (20) years from the effective date, or (b) the date that construction of Public Infrastructure to serve 100% of the property is completed and bonds have been issued by the developer for reimbursement of all eligible costs relating to the public infrastructure. Section 9.08 "Debt/Contracts" states that the developer shall not issue any bonds, notes, time warrants, or other obligations with a term greater than 30 years from their date of initial issuance. Also, the developer shall not issue obligations to fund or reimburse the cost of constructing public infrastructure for the property in excess of Forty Million Dollars (\$40,000,000.00). The developer shall give notice to the City of its intent to issue bonds and the material elements of a proposed issuance of obligations, including the amount and the length of the debt obligation, prior to issuance of the obligations.

FINANCIAL CONSIDERATION:

None.

RECOMMENDED MOTIONS:

None, discussion only.

ATTACHMENT(S):

1. Fairview Meadows Development Agreement
2. Fairview Meadows MUD Boundary Expansion (Resolution 202011-04-137)

RESOLUTION NO. 202011-04-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW FAIRVIEW, TEXAS,
CONSENTING TO THE ADDITION OF LAND TO THE NEW FAIRVIEW MUNICIPAL
UTILITY DISTRICT NO. 1

WHEREAS, the City of New Fairview, Texas (the "City") has received a petition from the owners of the land described in the attached Exhibit "A" requesting the City's consent to the addition of land to the New Fairview Municipal Utility District No. 1, created by special act of the 85th Texas Legislature (the "District"); and

WHEREAS, the City and the District anticipate negotiating the terms of a strategic partnership agreement governing the operation of the District within the City's corporate limits.

WHEREAS, the City wishes to evidence its consent to the addition of the land to the New Fairview Municipal Utility District No. 1 subject to the conditions contained in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW FAIRVIEW, TEXAS:

SECTION 1. That the City Council of the City hereby grants its consent to and permission for the addition of the land described in the attached Exhibit "A" to the New Fairview Municipal Utility District No. 1, subject to the conditions contained in Sections 2 and 3 of this Resolution.

SECTION 2. That the consent of the City Council of the City to the addition of land to the District is given subject to the District's compliance with the following conditions:

- A. The District shall construct all public water, sewer, drainage, and road facilities to serve the land in the District in accordance with plans and specifications which have been approved by the City; and
- B. The City shall have the right to inspect all of such facilities being constructed by the District.

SECTION 3. That the consent of the City Council of the City is given subject to the condition that the total amount of any bonds, notes, time warrants, or other obligations (collective, "Obligations"), including refunding Obligations, issued by the District shall not exceed Forty Million Dollars (\$40,000,000.00), until the District executes a Strategic Partnership Agreement with the City pursuant to the terms of the Development Agreement or until such obligation has terminated.

SECTION 4. That the consent of the City Council of the City is given subject to the condition that the purposes for which the District may issue bonds are limited to the purchase,

EXHIBIT A

Petition for Addition of Land to New Fairview Municipal Utility District No. 1

PETITION FOR CONSENT TO ADDITION OF LAND
TO A MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §

COUNTY OF NEW FAIRVIEW §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NEW FAIRVIEW, TEXAS:

The undersigned, FFILP Land Holdings, LLC, a Texas limited liability company, (the "Property Owner"), respectfully petition the City of New Fairview, Texas for its consent to the addition of land to the New Fairview Municipal Utility District No. 1 (the "District"). In support of this Petition, the Property Owner would show the following:

I.

The land sought to be added to the District (the "Tract") is described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

II.

The Tract lies within Wise County, and not within the boundaries of any incorporated city or town. The Tract lies wholly within the exclusive extraterritorial jurisdiction of the City of New Fairview, Texas, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

The Property Owner is the holder of title to the Tract as shown by the New Fairview County Tax Rolls and conveyance of record. There are no lienholders on the Tract with the exception of Heritage Land Bank, FLCA.

IV.

The District was organized, created and established pursuant to an Act of the 85th Legislature of Texas, Regular Session, 2017 (the "Act"), codified at Chapter 7987, Texas Special District Local Laws Code, as a conservation and reclamation district created under and essential to accomplish the purposes of Section 52, Article III, and Section 59, Article XVI, of the Texas Constitution and operating pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District generally is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

V.

The general nature of the work to be done by and within the Tract at the present time is the construction, maintenance and operation of a waterworks system for residential and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection system and sewage disposal plant; the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the lands to be included within the District; and the construction of roads and of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VI.

There is a necessity for the improvements above described because the Tract is located within an area that is experiencing substantial and sustained residential and commercial growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and roads. The health and welfare of the future inhabitants of the Tract require the acquisition and installation of an adequate waterworks, sanitary sewer and storm drainage system and roads. The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and storm and sanitary sewer collection and disposal systems and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Tract within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Tract is of such a nature that a waterworks system and sanitary and storm sewer systems and roads can be constructed at a reasonable cost; and said land will be rapidly developed for commercial, multi-family and residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Tract, and it is now estimated that the ultimate cost of the development contemplated on the Tract will be approximately \$21,000,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of New Fairview, Texas, adopt a resolution giving its written consent to the addition of the Tract to the District.

[EXECUTION PAGE FOLLOWS]

"PROPERTY OWNER"

FFILP Land Holdings, LLC
a Texas limited liability company

By: _____
Tim H. Fleet, Manager

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 12 day of October, 2020, by Tim H. Fleet, Manager of FFILP Land Holdings, LLC, a Texas limited liability company, in his capacity for the limited liability company.

Notary Public in and for the State of Texas

(NOTARY SEAL)

EXHIBIT "A"

Legal Description of the Property

TRACT 1

BEING a 29.935 acres tract of land out of the T. CARPENTER SURVEY, ABSTRACT No. 172, Wise County, Texas; being all of that certain tract conveyed to Peterson in Volume 5, Page 151, Real Property Records, Wise County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

BEGINNING at a found 1" iron pipe, at the southwest corner of that certain tract conveyed to FFILP Land Holdings, LLC in CC# 201911473, R.P.R.W.C.T. and in the called east line of the F.W. and D.C. Railroad right of way, for the northwest and beginning corner of this tract. WHENCE the northwest corner of said T. CARPENTER SURVEY is calculated to bear N 09°29'58" W 3021.26 feet.

THENCE N 89°26'34" E 2432.34 feet along the south line of said FFILP Land Holdings, LLC tract to a found 1" iron pipe at a common corner of said FFILP Land Holdings, LLC tract and that certain tract conveyed to VLMC, Inc. in CC# 201712320, R.P.R.W.C.T., for the northeast corner of this tract.

THENCE along said VLMC, Inc. tract as follows:

S 01°02'34" E 533.58 feet to a 4" steel fence post, for the southeast corner of this tract.

S 89°35'28" W 2484.70 feet to a set 1/2" capped iron rod in said east line of the F.W. and D.C. Railroad right of way, for the southwest corner of this tract.

THENCE along said east line of the F.W. and D.C. Railroad right of way as follows:

N 04°36'18" E 447.78 to a point, for a corner of this tract.

along the arc of a curve to the right, having a radius of 6736.55 feet, an arc length of 81.51 feet, and whose chord bears N 04°45'19" E 81.51 feet to the POINT OF BEGINNING.

TRACT 2

BEING A 283.828 ACRES TRACT OF LAND OUT OF THE T. CARPENTER SURVEY, ABSTRACT NO. 172, WISE COUNTY, TEXAS; BEING ALL OF THAT CERTAIN PARCEL 1 AND PARCEL 2 (THIRD TRACT) AS DESCRIBED IN DOC# 201322567, OFFICIAL RECORDS, WISE COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON PIPE, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 5, P. 151, O.R.W.C.T., IN THE CALLED EAST LINE OF F.W. AND D.C. RAILROAD RIGHT OF WAY AND AT THE SOUTHWEST CORNER OF SAID PARCEL 1, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF SAID T. CARPENTER SURVEY IS CALCULATED TO BEAR N 09°29'58" W 3021.26 FEET.

THENCE ALONG THE CALLED EAST LINE OF SAID F.W. AND D.C. RAILROAD RIGHT OF WAY AND THE WEST LINE OF SAID PARCEL 1 THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 6736.55 FEET, A CHORD THAT BEARS N 07°19'49" E 523.89 FEET, AN ARC DISTANCE OF 524.02 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", FOR A CORNER OF THIS TRACT.

N 09°57'25" E 3436.20 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", AT THE SOUTHWEST CORNER OF THAT SECOND TRACT AS DESCRIBED IN V. 218, P. 477, O.R.W.C.T. AND AT THE NORTHWEST CORNER OF SAID PARCEL 1, FOR THE NORTHWEST CORNER OF THIS TRACT. WHENCE A 6" STEEL POST BEARS N 89°50'07" W 2.40 FEET.

THENCE S 89°50'07" E 1724.83 FEET ALONG SAID V. 218, P. 477 TO A 4" STEEL POST, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 255, P. 84, O.R.W.C.T. AND AT THE NORTHEAST CORNER OF SAID PARCEL 1, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°33'54" E 1776.31 FEET ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF SAID V. 255, P. 84 TO A 8" STEEL POST, AT THE NORTHWEST CORNER OF SAID THIRD TRACT AND AT THE SOUTHWEST CORNER OF SAID V. 255, P. 84, FOR A CORNER OF THIS TRACT.

THENCE N 88°50'00" E 1326.22 FEET ALONG THE SOUTH LINE OF SAID V. 255, P. 84 AND THE NORTH LINE OF SAID THIRD TRACT TO A 6" STEEL POST, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOC.# 201320956, O.R.W.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 89°07'21" E 661.37 FEET ALONG THE SOUTH LINE OF SAID DOC.# 201320956 AND THE NORTH LINE OF SAID THIRD TRACT TO A FOUND 1/2" IRON ROD, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 475, P. 385, O.R.W.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 89°02'50" E 663.72 FEET ALONG THE NORTH LINE OF SAID THIRD TRACT AND THE SOUTH LINE OF SAID V. 475, P. 385 TO A FOUND 3/8" IRON ROD, AT THE SOUTHEAST CORNER OF SAID V. 475, P. 385, WITHIN PIONEER STREET AND

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT
FOR FAIRVIEW MEADOWS**

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT FOR FAIRVIEW MEADOWS (“First Amendment”) is made and entered into by and between Lackland Fairview, LLC, a Texas limited liability company (“Owner”), the New Fairview Municipal Utility District No. 1 (the “District”), and the City of New Fairview, Texas (the “City”), to be effective on the Effective Date.

RECITALS

WHEREAS, Owner, the District, and the City previously entered into the Development Agreement for Fairview Meadows (the “Development Agreement”), approved by Council on December 3, 2018, establishing the rules and regulations for the development of approximately 634.507 acres in the City’s extraterritorial jurisdiction described in Exhibit B to the Development Agreement; and

WHEREAS, the Development Agreement is recorded as Instrument No. 201902242 in the Wise County Real Property Records; and

WHEREAS, the parties previously entered into the First Amendment to Development Agreement for Fairview Meadows on _____; and

WHEREAS, the parties wish to pursue a revision to the Development Agreement; and

WHEREAS, the parties wish to memorialize the revision by amending the Development Agreement accordingly.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and agreements reached between Owner, the District, and the City, all of which are expressly set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is also hereby acknowledged, the parties agree as follows:

1. The Development Agreement is amended to add paragraphs 10.04, 10.05, 10.06, and 10.07 to read as follows:

10.04 City Consent to Addition of Land to District. The City consents to the annexation of the Additional Property by the District, subject to the conditions contained in the consent resolution, Resolution No. _____, approved by the City Council of the City on November 2, 2020.

10.05 Limitation of Obligations. The District agrees that the limitation on the issuance of Obligations in Paragraph 9.08 of this Agreement includes any Obligations for the costs of infrastructure within the Additional Property.

10.06 Strategic Partnership Agreement. Owner agrees that it is not entitled to reimbursement for the costs of any infrastructure within the Additional Property and the District agrees that it shall not reimburse Owner for the costs of any infrastructure within the Additional Property, unless and until the District has entered into a strategic partnership agreement with the City setting forth the terms for the existence and operation of the District within the City's corporate limits.

10.07 Termination of Conditions. If within 4 years of the date hereof the City does not provide the District with written notice of its intent to negotiate or its desire to assume operations of the District's water, sewer, parks, streets, and other general municipal government services, then the conditions and limitations in paragraphs 10.05 and 10.06 shall terminate. If the City has not assumed operations of the District's water and sewer system within 6 years of the date hereof, the conditions and limitations in paragraphs 10.05 and 10.06 shall terminate.

2. Owner, the District, and the City further agree that all other terms and provisions of the Development Agreement that are not modified hereby shall remain in full force and effect.

EXECUTED to be effective as of the latest date of the signatures below ("Effective Date").

[Signature Page to Follow]

CITY OF NEW FAIRVIEW, TEXAS:

By: Scott G Johnson for
Title: Mayor pro tem
Date: November 2, 2020

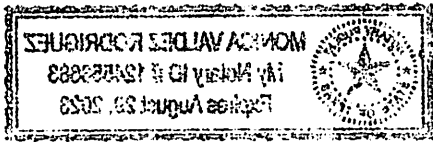
ATTEST:
By: Monica Rodriguez
Name: Monica Rodriguez
Title: City Secretary

APPROVED AS TO FORM:
By: Bradley A. Anderle
Name: Bradley A. Anderle
Title: City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF Wise §

This instrument was acknowledged before me on the 2nd day of November, 2020, by
Joe Wilson, Mayor of the City of New Fairview, Texas, on behalf of such city.
Scott G Johnson
Mayor pro tem
Monica Rodriguez
Notary Public, State of Texas





NEW FAIRVIEW MUNICIPAL UTILITY DISTRICT NO. 1:

_____, President

Date: _____

ATTEST:

_____, Secretary

(DISTRICT SEAL)

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of _____, 2020, by _____, the President of the Board of Directors of New Fairview Municipal Utility District No. 1, on behalf of such district.

Notary Public, State of Texas

**LACKLAND FAIRVIEW, LLC,
a Texas limited liability company**

By: _____
Name: _____
Title: _____
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of _____, 2020, by _____, the _____ of Lackland Fairview, LLC, a Texas limited liability company on behalf of such limited liability company.

Notary Public, State of Texas

construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:


- A. Provide a water supply for municipal uses, domestic uses and commercial purposes;
- B. Collect, transport, process dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;
- C. Gather, conduct, divert and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operation expenses during construction and interest during construction; and
- D. Construct, acquire, improve, operate, or maintain macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

SECTION 5. That the City Council of the City further states that it has not relinquished any rights, duties or powers relating to the inclusion of the District within its corporate limits and that, while the City consents to the creation of the District, it does not release or disannex the area within the District from its corporate limits.

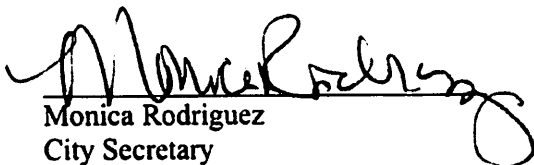
SECTION 6. That the Mayor and City Secretary are hereby authorized to execute any documents necessary to effectuate this Resolution.

SECTION 7. That this Resolution take effect immediately from and after its passage.

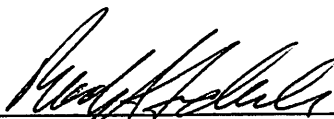
DULY RESOLVED by the City Council of the City of New Fairview, Texas, on the 2 day of November, 2020.


The Honorable Joe Max Wilson *for Mayor Pro Tem.*
Mayor

ATTEST:


Monica Rodriguez
City Secretary

APPROVED:


Bradley A. Anderle
City Attorney

Proclamation

by the

Mayor of the City of New Fairview, Texas

WHEREAS, the City of New Fairview’s future strength depends on providing a high-quality education to all students; and

WHEREAS, teacher quality matters more to student achievement than any other school-related factor; and

WHEREAS, teachers spend countless hours preparing lesson plans and supporting students; and

WHEREAS, our Northwest ISD and Decatur ISD teachers have demonstrated great resilience, adaptability, and creativity during the COVID-19 crisis; and

WHEREAS, our community recognizes and supports its teachers in educating the children of this community; and

WHEREAS, #TeachersCan is a statewide movement supported by more than 150 partnering businesses and organizations committed to elevating the teaching profession and honoring the critical role teachers play in the success of Texas.

NOW, THEREFORE, BE IT RESOLVED that the New Fairview City Council joins #TeachersCan and its partnering entities across Texas in celebrating **World Teachers’ Day and proclaims October 5, 2023, to be New Fairview, Texas, Teachers’ Day**; and

BE IT FURTHER RESOLVED that the New Fairview City Council encourages members of our community to **“Be a light for Northwest ISD and Decatur ISD teachers”** and personally express appreciation to our teachers and display a light blue ribbon outside your homes or businesses the week of October 5 as a symbol of support for our educators.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of New Fairview, Texas to be affixed this the 2nd day of October, 2023.

JOHN TAYLOR, MAYOR

ATTEST:

BROOKE BOLLER, CITY SECRETARY

Proclamation

by the

Mayor of the City of New Fairview, Texas

WHEREAS, teacher quality matters more to student achievement than any other school-related factor; and

WHEREAS, Mrs. Tamara Taylor, a long-time resident of New Fairview, and a teacher at Boswell High School in the Eagle Mountain-Saginaw ISD, was recently named the top Family and Consumer Sciences Teacher in the State of Texas by the Family and Consumer Sciences Teacher Association of Texas; and

WHEREAS, Mrs. Taylor was also named the Teacher of the Year for Region 2 (do we have any more info on this?); and

WHEREAS, Mrs. Taylor exemplifies excellence in education and always goes above and beyond to ensure her students receive a top-notch education in Family and Consumer Sciences; and

WHEREAS, Her commitment to her students and her innovative teaching methods have set a high standard for educators and her efforts have been noticed by her peers.

NOW, THEREFORE, BE IT RESOLVED that the New Fairview City Council, in honor of World Teachers' Day, proclaims **October 5, 2023, to be Tamara Taylor Day in New Fairview, Texas**; and encourage residents to express their appreciation to Mrs. Taylor for all that she does for her students and congratulate her for her recent achievements.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of New Fairview, Texas to be affixed this the 2nd day of October, 2023.

JOHN TAYLOR, MAYOR

ATTEST:

BROOKE BOLLER, CITY SECRETARY



**City of New Fairview
City Council
Regular Meeting Minutes
Tuesday, September 18, 2023**

**CITY COUNCIL
Mayor John Taylor
Mayor Pro Tem Steven King
Place 2 Councilman Peter Kozlowski
Place 3 Councilwoman Sarah Adams**

**City Staff
John Cabrales Jr, City Administrator
Brooke Boller, City Secretary
Roberta (Robin) Cross, City Attorney – Virtual**

**Absent
Place 1 Councilman Harvey Lynn Burger
Place 5 Councilman Richard Greene**

REGULAR SESSION

1. Call to Order and Determination of Quorum (**Regular Session called to order by Mayor John Taylor at 7:00 pm; Roll Call with the above-mentioned names.**)
2. Pledge to the Flags.
 - A. United States of America
 - B. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.
3. Announcements & Special Recognitions: The agenda shall provide a time when proclamations, recognitions, general reports, and updates may be presented by the City Council.
4. City Administrator's Report: The City Administrator's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including but not limited to departmental operations and capital improvement project status. No action will be taken with respect to this report.
5. Public Comment: The City Council invites persons with comments or observations related to city issues, projects, or policies to briefly address the City Council. Anyone wishing to speak should sign in with the City Secretary before the beginning of the City Council Meeting. In order to expedite the flow of business and to provide all citizens the opportunity to speak, there is a three-minute limitation on any person addressing the City Council. State law prohibits the City Council from discussing or taking action on any item not listed on the posted agenda.

6. Consent Agenda: All matters as Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. An item can be removed from the consent agenda by the City Administrator, Mayor, or any member of the City Council and will be considered after approval of the consent agenda.
 - A. Approve the City Council Meeting minutes for September 5, 2023.
 - B. Approve the August 2023 Financials.
Motion: Councilman Peter Kozlowski
Second: Councilwoman Sarah Adams
Vote: All in Favor
Result: Council approved the City Council Meeting minutes for September 5, 2023 & removed item B as the financials were not reflecting the monthly amounts.
7. New Business: All matters listed in New Business will be discussed and considered separately.
 - A. Receive, consider, and act on a Resolution authorizing the City Administrator to enter into a contract with iChooser for the purpose of providing the New Fairview residents with opt-in solar panel/battery purchasing programs to help save citizens time and money on their electricity-related purchase.
Motion:
Second:
Vote:
Result: Tabled
 - B. Receive, consider, and act on an Interlocal Agreement for the administration of Law Enforcement Services from the City of Boyd, Texas, to the City of New Fairview, Texas.
Motion: Councilman Peter Kozlowski
Second: Councilwoman Sarah Adams
Vote: All in Favor
Result: Council approved an Interlocal Agreement for the administration of Law Enforcement Services from the City of Boyd, Texas, to the City of New Fairview, Texas.
8. Executive Session: Recess to Executive Session to discuss matters relating to real property pursuant to §551.072, Texas Government Code; deliberation of economic development negotiations pursuant to §551.087, Texas Government Code; discuss personnel matters pursuant to §551.074, Texas Government Code; discuss IT network or critical infrastructure security pursuant to §551.089, Texas Government Code; and to consult with the City Attorney pursuant to §551.071, Texas Government Code. The Council may go into closed session at any time when permitted by Chapter 551, Texas Government Code or Chapter 418, Texas Tax Code. Before going into closed session, a quorum of the Council must be present, the meeting must be convened as an open meeting pursuant to proper notice, the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code authorizing the closed session.
 - A. Hold a discussion regarding possible property acquisition that is east of South County Line, West of FM 407 and North of Dove Hollow Lane.
Result: Tabled
9. Return to Open Session: Discuss and take appropriate action, if any, resulting from the discussions conducted in Executive Session.
10. Mayor & Council Member Announcements: The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information

regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Mayor John Taylor would like to add a prayer before the meeting. He would like to open this opportunity up to all faiths that would be interested.

11. Adjournment

Motion: Councilwoman Sarah Adams

Second: Councilman Peter Kozlowski

Vote: All in Favor

Result: Council meeting was adjourned at 7:52 pm.

MINUTES APPROVED ON THIS, THE 2ND DAY OF OCTOBER 2023

John Taylor, Mayor

Brooke Boller, City Secretary

Statement of Revenue and Expenditures

Department Abbreviation		Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget	
Revenue & Expenditures							
Revenue							
Revenues							
Fines & Fees							
1000	4501	Court Fines	1,758.91	18,807.19	10,000.00	8,807.19	188.07%
		Total Fines & Fees	\$1,758.91	\$18,807.19	\$10,000.00	\$8,807.19	
Franchise Fees							
1000	4301	Franchise Fees	2,733.18	78,246.76	71,795.46	6,451.30	108.99%
		Total Franchise Fees	\$2,733.18	\$78,246.76	\$71,795.46	\$6,451.30	
Other Revenue							
1000	4905	Grant Revenue	123,596.50	400,041.14		400,041.14	0.00%
1000	4901	Other Revenue	5,115.09	277,689.56	154,000.00	123,689.56	180.32%
1000	4906	Sponsorship	0.00	3,463.70	5,000.00	(1,536.30)	69.27%
		Total Other Revenue	\$128,711.59	\$681,194.40	\$159,000.00	\$522,194.40	
Permits							
1000	4401	Construction Permits	68,691.57	379,447.80	500,000.00	(120,552.20)	75.89%
1000	4403	Contractor Registration	309.00	4,517.00	3,600.00	917.00	125.47%
1000	4402	Septic Permits	1,640.00	14,944.62	14,000.00	944.62	106.75%
		Total Permits	\$70,640.57	\$398,909.42	\$517,600.00	(\$118,690.58)	
Property Tax							
1000	4101	Current Property Tax	5,957.41	655,016.70	656,790.05	(1,773.35)	99.73%
1000	4102	Delinquent Property Tax	0.00	190.55		190.55	0.00%
		Total Property Tax	\$5,957.41	\$655,207.25	\$656,790.05	(\$1,582.80)	
Sales Tax							
1000	4201	Sales/ Beverage Tax	41,860.89	425,731.13	378,000.00	47,731.13	112.63%
		Total Sales Tax	\$41,860.89	\$425,731.13	\$378,000.00	\$47,731.13	
		Revenues Totals	\$251,662.55	\$2,258,096.15	\$1,793,185.51	\$464,910.64	
		Revenue	\$251,662.55	\$2,258,096.15	\$1,793,185.51	\$464,910.64	
		Gross Profit	\$251,662.55	\$2,258,096.15	\$1,793,185.51		
Expenses							
City Administration							
Contract Labor							
2002	5101	Contract Labor	640.00	6,320.00	6,240.00	(80.00)	101.28%
2002	5111	Information Technology	1,494.06	6,942.30	8,000.00	1,057.70	86.78%
2002	5108	Legal Expenses	0.00	37,707.10	50,000.00	12,292.90	75.41%

Statement of Revenue and Expenditures

Department Abbreviation			Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget
2002	5113	Website	0.00		10,000.00	10,000.00	0.00%
Total Contract Labor			\$2,134.06	\$50,969.40	\$74,240.00	\$23,270.60	
Salaries & Payroll							
2002	5011	Deferred Compensation	0.00		6,000.00	6,000.00	0.00%
2002	5007	FICA - Payroll Taxes	710.36	2,652.30	9,157.05	6,504.75	28.96%
2002	5006	Health Insurance	901.11	10,717.57	10,740.96	23.39	99.78%
2002	5004	Longevity Pay	0.00	100.00	100.00		100.00%
2002	5012	LTD, STD and Life	188.32	1,867.61	456.00	(1,411.61)	409.56%
2002	5001	Salaries	9,285.57	139,556.34	119,700.00	(19,856.34)	116.59%
2002	5005	TMRS	592.42	(645.04)	7,636.86	8,281.90	(8.45%)
2002	5010	Unemployment	0.00	309.57	3,591.00	3,281.43	8.62%
2002	5008	Worker's Comp	0.00	17.87	400.00	382.13	4.47%
Total Salaries & Payroll			\$11,677.78	\$154,576.22	\$157,781.87	\$3,205.65	
Services							
2002	5340	Auditor	6,000.00	23,000.00	7,000.00	(16,000.00)	328.57%
2002	5375	Chapter 380	0.00	86,029.48	84,000.00	(2,029.48)	102.42%
2002	5361	Credit Card Fees	158.52	4,761.17	20,000.00	15,238.83	23.81%
2002	5315	Electric / Trash	133.22	1,264.98	2,000.00	735.02	63.25%
2002	5320	Equipment Rental	44.00	1,660.47	500.00	(1,160.47)	332.09%
2002	5335	Internet/Telephone	71.53	1,489.46	1,500.00	10.54	99.30%
2002	5323	Memberships	70.00	70.00		(70.00)	0.00%
2002	5355	Miscellaneous Expense	51.30	35,185.09	33,618.00	(1,567.09)	104.66%
2002	5365	Penalties Expense	0.00		1,200.00	1,200.00	0.00%
2002	5350	Professional Services	990.40	2,971.20	5,000.00	2,028.80	59.42%
2002	5360	Prop Tax Collection Fees	0.00	11,008.77	14,200.00	3,191.23	77.53%
2002	5310	Software	775.61	10,726.96	15,500.00	4,773.04	69.21%
2002	5380	TML Insurance	0.00	20,076.78	8,430.20	(11,646.58)	238.15%
2002	5322	Training/Dues	15.00	4,227.22	4,600.00	372.78	91.90%
Total Services			\$8,309.58	\$202,471.58	\$197,548.20	(\$4,923.38)	
Supplies							
2002	5202	Equipment	1,673.61	1,673.61	500.00	(1,173.61)	334.72%
2002	5299	Miscellaneous Supplies	0.00	298.91	500.00	201.09	59.78%
2002	5201	Office Supplies	171.64	2,313.30	2,500.00	186.70	92.53%
2002	5207	Postage	10.75	42.15		(42.15)	0.00%
Total Supplies			\$1,856.00	\$4,327.97	\$3,500.00	(\$827.97)	
City Administration Totals			\$23,977.42	\$412,345.17	\$433,070.07	\$20,724.90	

GENERAL FUND

Statement of Revenue and Expenditures

			Current Period	Year-To-Date	Annual Budget	Annual Budget	Oct 2022
			Aug 2023	Oct 2022	Oct 2022	Oct 2022	Percent of
Department			Aug 2023	Aug 2023	Sep 2023	Sep 2023	Budget
Abbreviation			Actual	Actual		Variance	
City Council							
Contract Labor							
2001	5108	Legal Expenses	0.00	12,043.50	15,000.00	2,956.50	80.29%
Total Contract Labor			\$0.00	\$12,043.50	\$15,000.00	\$2,956.50	
Services							
2001	5370	Election Expense	0.00	3,790.95	5,000.00	1,209.05	75.82%
2001	5323	Memberships	0.00	1,520.50		(1,520.50)	0.00%
2001	5310	Software	0.00	108.24	120.00	11.76	90.20%
2001	5322	Training/Dues	0.00	5,250.03	15,000.00	9,749.97	35.00%
Total Services			\$0.00	\$10,669.72	\$20,120.00	\$9,450.28	
Supplies							
2001	5299	Miscellaneous Supplies	99.96	388.13	300.00	(88.13)	129.38%
2001	5201	Office Supplies	0.00	244.36	2,000.00	1,755.64	12.22%
Total Supplies			\$99.96	\$632.49	\$2,300.00	\$1,667.51	
City Council Totals			\$99.96	\$23,345.71	\$37,420.00	\$14,074.29	
City Secretary							
Contract Labor							
2003	5108	Legal Expenses	0.00	3,632.00	10,000.00	6,368.00	36.32%
Total Contract Labor			\$0.00	\$3,632.00	\$10,000.00	\$6,368.00	
Salaries & Payroll							
2003	5007	FICA - Payroll Taxes	408.03	4,107.97	4,417.88	309.91	92.99%
2003	5006	Health Insurance	901.11	10,717.57	10,740.96	23.39	99.78%
2003	5004	Longevity Pay	0.00	208.00	64.00	(144.00)	325.00%
2003	5012	LTD, STD and Life	43.59	557.92	945.34	387.42	59.02%
2003	5002	Part Time	1,011.18	1,011.18		(1,011.18)	0.00%
2003	5001	Salaries	4,442.32	53,249.97	57,750.00	4,500.03	92.21%
2003	5005	TMRS	283.44	4,415.33	3,684.45	(730.88)	119.84%
2003	5010	Unemployment	0.00	309.57		(309.57)	0.00%
2003	5008	Worker's Comp	0.00	17.89	320.00	302.11	5.59%
Total Salaries & Payroll			\$7,089.67	\$74,595.40	\$77,922.63	\$3,327.23	
Services							
2003	5315	Electric / Trash	133.22	1,264.90	2,000.00	735.10	63.25%
2003	5320	Equipment Rental	0.00	1,308.46	1,000.00	(308.46)	130.85%
2003	5335	Internet/Telephone	71.53	738.14	1,000.00	261.86	73.81%
2003	5305	Legal Notices	0.00	1,705.00	2,000.00	295.00	85.25%
2003	5323	Memberships	0.00	199.00		(199.00)	0.00%
2003	5355	Miscellaneous Expense	0.00	714.08		(714.08)	0.00%

GENERAL FUND

Statement of Revenue and Expenditures

Department Abbreviation			Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Aug 2023 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget
2003	5350	Professional Services	23.95	23.95		(23.95)	0.00%
2003	5310	Software	36.64	9,446.16	7,695.00	(1,751.16)	122.76%
2003	5322	Training/Dues	1,121.04	6,364.53	7,500.00	1,135.47	84.86%
Total Services			\$1,386.38	\$21,764.22	\$21,195.00	(\$569.22)	
Supplies							
2003	5202	Equipment	0.00	849.99	500.00	(349.99)	170.00%
2003	5299	Miscellaneous Supplies	0.00	42.50	1,000.00	957.50	4.25%
2003	5201	Office Supplies	45.87	907.25	2,000.00	1,092.75	45.36%
2003	5207	Postage	0.00	32.40	400.00	367.60	8.10%
2003	5203	Uniforms	0.00	32.00		(32.00)	0.00%
Total Supplies			\$45.87	\$1,864.14	\$3,900.00	\$2,035.86	
City Secretary Totals			\$8,521.92	\$101,855.76	\$113,017.63	\$11,161.87	
Court							
Contract Labor							
2007	5115	Boyd Court	1,155.71	3,319.07		(3,319.07)	0.00%
2007	5108	Legal Expenses	0.00	4,289.00	5,000.00	711.00	85.78%
2007	5106	Municipal Judge	0.00	2,550.00	2,400.00	(150.00)	106.25%
Total Contract Labor			\$1,155.71	\$10,158.07	\$7,400.00	(\$2,758.07)	
Salaries & Payroll							
2007	5007	FICA - Payroll Taxes	577.98	1,514.24	3,842.75	2,328.51	39.41%
2007	5006	Health Insurance	901.11	8,960.84	10,740.96	1,780.12	83.43%
2007	5004	Longevity Pay	0.00	100.00	64.00	(36.00)	156.25%
2007	5012	LTD, STD and Life	99.49	1,074.72	561.70	(513.02)	191.33%
2007	5003	Overtime	1,222.24	3,997.27	5,000.00	1,002.73	79.95%
2007	5002	Part Time	2,048.20	2,048.20		(2,048.20)	0.00%
2007	5001	Salaries	4,404.80	47,346.84	50,232.00	2,885.16	94.26%
2007	5005	TMRS	344.43	3,931.98	3,204.80	(727.18)	122.69%
2007	5010	Unemployment	0.00	309.57		(309.57)	0.00%
2007	5008	Worker's Comp	0.00	17.86	320.00	302.14	5.58%
Total Salaries & Payroll			\$9,598.25	\$69,301.52	\$73,966.21	\$4,664.69	
Services							
2007	5315	Electric / Trash	133.21	1,264.85	2,000.00	735.15	63.24%
2007	5320	Equipment Rental	0.00	1,308.46	2,000.00	691.54	65.42%
2007	5335	Internet/Telephone	71.53	738.10	1,000.00	261.90	73.81%
2007	5323	Memberships	0.00	114.95		(114.95)	0.00%
2007	5355	Miscellaneous Expense	0.00	14,753.80	10,000.00	(4,753.80)	147.54%
2007	5325	Municipal Judge Training	0.00		350.00	350.00	0.00%

GENERAL FUND

Statement of Revenue and Expenditures

Department Abbreviation			Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Aug 2023 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget
2007	5350	Professional Services	108.25	617.65	1,000.00	382.35	61.77%
2007	5310	Software	15.00	3,015.00		(3,015.00)	0.00%
2007	5322	Training/Dues	271.19	1,231.19	2,450.00	1,218.81	50.25%
Total Services			\$599.18	\$23,044.00	\$18,800.00	(\$4,244.00)	
Supplies							
2007	5202	Equipment	0.00	447.99	500.00	52.01	89.60%
2007	5299	Miscellaneous Supplies	0.00	80.50	500.00	419.50	16.10%
2007	5201	Office Supplies	0.00	436.16	1,500.00	1,063.84	29.08%
2007	5207	Postage	0.00	63.81	500.00	436.19	12.76%
2007	5222	Signs	0.00		500.00	500.00	0.00%
2007	5203	Uniforms	0.00	32.00		(32.00)	0.00%
Total Supplies			\$0.00	\$1,060.46	\$3,500.00	\$2,439.54	
Court Totals			\$11,353.14	\$103,564.05	\$103,666.21	\$102.16	
Health/Code Enforcement							
Contract Labor							
2010	5112	Abatement	0.00		15,000.00	15,000.00	0.00%
2010	5104	Animal Control	25.00	550.00	2,000.00	1,450.00	27.50%
2010	5108	Legal Expenses	0.00	2,373.00	3,000.00	627.00	79.10%
2010	5103	Septic Inspector	0.00	1,150.00	5,500.00	4,350.00	20.91%
Total Contract Labor			\$25.00	\$4,073.00	\$25,500.00	\$21,427.00	
Services							
2010	5390	Cleanup Days	0.00	1,766.20	2,475.00	708.80	71.36%
2010	5114	Code Enforcement	0.00		2,000.00	2,000.00	0.00%
2010	5320	Equipment Rental	0.00		1,000.00	1,000.00	0.00%
2010	5323	Memberships	0.00	200.00		(200.00)	0.00%
2010	5310	Software	0.00		1,400.00	1,400.00	0.00%
2010	5322	Training/Dues	0.00	250.00	1,760.00	1,510.00	14.20%
Total Services			\$0.00	\$2,216.20	\$8,635.00	\$6,418.80	
Supplies							
2010	5299	Miscellaneous Supplies	0.00	106.95		(106.95)	0.00%
2010	5201	Office Supplies	0.00	201.76		(201.76)	0.00%
2010	5207	Postage	87.28	190.92		(190.92)	0.00%
2010	5222	Signs	0.00	121.98		(121.98)	0.00%
Total Supplies			\$87.28	\$621.61		(\$621.61)	
Health/Code Enforcement Totals			\$112.28	\$6,910.81	\$34,135.00	\$27,224.19	

GENERAL FUND

Statement of Revenue and Expenditures

Department Abbreviation		Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget	
Parks & Recreation							
Other Expense							
2013	7185	Transfer Out - Special Rev	0.00	142,973.00	142,973.00	100.00%	
Total Other Expense			\$0.00	\$142,973.00	\$142,973.00		
Services							
2013	5385	Building Repairs	0.00	500.00	500.00	0.00%	
2013	5320	Equipment Rental	0.00	1,735.94	4,000.00	43.40%	
2013	5323	Memberships	0.00	500.00	(500.00)	0.00%	
2013	5355	Miscellaneous Expense	0.00	1,610.94	4,000.00	40.27%	
2013	5304	Special Events	0.00	14,636.52	10,500.00	(4,136.52)	139.40%
Total Services			\$0.00	\$18,483.40	\$19,000.00	\$516.60	
Supplies							
2013	5202	Equipment	0.00	1,039.26	1,000.00	(39.26)	103.93%
2013	5299	Miscellaneous Supplies	0.00	152.97	500.00	347.03	30.59%
2013	5201	Office Supplies	0.00		500.00	500.00	0.00%
Total Supplies			\$0.00	\$1,192.23	\$2,000.00	\$807.77	
Parks & Recreation Totals			\$0.00	\$162,648.63	\$163,973.00	\$1,324.37	
Planning & Development							
Contract Labor							
2008	5105	Building Inspector	23,199.50	121,819.09	60,000.00	(61,819.09)	203.03%
2008	5109	City Engineer	1,545.84	24,846.55	25,000.00	153.45	99.39%
2008	5110	City Planner	3,771.09	32,122.88	40,000.00	7,877.12	80.31%
2008	5108	Legal Expenses	0.00		5,000.00	5,000.00	0.00%
2008	5102	Public Infrastructure	0.00	625.00		(625.00)	0.00%
Total Contract Labor			\$28,516.43	\$179,413.52	\$130,000.00	(\$49,413.52)	
Services							
2008	5305	Legal Notices	0.00	1,031.25		(1,031.25)	0.00%
2008	5350	Professional Services	0.00	5,524.00	15,700.00	10,176.00	35.18%
2008	5310	Software	0.00	1,000.00	700.00	(300.00)	142.86%
Total Services			\$0.00	\$7,555.25	\$16,400.00	\$8,844.75	
Supplies							
2008	5201	Office Supplies	0.00	801.17	1,500.00	698.83	53.41%
Total Supplies			\$0.00	\$801.17	\$1,500.00	\$698.83	
Planning & Development Totals			\$28,516.43	\$187,769.94	\$147,900.00	(\$39,869.94)	
Public Safety							
Capital Outlay							
2011	6030	Buildings - Capital	0.00	7,493.92	17,270.00	9,776.08	43.39%

GENERAL FUND

Statement of Revenue and Expenditures

Department Abbreviation			Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget
2011	6060	Buildings - Extractor	0.00	21,112.88	10,450.00	(10,662.88)	202.04%
		Total Capital Outlay	\$0.00	\$28,606.80	\$27,720.00	(\$886.80)	
City Projects							
2011	5645	EMS Buildout	0.00	100.66		(100.66)	0.00%
		Total City Projects	\$0.00	\$100.66		(\$100.66)	
Contract Labor							
2011	5107	Contract Deputies	1,054.00	12,739.59	44,000.00	31,260.41	28.95%
2011	5101	Contract Labor	2,950.00	32,950.00	37,400.00	4,450.00	88.10%
		Total Contract Labor	\$4,004.00	\$45,689.59	\$81,400.00	\$35,710.41	
Services							
2011	5385	Building Repairs	700.00	2,791.19		(2,791.19)	0.00%
2011	5322	Training/Dues	0.00	2,635.00	2,200.00	(435.00)	119.77%
		Total Services	\$700.00	\$5,426.19	\$2,200.00	(\$3,226.19)	
Supplies							
2011	5202	Equipment	0.00	200.95		(200.95)	0.00%
2011	5201	Office Supplies	0.00	179.92		(179.92)	0.00%
		Total Supplies	\$0.00	\$380.87		(\$380.87)	
		Public Safety Totals	\$4,704.00	\$80,204.11	\$111,320.00	\$31,115.89	
Public Works							
Capital Outlay							
2009	6030	Buildings - Capital	20,817.04	20,941.17	35,000.00	14,058.83	59.83%
2009	6020	Equipment - Capital	712.91	89,718.35	92,000.00	2,281.65	97.52%
2009	6010	Vehicles - Capital	0.00	63,419.75	65,000.00	1,580.25	97.57%
		Total Capital Outlay	\$21,529.95	\$174,079.27	\$192,000.00	\$17,920.73	
City Projects							
2009	5635	CR 4717	0.00	22,624.90		(22,624.90)	0.00%
2009	5630	TDLR	0.00	10,709.50	10,300.00	(409.50)	103.98%
		Total City Projects	\$0.00	\$33,334.40	\$10,300.00	(\$23,034.40)	
Contract Labor							
2009	5105	Building Inspector	0.00		750.00	750.00	0.00%
2009	5101	Contract Labor	0.00		15,000.00	15,000.00	0.00%
2009	5102	Public Infrastructure	0.00	375.00	5,000.00	4,625.00	7.50%
		Total Contract Labor	\$0.00	\$375.00	\$20,750.00	\$20,375.00	
Other Expense							
2009	7185	Transfer Out - Special Rev	0.00	85,000.00	85,000.00		100.00%
		Total Other Expense	\$0.00	\$85,000.00	\$85,000.00		

GENERAL FUND

Statement of Revenue and Expenditures

Department Abbreviation		Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget	
Salaries & Payroll							
2009	5007	FICA - Payroll Taxes	960.87	3,555.06	8,103.19	4,548.13	43.87%
2009	5006	Health Insurance	1,802.22	16,952.02	21,481.92	4,529.90	78.91%
2009	5004	Longevity Pay	0.00	136.00	64.00	(72.00)	212.50%
2009	5012	LTD, STD and Life	88.47	793.54	1,890.67	1,097.13	41.97%
2009	5003	Overtime	1,060.54	7,232.23	5,000.00	(2,232.23)	144.64%
2009	5002	Part Time	3,320.29	9,520.22		(9,520.22)	0.00%
2009	5001	Salaries	8,359.59	115,945.71	105,924.00	(10,021.71)	109.46%
2009	5005	TMRS	601.01	7,689.12	6,757.95	(931.17)	113.78%
2009	5010	Unemployment	0.00	647.29	3,177.72	2,530.43	20.37%
2009	5008	Worker's Comp	0.00	28.45	640.00	611.55	4.45%
		Total Salaries & Payroll	\$16,192.99	\$162,499.64	\$153,039.45	(\$9,460.19)	
Services							
2009	5385	Building Repairs	1,657.56	12,342.08	15,000.00	2,657.92	82.28%
2009	5361	Credit Card Fees	0.00	4.00		(4.00)	0.00%
2009	5315	Electric / Trash	889.57	8,673.67	12,000.00	3,326.33	72.28%
2009	5320	Equipment Rental	0.00	6,478.66	5,000.00	(1,478.66)	129.57%
2009	5301	Fuel	2,033.34	9,479.46	8,000.00	(1,479.46)	118.49%
2009	5335	Internet/Telephone	0.00		1,030.00	1,030.00	0.00%
2009	5305	Legal Notices	0.00	158.25		(158.25)	0.00%
2009	5355	Miscellaneous Expense	88.63	989.37	1,500.00	510.63	65.96%
2009	5395	Road Maintenance	0.00	26,189.48	50,000.00	23,810.52	52.38%
2009	5310	Software	65.69	179.31		(179.31)	0.00%
2009	5345	Street Lights	689.05	5,158.12	11,940.00	6,781.88	43.20%
2009	5303	Tolls	0.00	183.16	50.00	(133.16)	366.32%
2009	5302	Tractor/ Truck Repairs	597.87	3,540.74	8,000.00	4,459.26	44.26%
2009	5322	Training/Dues	0.00	2,409.19	4,410.00	2,000.81	54.63%
		Total Services	\$6,021.71	\$75,785.49	\$116,930.00	\$41,144.51	
Supplies							
2009	5202	Equipment	473.04	5,637.95	7,500.00	1,862.05	75.17%
2009	5299	Miscellaneous Supplies	58.48	2,629.17	2,000.00	(629.17)	131.46%
2009	5201	Office Supplies	0.00	318.68	3,000.00	2,681.32	10.62%
2009	5207	Postage	0.00	8.80	500.00	491.20	1.76%
2009	5222	Signs	1,574.65	7,896.40	8,000.00	103.60	98.71%
2009	5203	Uniforms	0.00	3,097.94	3,500.00	402.06	88.51%
		Total Supplies	\$2,106.17	\$19,588.94	\$24,500.00	\$4,911.06	
		Public Works Totals	\$45,850.82	\$550,662.74	\$602,519.45	\$51,856.71	

GENERAL FUND

Statement of Revenue and Expenditures

Department Abbreviation			Current Period Aug 2023 Aug 2023 Actual	Year-To-Date Oct 2022 Aug 2023 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget
Unallocated							
Other Expense							
Unalloc	5880	Chargeback	1,772.03	1,772.03		(1,772.03)	0.00%
Total Other Expense			\$1,772.03	\$1,772.03		(\$1,772.03)	
Services							
Unalloc	5355	Miscellaneous Expense	0.00	8,486.37		(8,486.37)	0.00%
Unalloc	5350	Professional Services	0.00	6,394.00		(6,394.00)	0.00%
Total Services			\$0.00	\$14,880.37		(\$14,880.37)	
Unallocated Totals			\$1,772.03	\$16,652.40		(\$16,652.40)	
Expenses			\$124,908.00	\$1,645,959.32	\$1,747,021.36	\$101,062.04	
Revenue Less Expenditures			\$126,754.55	\$612,136.83	\$46,164.15		
Transfers In							
Debt Service Fund							
Transfer Revenue							
0004	8100	Transfers In	0.00	136,662.50		136,662.50	0.00%
Total Transfer Revenue			\$0.00	\$136,662.50		\$136,662.50	
Debt Service Fund Totals			\$0.00	\$136,662.50		\$136,662.50	
Revenues							
Transfer Revenue							
1000	8100	Transfers In	50,000.00	1,088,907.47		1,088,907.47	0.00%
Total Transfer Revenue			\$50,000.00	\$1,088,907.47		\$1,088,907.47	
Revenues Totals			\$50,000.00	\$1,088,907.47		\$1,088,907.47	
Unallocated							
Transfer Revenue							
Unalloc	8100	Transfers In	0.00	394.00		394.00	0.00%
Total Transfer Revenue			\$0.00	\$394.00		\$394.00	
Unallocated Totals			\$0.00	\$394.00		\$394.00	
Transfers In			\$50,000.00	\$1,225,963.97		\$1,225,963.97	
Transfers Out							
City Administration							
Transfer Expense							
2002	9100	Transfers Out	0.00	442,401.49		(442,401.49)	0.00%
Total Transfer Expense			\$0.00	\$442,401.49		(\$442,401.49)	
City Administration Totals			\$0.00	\$442,401.49		(\$442,401.49)	

GENERAL FUND

Statement of Revenue and Expenditures

Department Abbreviation		Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Aug 2023 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget
City Council						
Transfer Expense						
2001	9100	Transfers Out	0.00	273,430.05	(273,430.05)	0.00%
Total Transfer Expense			\$0.00	\$273,430.05	(\$273,430.05)	
City Council Totals			\$0.00	\$273,430.05	(\$273,430.05)	
Court Building Security						
Transfer Expense						
0006	9100	Transfers Out	34.30	438.38	(438.38)	0.00%
Total Transfer Expense			\$34.30	\$438.38	(\$438.38)	
Court Building Security Totals			\$34.30	\$438.38	(\$438.38)	
Court Technology Fund						
Transfer Expense						
0009	9100	Transfers Out	28.00	357.86	(357.86)	0.00%
Total Transfer Expense			\$28.00	\$357.86	(\$357.86)	
Court Technology Fund Totals			\$28.00	\$357.86	(\$357.86)	
Debt Service Fund						
Transfer Expense						
0004	9100	Transfers Out	0.00	38,801.85	(38,801.85)	0.00%
Total Transfer Expense			\$0.00	\$38,801.85	(\$38,801.85)	
Debt Service Fund Totals			\$0.00	\$38,801.85	(\$38,801.85)	
Jury Fund						
Transfer Expense						
0008	9100	Transfers Out	0.70	8.96	(8.96)	0.00%
Total Transfer Expense			\$0.70	\$8.96	(\$8.96)	
Jury Fund Totals			\$0.70	\$8.96	(\$8.96)	
Juvenile Case Fund						
Transfer Expense						
0007	9100	Transfers Out	35.00	447.35	(447.35)	0.00%
Total Transfer Expense			\$35.00	\$447.35	(\$447.35)	
Juvenile Case Fund Totals			\$35.00	\$447.35	(\$447.35)	
Transporation Impact Fee						
Transfer Expense						
0005	9100	Transfers Out	31,116.69	113,151.60	(113,151.60)	0.00%
Total Transfer Expense			\$31,116.69	\$113,151.60	(\$113,151.60)	
Transporation Impact Fee Totals			\$31,116.69	\$113,151.60	(\$113,151.60)	

GENERAL FUND

Statement of Revenue and Expenditures

Department Abbreviation		Current Period Aug 2023 Actual	Year-To-Date Oct 2022 Aug 2023 Actual	Annual Budget Oct 2022 Sep 2023	Annual Budget Oct 2022 Sep 2023 Variance	Oct 2022 Sep 2023 Percent of Budget
TWPD- Small Parks Grant Fund						
Transfer Expense						
0010	9100 Transfers Out	0.00	142,973.00		(142,973.00)	0.00%
Total Transfer Expense		\$0.00	\$142,973.00		(\$142,973.00)	
TWPD- Small Parks Grant Fund Totals		\$0.00	\$142,973.00		(\$142,973.00)	
Transfers Out		\$31,214.69	\$1,012,010.54		(\$1,012,010.54)	
Net Change in Fund Balance		\$145,539.86	\$826,090.26	\$46,164.15		
Fund Balances						
Unalloc	Beginning Fund Balance	2,358,935.67	1,678,385.27			0.00%
Unalloc	Net Change in Fund Balance	145,539.86	826,090.26	46,164.15		0.00%
Unalloc	Ending Fund Balance	2,504,475.53	2,504,475.53			0.00%



CITY COUNCIL AGENDA MEMO

Prepared By: John Cabrales Jr, City Administrator

October 2, 2023

Texas Solar Switch

DESCRIPTION:

Receive, consider, and act on a Resolution authorizing the City Administrator to enter into a contract with iChoosr for the purpose of providing the New Fairview residents with opt-in solar panel/battery purchasing programs to help save citizens time and money on their electricity-related purchase.

BACKGROUND INFORMATION:

iChoosr was formed in 2008 with the underlying idea that in the near future, the focus of providing power and the way in which it is provided will increasingly shift from the provider to the consumer, who expresses their intention to purchase the product. Many cities look for ways to improve their residents' quality of life, and by taking this idea, iChoosr has developed an approach where a municipality lends its name to a local group switching program or a local residential electricity aggregation program. iChoosr has its head office in Amsterdam (Holland) with satellite offices in Antwerp (Belgium), London (England), and Houston (Texas). Since 2008 iChoosr has saved over 2.6 million Belgian, Dutch, British and Texas households \$300/year on average on their energy bills. iChoosr LLC, has a Texas broker registration with PUCT (#80419).

iChoosr runs opt-in solar panel/battery purchasing programs in Japan and several European countries (UK, The Netherlands, Belgium) and this would be the sixth such direct City endorsed program in Texas. iChoosr is also active in Colorado, Chicagoland and the District of Columbia and continues to expand into other markets.

While other cities partner with non-profit groups around the country to do similar programs, none that I could find actually does direct endorsements and works with a broker to conduct an opt-in coop purchase with solar like we are talking about doing.

iChoosr organizes opt-in citizen aggregation to help save citizens time and money on their electricity-related purchase. This agenda item is for the City Council to consider allowing the opt-in group solar purchasing program called Solar Switch for New Fairview residents. This can

also then extend to residents in the City's Extraterritorial Jurisdiction (ETJ). This effort is not a City of New Fairview purchase of solar power or retrofitting of buildings to add solar panels to roofs. This is really just another way to encourage our citizens to get into solar energy by providing a reverse-auction opt-in process that could save them upwards of 30% on solar and related battery system purchases and installation. The program will also competitively bid financing as an option to make it easier for homeowners, without the cash on hand, to participate.

Staff recommends approval of the Resolution.

FINANCIAL CONSIDERATION:

The program would have some coordination efforts by City staff with iChoosr, along with pushing public information, but we believe this is going to be a real cost saver for citizens and also a positive public relations effort. There are no hard costs to enter the program.

RECOMMENDED MOTIONS:

I move to **Approve/Deny** a Resolution authorizing the City Administrator to enter into a contract with iChooser for the purpose of providing the New Fairview residents with opt-in solar panel/battery purchasing programs to help save citizens time and money on their electricity-related purchase.

ATTACHMENT(S):

1. Resolution 202309-04-145



RESOLUTION NO. 202309-04-145

A RESOLUTION OF THE CITY COUNCIL OF NEW FAIRVIEW, TEXAS, AUTHORIZING A MEMORANDUM OF UNDERSTANDING (MOU) WITH ICHOOSR, LLC, AND APPROVING THE TERMS AND CONDITIONS THEREIN, TO MARKET AND RETAIL ELECTIVE AGGREGATION SERVICES TO RESIDENTS IN THE CITY OF NEW FAIRVIEW WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT 'A'; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE MOU; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, iChoosr, LLC ("iChoosr") is a retail electric aggregator who provides a service to retail electric customers within one or more specific cities that allows those customers to aggregate their retail electricity consumption with other customers in order to obtain retail electric contracts that provide lower electricity rates than what such customers can obtain on their own; and

WHEREAS, iChoosr has offered to provide such services to retail electric customers within the City of New Fairview, pursuant to an agreement with the City where, at no cost to the City, in exchange for the City's agreement to assist in making information about iChoosr's services to City residents and others; and

WHEREAS, the City Council of the City of New Fairview finds that the provision of services that require no financial outlay by the City, but which may result in savings to its residents on electric and other utility bills is in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF NEW FAIRVIEW, TEXAS, THAT:

SECTION 1. The City Council hereby approves the terms and conditions of a Memorandum of Understanding with iChoosr to market and provide retail elective aggregation services to residents within the corporate limits of the City of New Fairview, which is attached hereto and incorporated herein as Exhibit "A," which the City Administrator is hereby authorized to execute on behalf of the City.

SECTION 2. This Resolution shall be effective immediately upon its passage, as provided by law.

PRESENTED AND PASSED on this 2nd day of October 2023, at a regular meeting of the New Fairview City Council.

JOHN TAYLOR, Mayor

ATTEST:

BROOKE BOLLER, City Secretary



AGENDA ITEM: 7B

CITY COUNCIL AGENDA MEMO

Prepared By: Ryley Paroulek, Senior Project Engineer, Pacheco Koch

October 2, 2023

Revisions to Transportation Impact Fees

DESCRIPTION:

Receive, consider, and act on a Resolution updating the Transportation Impact Fees; defining development types and establishing the fees for each development type.

BACKGROUND INFORMATION:

In August 2021, Pacheco Koch concluded a roadway capital improvements plan and transportation impact fee study. The purpose of the study was to have a tool (impact fees) to help fund necessary public infrastructure improvements by new developments within the City of New Fairview. Cities across the country use impact fees to help municipal growth pay for its impact on public infrastructure, like roads. In an effort to have growth pay for growth, this Transportation Impact Fee is used for improvements and expansion of roads on the Capital Improvement Plan Map. On September 13, 2021, the Council approved a Transportation Impact Fee (Resolution #202108-01-178).

On July 17, 2023, the City entered into a Professional Services Agreement with the City's contract engineer, Pacheco Koch Consulting Engineers, LLC a wholly owned subsidiary of Westwood Professional Services Inc., to revise the CIP and the Transportation Impact Fee. The update is needed due to anticipated growth patterns for the city. Cities must follow the procedures and requirements specified in Subchapter C, Procedures for Adoption of Impact Fee, Chapter 395 of the Texas Local Government Code, to enact impact fee ordinances. The first phase of this process requires public hearings to secure approval of the land-use assumptions and comprehensive capital improvements plan. On July 17, 2023 the City Council passed a resolution calling for a notice to be published for the public hearing.

Below is the schedule that was followed for this process in order to comply with Chapter 395 of the Texas Local Government Code.

- August 21st – City Council to accept updated Capital Improvements Plan and MTP Map, call for update to Impact Fees.
- August 24th - Wise County Messenger posting of public notice for acceptance of updated Impact Fees.
- September 11th – Planning and Zoning to review updates to impact fees and land use assumptions. They have a five-day window to share comments. The City appointed the P&Z Commission to be the “Capital Advisory Committee” on the initial creation of the CIP Plan and Transportation Impact Fees. We need to make sure this committee is set up prior to having this meeting.
- October 2nd – City Council: action to accept updated impact fees.

Also, a Capital Advisory Committee must be appointed to review the CIP Plan and land use assumptions and make a recommendation to the City Council prior to the public hearing on the regions to the Transportation Impact Fee. When this was done initially by the City back in 2021, the City Council appointed the Planning and Zoning Commission to serve as the Capital Advisory Committee.

On August 21, 2023 Pacheco Koch held a Council discussion on the recommended revisions to the Capital Improvements Plan Map and Land Use Assumptions, which are needed to proceed with the update to the Transportation Impact Fees. At that meeting the City Council passed a Resolution to accept the updated New Fairview Capital Improvements Plan (CIP) Map and Land Use Assumptions and appointed the Planning and Zoning Commission as the Capital Advisory Committee to review the CIP Map and Land Use Assumptions.

On September 11, 2023 the Capital Advisory Committee held a discussion with Pacheco Koch on the updated New Fairview CIP Map and Land Use Assumptions. The Capital Advisory Committee did not have any recommended revisions.

Pacheco Koch is ready to discuss the update to the Transportation Impact Fees. This new impact fee schedule will be implemented by the city as a *NOT TO EXCEED* maximum amount that may be charged to developers by development type when they pull building permits for construction. The fees are based on the recently approved CIP Map and Land Use Assumptions.

Staff recommend approval of the Resolution.

FINANCIAL CONSIDERATION:

Development Type	Maximum Accessible Fee	
Single Family	\$3,819.69	Dwelling Unit
Multifamily	\$2,719.92	Dwelling Unit
Retail	\$7,909.48	1,000 SQFT
Basic	\$709.49	1,000 SQFT
Service	\$709.49	1,000 SQFT
Short Term Parking	\$100.00	Per Parking Spot
Long Term Parking	\$500.00	Per Parking Spot

The development types are as follows:

Single Family: will be collected by dwelling unit proposed by the developer.

Multifamily: will be collected by dwelling unit proposed by the developer.

Basic: will be collected by the buildings square footage, at a rate per 1,000 square feet. A Basic Development will be any Warehouses/Industrial/Manufacturing large buildings.

Retail: will be collected by the buildings square footage, at a rate per 1,000 square feet. A Retail development will be all commercial developments that sell goods such as fast food, grocery, strip centers, liquor stores, box stores, etc.

Service: will be collected by the buildings square footage, at a rate per 1,000 square feet. A Service Development will be any developments in the service industry such as banks, doctor's offices, vets, daycares, etc.

Short Term Parking: When it is a short-term facility that will have much more traffic in and out, a \$500/parking spot fee will be collected. This will help the city be able to collect transportation fees for these more unique developments.

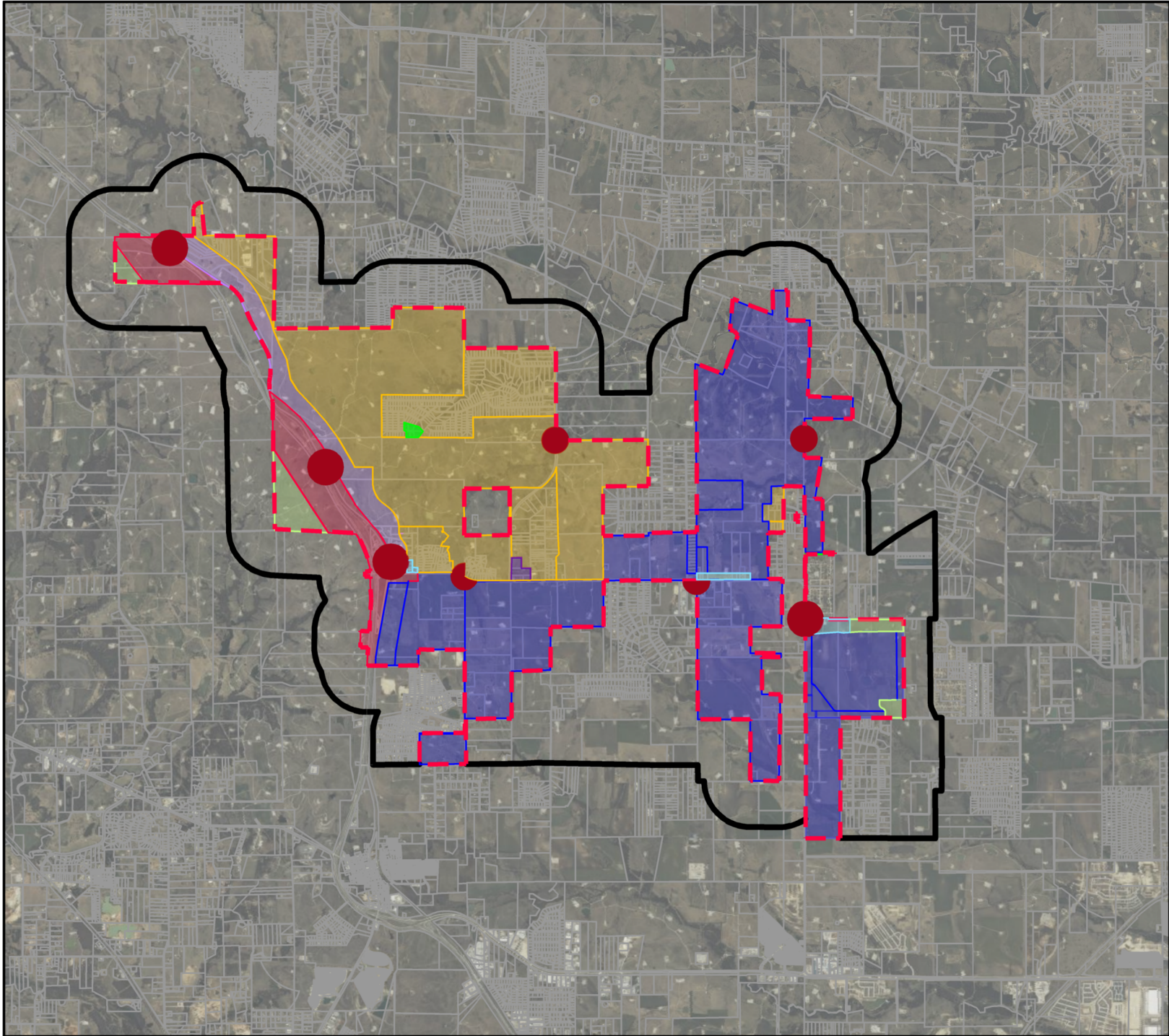
Lon Term Parking: When these developments come to the city for development and are to be a long-term facility such as an RV storage park, a \$100/parking spot fee will be collected. This will help the city be able to collect transportation fees for these more unique developments.

RECOMMENDED MOTIONS:

I move to **Approve/Deny** a Resolution updating the Transportation Impact Fees; defining development types and establishing the fees for each development type.

ATTACHMENT(S):

1. Land Use Assumptions
2. CIP Map
3. Engineer's Predesign Opinion of Construction Cost
4. TCS Typical Sections
5. CIP and Impact Fee Study
6. Presentation
7. Resolution 202108-01-178
8. Resolution 202310-01-100

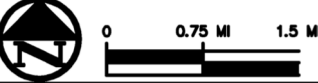


**CITY OF NEW FAIRVIEW-
LAND USE ASSUMPTIONS**

Westwood

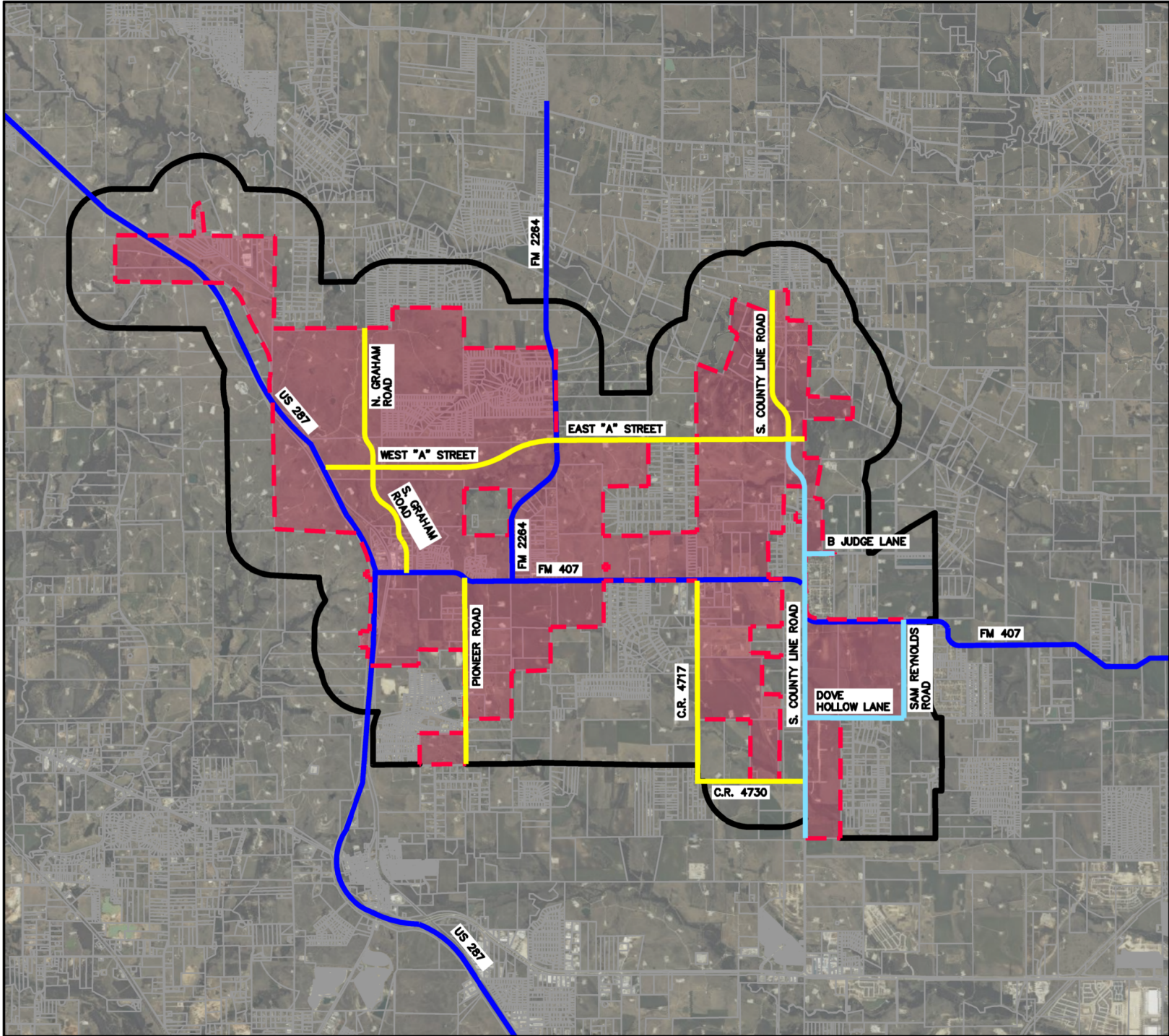
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
Phone (817) 412-7155
Toll Free (888) 937-5150
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

NOTES:
BACKGROUND IMAGE FROM BING AERIALS
DATUM:
NAD 1983 TEXAS STATE PLANE NORTH
CENTRAL ZONE FIPS 4202



- LEGEND:**
- HIGH DENSITY RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - MULTIFAMILY
 - CORRIDOR COMMERCIAL
 - COMMERCIAL NODE
 - HIGHWAY COMMERCIAL
 - INDUSTRIAL
 - PUBLIC
 - GREEN OPEN SPACE
 - CITY LIMIT BOUNDARY
 - ETJ BOUNDARY





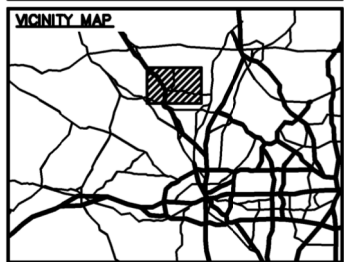
CITY OF NEW FAIRVIEW- CIP MAP

Westwood

4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 Phone (817) 412-7155
 Toll Free (888) 937-5150
 Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. 10074301

NOTES:
 BACKGROUND IMAGE FROM BING AERIALS
DATUM:
 NAD 1983 TEXAS STATE PLANE NORTH
 CENTRAL ZONE FIPS 4202

- LEGEND:**
- 65' B-B 4 LANE ROAD
 - 41' B-B 2 LANE ROAD
 - EXISTING MAJOR ROADS
 - CITY LIMIT BOUNDARY
 - CITY LIMIT AREA
 - ETJ BOUNDARY



Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: Pioneer Road

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 450,000.00	\$ 450,000.00
2	Barricades, Signs & Traffic Handling	LS	1	50,000.00	50,000.00
3	SWPPP	LS	1	20,000.00	20,000.00
4	Prepare Right of Way	STA	107	1,500.00	160,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	16,100	25.00	402,500.00
7	8" Flexbase	SY	50,800	25.00	1,270,000.00
8	8" Reinforced Concrete Pavement	SY	43,800	90.00	3,942,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	21,300	25.00	532,500.00
10	4" Sidewalk	SY	5,900	45.00	265,500.00
11	6" Concrete Driveway Approach	SY	345	80.00	27,600.00
12	Storm Inlets	EA	42	9,000.00	378,000.00
13	24" Storm Pipe	LF	3,500	140.00	490,000.00
14	36" Storm Pipe	LF	7,100	175.00	1,242,500.00
15	4'x4' Junction Box	EA	8	10,000.00	80,000.00
16	4" Topsoil	SY	16,500	5.00	82,500.00
17	Block Sodding	SY	16,500	7.50	123,750.00
18	Signage and Striping	LS	1	10,000.00	10,000.00
	TOTAL				\$ 9,529,350.00
	25% CONTINGENCIES				\$ 2,382,000.00
	15% ENGINEERING AND SURVEY				\$ 1,429,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 13,340,350.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 10650 FT				
3	Limits of proposed roadway are FM 407 to Pioneer Rd				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs were updated based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: S. County Line Road

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 1,100,000.00	\$ 1,100,000.00
2	Barricades, Signs & Traffic Handling	LS	1	100,000.00	100,000.00
3	SWPPP	LS	1	40,000.00	40,000.00
4	Prepare Right of Way	STA	231	1,500.00	346,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	55,500	25.00	1,387,500.00
7	8" Flexbase	SY	171,900	25.00	4,297,500.00
8	8" Reinforced Concrete Pavement	SY	95,000	90.00	8,550,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	46,100	25.00	1,152,500.00
10	4" Sidewalk	SY	12,800	45.00	576,000.00
11	6" Concrete Driveway Approach	SY	600	80.00	48,000.00
12	Storm Inlets	EA	92	9,000.00	828,000.00
13	24" Storm Pipe	LF	7,600	140.00	1,064,000.00
14	36" Storm Pipe	LF	15,300	175.00	2,677,500.00
15	4'x4' Junction Box	EA	19	10,000.00	190,000.00
16	4" Topsoil	SY	76,900	5.00	384,500.00
17	Block Sodding	SY	76,900	7.50	576,750.00
18	Signage and Striping	LS	1	21,500.00	21,500.00
	TOTAL				\$ 23,342,250.00
	25% CONTINGENCIES				\$ 5,835,000.00
	15% ENGINEERING AND SURVEY				\$ 3,501,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 32,678,250.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 23090 FT				
3	Limits of proposed roadway are from south city limits to proposed East "A" Street				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: Dove Hollow Lane

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 280,000.00	\$ 280,000.00
2	Barricades, Signs & Traffic Handling	LS	1	20,000.00	20,000.00
3	SWPPP	LS	1	10,000.00	10,000.00
4	Prepare Right of Way	STA	57	1,500.00	85,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	13,500	25.00	337,500.00
7	8" Flexbase	SY	41,800	25.00	1,045,000.00
8	8" Reinforced Concrete Pavement	SY	23,200	90.00	2,088,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	11,200	25.00	280,000.00
10	4" Sidewalk	SY	3,100	45.00	139,500.00
11	6" Concrete Driveway Approach	SY	240	80.00	19,200.00
12	Storm Inlets	EA	22	9,000.00	198,000.00
13	24" Storm Pipe	LF	1,800	140.00	252,000.00
14	36" Storm Pipe	LF	3,700	175.00	647,500.00
15	4'x4' Junction Box	EA	4	10,000.00	40,000.00
16	4" Topsoil	SY	18,700	5.00	93,500.00
17	Block Sodding	SY	18,700	7.50	140,250.00
18	Signage and Striping	LS	1	5,000.00	5,000.00
	TOTAL				\$ 5,682,950.00
	25% CONTINGENCIES				\$ 1,420,000.00
	15% ENGINEERING AND SURVEY				\$ 852,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 7,954,950.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 5620 FT				
3	Limits of proposed roadway are from S. County Line Road to Sam Reynolds Road				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: Sam Reynolds Road

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 270,000.00	\$ 270,000.00
2	Barricades, Signs & Traffic Handling	LS	1	20,000.00	20,000.00
3	SWPPP	LS	1	10,000.00	10,000.00
4	Prepare Right of Way	STA	57	1,500.00	85,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	13,500	25.00	337,500.00
7	8" Flexbase	SY	41,800	25.00	1,045,000.00
8	8" Reinforced Concrete Pavement	SY	23,200	90.00	2,088,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	11,200	25.00	280,000.00
10	4" Sidewalk	SY	3,100	45.00	139,500.00
11	6" Concrete Driveway Approach	SY	60	80.00	4,800.00
12	Storm Inlets	EA	22	9,000.00	198,000.00
13	24" Storm Pipe	LF	1,800	140.00	252,000.00
14	36" Storm Pipe	LF	3,700	175.00	647,500.00
15	4'x4' Junction Box	EA	4	10,000.00	40,000.00
16	4" Topsoil	SY	18,700	5.00	93,500.00
17	Block Sodding	SY	18,700	7.50	140,250.00
18	Signage and Striping	LS	1	5,000.00	5,000.00
	TOTAL				\$ 5,658,550.00
	25% CONTINGENCIES				\$ 1,414,000.00
	15% ENGINEERING AND SURVEY				\$ 848,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 7,920,550.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 5620 FT				
3	Limits of proposed roadway are FM 407 to Dove Hollow Lane				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: B Judge Lane

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 80,000.00	\$ 80,000.00
2	Barricades, Signs & Traffic Handling	LS	1	10,000.00	10,000.00
3	SWPPP	LS	1	5,000.00	5,000.00
4	Prepare Right of Way	STA	18	1,500.00	27,000.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	2,600	25.00	65,000.00
7	8" Flexbase	SY	8,200	25.00	205,000.00
8	8" Reinforced Concrete Pavement	SY	7,200	90.00	648,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	3,400	25.00	85,000.00
10	4" Sidewalk	SY	900	45.00	40,500.00
11	6" Concrete Driveway Approach	SY	30	80.00	2,400.00
12	Storm Inlets	EA	6	9,000.00	54,000.00
13	24" Storm Pipe	LF	500	140.00	70,000.00
14	36" Storm Pipe	LF	1,100	175.00	192,500.00
15	4'x4' Junction Box	EA	1	10,000.00	10,000.00
16	4" Topsoil	SY	2,600	5.00	13,000.00
17	Block Sodding	SY	2,600	7.50	19,500.00
18	Signage and Striping	LS	1	1,500.00	1,500.00
	TOTAL				\$ 1,530,400.00
	25% CONTINGENCIES				\$ 382,000.00
	15% ENGINEERING AND SURVEY				\$ 229,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 2,141,400.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 1730 FT				
3	Limits of proposed roadway are S. County Line Road to east city limits				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: S. Graham Road

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 300,000.00	\$ 300,000.00
2	Barricades, Signs & Traffic Handling	LS	1	30,000.00	30,000.00
3	SWPPP	LS	1	10,000.00	10,000.00
4	Prepare Right of Way	STA	67	1,500.00	100,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	10,100	25.00	252,500.00
7	8" Flexbase	SY	31,900	25.00	797,500.00
8	8" Reinforced Concrete Pavement	SY	27,500	90.00	2,475,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	13,300	25.00	332,500.00
10	4" Sidewalk	SY	3,700	45.00	166,500.00
11	6" Concrete Driveway Approach	SY	300	80.00	24,000.00
12	Storm Inlets	EA	26	9,000.00	234,000.00
13	24" Storm Pipe	LF	2,200	140.00	308,000.00
14	36" Storm Pipe	LF	4,400	175.00	770,000.00
15	4'x4' Junction Box	EA	5	10,000.00	50,000.00
16	4" Topsoil	SY	10,300	5.00	51,500.00
17	Block Sodding	SY	10,300	7.50	77,250.00
18	Signage and Striping	LS	1	6,000.00	6,000.00
	TOTAL				\$ 5,987,250.00
	25% CONTINGENCIES				\$ 1,496,000.00
	15% ENGINEERING AND SURVEY				\$ 898,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 8,381,250.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 6675 FT				
3	Limits of proposed roadway are FM 407 to proposed West "A" Street				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: CR 4717

Date: 08/18/2023

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 490,000.00	\$ 490,000.00
2	Barricades, Signs & Traffic Handling	LS	1	50,000.00	50,000.00
3	SWPPP	LS	1	20,000.00	20,000.00
4	Prepare Right of Way	STA	115	1,500.00	172,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	17,400	25.00	435,000.00
7	8" Flexbase	SY	54,700	25.00	1,367,500.00
8	8" Reinforced Concrete Pavement	SY	47,200	90.00	4,248,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	22,900	25.00	572,500.00
10	4" Sidewalk	SY	6,300	45.00	283,500.00
11	6" Concrete Driveway Approach	SY	375	80.00	30,000.00
12	Storm Inlets	EA	44	9,000.00	396,000.00
13	24" Storm Pipe	LF	3,800	140.00	532,000.00
14	36" Storm Pipe	LF	7,600	175.00	1,330,000.00
15	4'x4' Junction Box	EA	9	10,000.00	90,000.00
16	4" Topsoil	SY	17,800	5.00	89,000.00
17	Block Sodding	SY	17,800	7.50	133,500.00
18	Signage and Striping	LS	1	10,500.00	10,500.00
	TOTAL				\$ 10,252,000.00
	25% CONTINGENCIES				\$ 2,563,000.00
	15% ENGINEERING AND SURVEY				\$ 1,537,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 14,352,000.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 11460 FT				
3	Limits of proposed roadway are FM 407 to CR 4730				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: CR 4730

Date: 08/18/2023

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 270,000.00	\$ 270,000.00
2	Barricades, Signs & Traffic Handling	LS	1	20,000.00	20,000.00
3	SWPPP	LS	1	10,000.00	10,000.00
4	Prepare Right of Way	STA	62	1,500.00	93,000.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	9,300	25.00	232,500.00
7	8" Flexbase	SY	29,400	25.00	735,000.00
8	8" Reinforced Concrete Pavement	SY	25,400	90.00	2,286,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	12,300	25.00	307,500.00
10	4" Sidewalk	SY	3,400	45.00	153,000.00
11	6" Concrete Driveway Approach	SY	105	80.00	8,400.00
12	Storm Inlets	EA	24	9,000.00	216,000.00
13	24" Storm Pipe	LF	2,000	140.00	280,000.00
14	36" Storm Pipe	LF	4,100	175.00	717,500.00
15	4'x4' Junction Box	EA	5	10,000.00	50,000.00
16	4" Topsoil	SY	9,500	5.00	47,500.00
17	Block Sodding	SY	9,500	7.50	71,250.00
18	Signage and Striping	LS	1	5,500.00	5,500.00
	TOTAL				\$ 5,505,150.00
	25% CONTINGENCIES				\$ 1,376,000.00
	15% ENGINEERING AND SURVEY				\$ 825,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 7,706,150.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 6165 FT				
3	Limits of proposed roadway are CR 4717 to S. County Line Road				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: S. County Line Road
 Priority Phase: 2

WW NO: R0045103
 Date: 08/18/2023

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 380,000.00	\$ 380,000.00
2	Barricades, Signs & Traffic Handling	LS	1	40,000.00	40,000.00
3	SWPPP	LS	1	15,000.00	15,000.00
4	Prepare Right of Way	STA	88	1,500.00	132,000.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	13,300	25.00	332,500.00
7	8" Flexbase	SY	41,900	25.00	1,047,500.00
8	8" Reinforced Concrete Pavement	SY	36,200	90.00	3,258,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	17,500	25.00	437,500.00
10	4" Sidewalk	SY	4,800	45.00	216,000.00
11	6" Concrete Driveway Approach	SY	75	80.00	6,000.00
12	Storm Inlets	EA	34	9,000.00	306,000.00
13	24" Storm Pipe	LF	2,900	140.00	406,000.00
14	36" Storm Pipe	LF	5,800	175.00	1,015,000.00
15	4'x4' Junction Box	EA	7	10,000.00	70,000.00
16	4" Topsoil	SY	13,600	5.00	68,000.00
17	Block Sodding	SY	13,600	7.50	102,000.00
18	Signage and Striping	LS	1	8,000.00	8,000.00
	TOTAL				\$ 7,841,500.00
	25% CONTINGENCIES				\$ 1,960,000.00
	15% ENGINEERING AND SURVEY				\$ 1,176,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 10,977,500.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 8785 FT				
3	Limits of proposed roadway are proposed East "A" Street to north city limits				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: N. Graham Road

Date: 08/18/2023

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 350,000.00	\$ 350,000.00
2	Barricades, Signs & Traffic Handling	LS	1	30,000.00	30,000.00
3	SWPPP	LS	1	15,000.00	15,000.00
4	Prepare Right of Way	STA	81	1,500.00	121,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	12,200	25.00	305,000.00
7	8" Flexbase	SY	38,600	25.00	965,000.00
8	8" Reinforced Concrete Pavement	SY	33,300	90.00	2,997,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	16,100	25.00	402,500.00
10	4" Sidewalk	SY	4,400	45.00	198,000.00
11	6" Concrete Driveway Approach	SY	75	80.00	6,000.00
12	Storm Inlets	EA	32	9,000.00	288,000.00
13	24" Storm Pipe	LF	2,600	140.00	364,000.00
14	36" Storm Pipe	LF	5,300	175.00	927,500.00
15	4'x4' Junction Box	EA	6	10,000.00	60,000.00
16	4" Topsoil	SY	12,500	5.00	62,500.00
17	Block Sodding	SY	12,500	7.50	93,750.00
18	Signage and Striping	LS	1	7,500.00	7,500.00
	TOTAL				\$ 7,195,250.00
	25% CONTINGENCIES				\$ 1,798,000.00
	15% ENGINEERING AND SURVEY				\$ 1,079,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 10,072,250.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 8080 FT				
3	Limits of proposed roadway are proposed West "A" Street to north city limits				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: West "A" Street

Date: 08/18/2023

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 580,000.00	\$ 580,000.00
2	Barricades, Signs & Traffic Handling	LS	1	60,000.00	60,000.00
3	SWPPP	LS	1	25,000.00	25,000.00
4	Prepare Right of Way	STA	135	1,500.00	202,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	20,400	25.00	510,000.00
7	8" Flexbase	SY	64,400	25.00	1,610,000.00
8	8" Reinforced Concrete Pavement	SY	55,500	90.00	4,995,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	26,900	25.00	672,500.00
10	4" Sidewalk	SY	7,400	45.00	333,000.00
11	6" Concrete Driveway Approach	SY	150	80.00	12,000.00
12	Storm Inlets	EA	52	9,000.00	468,000.00
13	24" Storm Pipe	LF	4,400	140.00	616,000.00
14	36" Storm Pipe	LF	8,900	175.00	1,557,500.00
15	4'x4' Junction Box	EA	11	10,000.00	110,000.00
16	4" Topsoil	SY	20,900	5.00	104,500.00
17	Block Sodding	SY	20,900	7.50	156,750.00
18	Signage and Striping	LS	1	12,500.00	12,500.00
	TOTAL				\$ 12,027,250.00
	25% CONTINGENCIES				\$ 3,006,000.00
	15% ENGINEERING AND SURVEY				\$ 1,804,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 16,837,250.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 13480 FT				
3	Limits of proposed roadway are US 287 to FM 2264				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

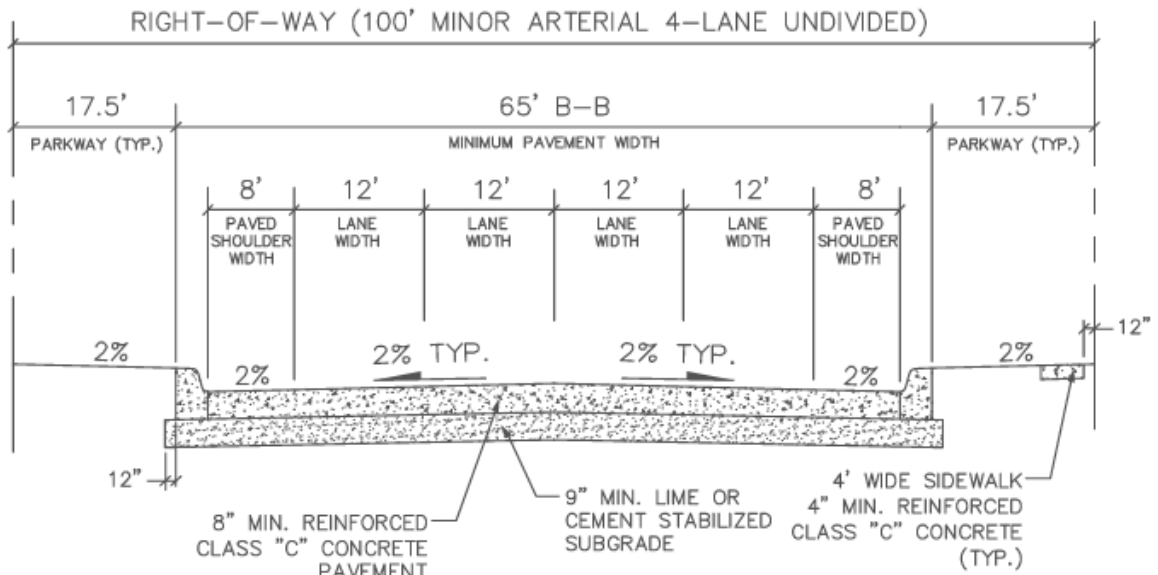
Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: East "A" Street
 Priority Phase: 2

WW NO: R0045103
 Date: 08/18/2023

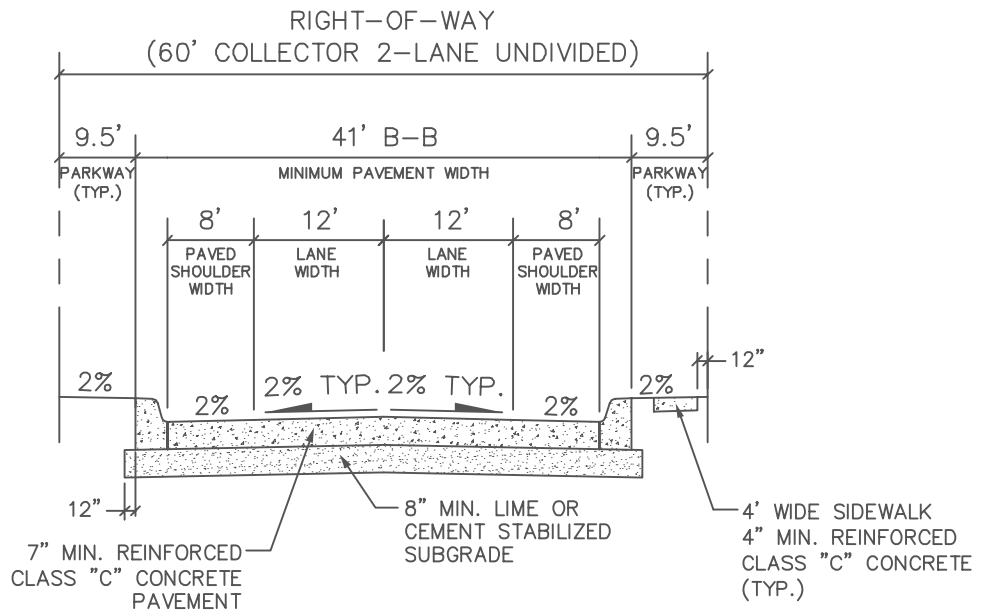
Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 610,000.00	\$ 610,000.00
2	Barricades, Signs & Traffic Handling	LS	1	60,000.00	60,000.00
3	SWPPP	LS	1	25,000.00	25,000.00
4	Prepare Right of Way	STA	142	1,500.00	213,000.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	21,500	25.00	537,500.00
7	8" Flexbase	SY	67,600	25.00	1,690,000.00
8	8" Reinforced Concrete Pavement	SY	58,300	90.00	5,247,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	28,300	25.00	707,500.00
10	4" Sidewalk	SY	7,800	45.00	351,000.00
11	6" Concrete Driveway Approach	SY	150	80.00	12,000.00
12	Storm Inlets	EA	56	9,000.00	504,000.00
13	24" Storm Pipe	LF	4,700	140.00	658,000.00
14	36" Storm Pipe	LF	9,400	175.00	1,645,000.00
15	4'x4' Junction Box	EA	11	10,000.00	110,000.00
16	4" Topsoil	SY	22,000	5.00	110,000.00
17	Block Sodding	SY	22,000	7.50	165,000.00
18	Signage and Striping	LS	1	13,000.00	13,000.00
	TOTAL				\$ 12,660,000.00
	25% CONTINGENCIES				\$ 3,165,000.00
	15% ENGINEERING AND SURVEY				\$ 1,899,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 17,724,000.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 14160 FT				
3	Limits of proposed roadway are FM 2264 to east city limits				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				



NOTE:

1. REINFORCING STEEL - #4 BARS ON 18" O.C.E.W.
2. CLASS "C" CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A 3,600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, NO FLY ASH ALLOWED.

URBAN
SCALE: N.T.S.



NOTE:

1. REINFORCING STEEL - #4 BARS ON 18" O.C.E.W.
2. CLASS "C" CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A 3,600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, NO FLY ASH ALLOWED.

URBAN
SCALE: N.T.S.



CITY OF NEW FAIRVIEW, TEXAS
**CONCRETE MINOR ARTERIAL
CONCRETE COLLECTOR STREET**

DATE: 6/19/2012

P-03

**ROADWAY CAPITAL IMPROVEMENTS PLAN
AND IMPACT FEE STUDY**

FOR THE

CITY OF NEW FAIRVIEW

**999 Illinois Lane
New Fairview, Texas 76078
Phone (817) 638-5366
Fax (817) 638-5369**



OCTOBER 2023

Westwood

TX REG. ENGINEERING FIRM F-41756
TX REG. SURVEYING FIRM LS-10074301
4060 Bryant Irvin Road, Fort Worth, Texas 76109
(817) 412-7155 www.westwoodps.com
WW PROJECT NO. R0045103



I. **Project Description and Summary**

The City of New Fairview requested that Westwood Professional Services, INC. (Westwood) help with updating the City of New Fairview's Roadway Capital Improvements Plan and Land Use Assumptions. The Roadway Capital Improvements Plan, CIP, update is based on New Fairview's future roadway system needs along with the population projections¹ and future Land Use Assumptions. The Roadway CIP includes anticipated roadway needs for the City of New Fairview for the next ten (10) years (~2033). This Roadway CIP has divided the identified Roadway improvements into two (2) categories or priorities. The priorities are labeled in numerical order with one being the most immediate needs within a five (5) year window, and two being later needs within a ten (10) year window. Shall growth happen quicker along roadways that are categorized as priority 2, these can move up on the improvement plan list as needed. These priorities are fluid with how the city grows and needs them over the next ten (10) years.

The Roadway CIP is being done in order to update the impact fees for the City of New Fairview. The first step in updating the impact fees is updating and revising the Roadway CIP along with the Land Use Assumptions.

The proposed roadway widths are based on the cities Technical Construction Standards (TCS) and sized to carry the capacity for the ten-year growth projections. Minor arterial roadways will consist of a 4-lane undivided 65' back-to-back concrete curb and gutter corridor section. The collector roadways will be 2-lane undivided 41' back-to-back concrete curb and gutter roadways.

This Roadway CIP provides a prioritized list of improvements, opinions of probable construction cost for the proposed Roadway improvements, and a map exhibit for the proposed roadway system improvements. The exact timing of construction needs within New Fairview over the next ten-year period is indeterminate, and this plan shall be revisited and updated as the city sees fit. Chapter 395 states a political subdivision shall go no longer than 5-years without updating their Land Use Assumptions and CIP. [CHAPTER 395: SEC. 395.052]

With these updates to the cities Land Use Assumptions and Capital Improvement Plans, the City of New Fairview will be able to update their Impact Fee Schedule

¹ Growth projections are based upon anticipated developments within the city limits of New Fairview. Developers constantly reach out to city staff about city design standards and zoning for potential new developments in the city.

per Chapter 395. This Impact Fee Schedule will be a tool used by the city when discussing future developments with developers, that fall within the city limits.

II. Land Use Assumptions

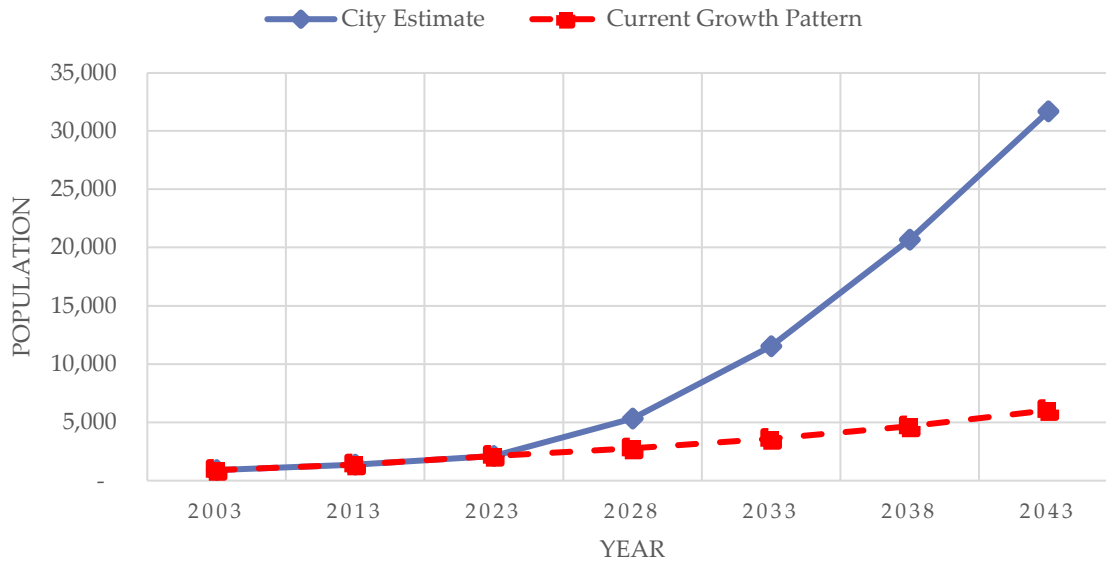
As previously mentioned in the project description, land use assumptions must be established in order to determine roadway demand, roadway sizes, population density and areas of growth. Dunaway & Associates has been periodically updating the Future Land Use map as developers come to the city with a concept plan for a future development. The assumptions made about the land use is with the most recent information that the city has of future developments. A copy of the Future Land Use Assumptions is attached in the appendix.

Population growth is an important factor to be considered with the land use assumptions. If there is no vacant or empty land and population growth is seen, then one can assume there will be redevelopment or denser population growth within existing areas. Conversely, if there are more empty areas in which to grow, one can assume that development will occur within these areas eventually. Thus, it is important to make sure that the land use assumptions along with the CIP take into account the population projections.

The table on the following page summarizes the historical and future population projections. The City of New Fairview had a population of 1,370 in the 2013 population estimate, and grew to 2,119 with the newest population numbers from NCTCOG.

The city has been in discussions with various developers and discussed future growth plans in the area. It has been forecasted that in the next 10-years upwards of 3,300 new homes could be built within the city limits. This doesn't take into account areas that are located within the cities ETJ that could eventually be annexed into city limits, adding to New Fairview's growth that isn't being modeled currently. The project population by the city was put together based off this information using an average number of persons per home (2.86), found from the Census Quickfacts for Wise County website. Potential for an additional 9,400 new residents within the city.

CITY OF NEW FAIRVIEW PROJECTED POPULATION GROWTH



	Year	2003	2013	2023	2028	2033	2038	2043
Projected Population	City Estimate	905	1,370	2,119	5,322	11,540	20,692	31,703
	Current Growth Pattern	905	1,370	2,119	2,755	3,582	4,657	6,054

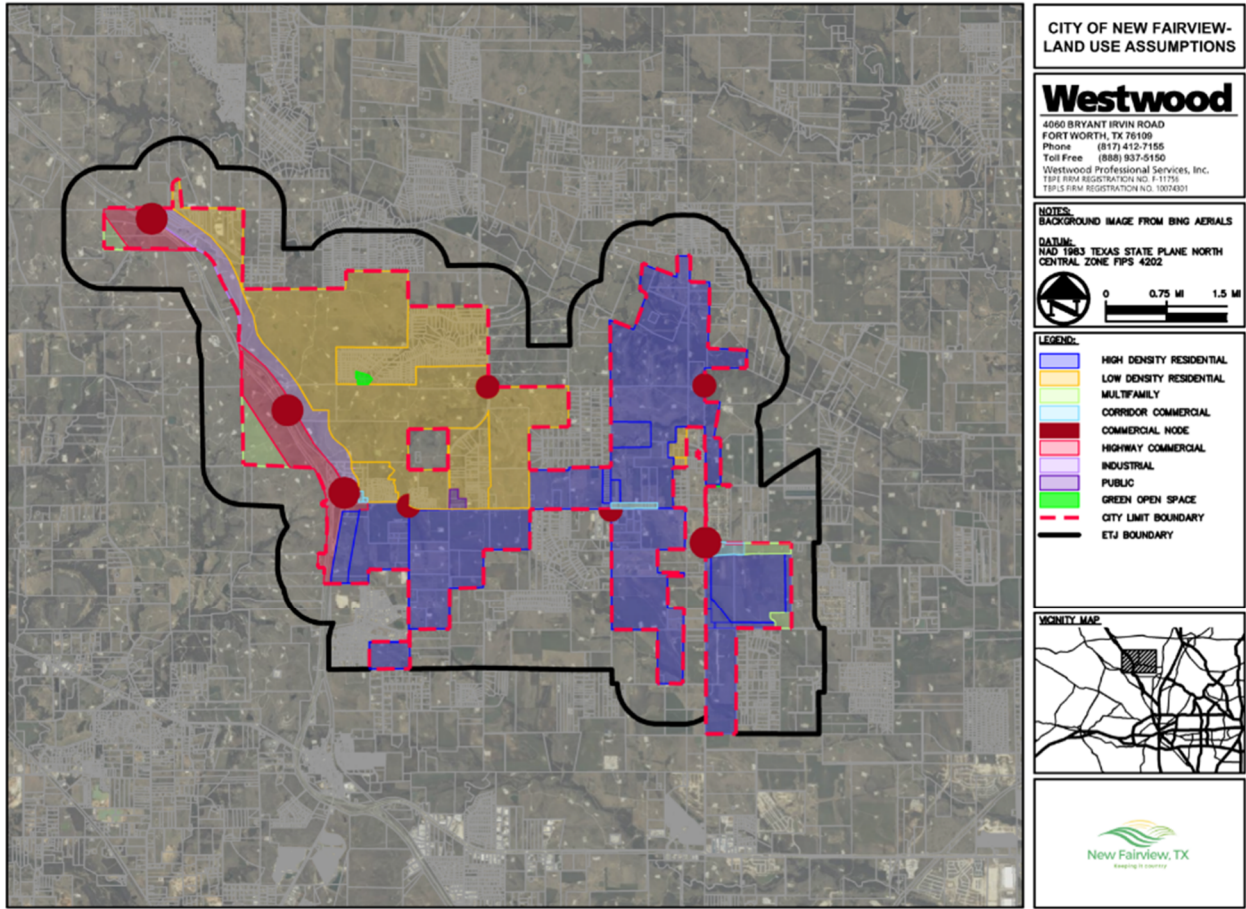
These population projection graph and chart help show the potential growth in new Fairview over the next 5, 10, 15 and 20 years. With the knowledge of future developers sharing concept plans with the city, the city was able to come up with a realistic growth pattern based off new developments being built in the city limits. This is shown against a current average growth rate that took place in New Fairview over the previous 20-years. It is easy to see that there is the potential for tons of growth in the coming years, and it is up to New Fairview to set themselves up for success to grow with these projected patterns.

III. Land Use Assumptions

With help of the cities contract Land Planner, Dunaway & Associates, we were able to create a Land Use Assumptions Map to anticipate not only where growth will be located within the city but also what type of growth. New Fairview is unique in the fact that it has a very large land area, 18.9 square miles within city limits, in which much of the land has not been developed and has many large parcels of land that are still intact. Even more land is in the cities ETJ of 41.0 square miles. With this amount of open land that has not yet been developed there is an abundant amount of space for developers to come in and begin building subdivisions.

The city is already reviewing construction plans for Settlers Glen and Paloma Ranch development in city limits, and Fairview Meadows that is located in the cities Southwest ETJ. Constellation Lakes and Shoop Ranch have created development agreements with the city, and are eager to begin construction in the next few years.

With these planned developments popping up inside the city limits, it isn't long until grocery stores and restaurants will follow. By already seeing where the subdivisions are starting to fall in line, we can make assumptions about where other types of development will begin to build in the city. Based off current zoning, a land assumptions were put together in the map shown on the next page. Having this map will help the city determine where larger portions of traffic could begin popping up in the next 10-years, which can help determine where new roads need to be built or expanded.



**CITY OF NEW FAIRVIEW-
LAND USE ASSUMPTIONS**

Westwood
 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 Phone (817) 412-7155
 Toll Free (888) 937-5150
 Westwood Professional Services, Inc.
 TPIE FIRM REGISTRATION NO. F-11773
 TPIE L.FIRM REGISTRATION NO. 10074301

NOTES:
 BACKGROUND IMAGE FROM Bing AERIALS
 DATUM:
 NAD 1983 TEXAS STATE PLANE NORTH
 CENTRAL ZONE FIPS 4202

 0 0.75 MI 1.5 MI

LEGEND:

- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MULTIFAMILY
- CORRIDOR COMMERCIAL
- COMMERCIAL NODE
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- PUBLIC
- GREEN OPEN SPACE
- CITY LIMIT BOUNDARY
- ETJ BOUNDARY

VICINITY MAP

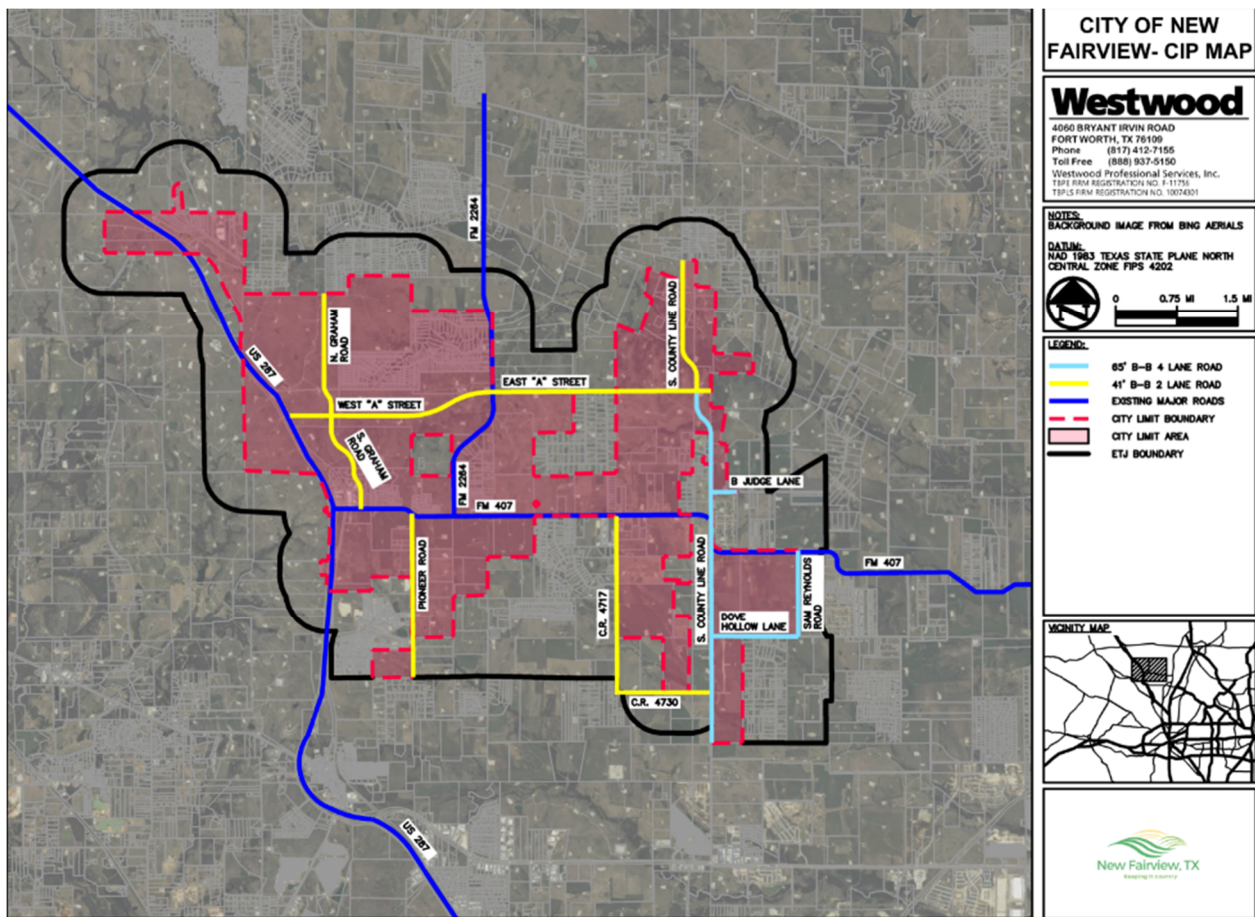



 New Fairview, TX
 Keeping it Country

Land Use Assumptions Map

IV. Roadway Capital Improvement Plan

Now that the city has an idea of where they will see growth and what type they should expect, New Fairview needs a plan on how they will be able to handle the new increase in traffic across the city. First order is to create a Roadway Capital Improvement Plan. With help of city staff, Westwood has put together a CIP Map that includes proposed roadways inside city limits to help with the large, anticipated growth over the future 10-years. This map will show existing roadways that need to be reconstructed, existing roadways that need to be widened, and new roadways that would be added to handle population increase. 12 different street sections were identified as needing construction in the next 10-years. Below is a map showing roadway project locations, as well as a table separating anticipated priority of roadway projects into a 0-5 year and 5-10 year group. Priority of roads are fluid with how the city ends up growing in the next 10 years, and can change or be adjusted at any time.



NEW FAIRVIEW CIP ROADS					
PRIORITY 1 (0-5 YEARS)			PRIORITY 2 (5-10 YEARS)		
ROADWAY	LENGTH (FT)	LANES	ROADWAY	LENGTH (FT)	LANES
PIONEER ROAD	10,650	2	CR 4717	11,460	2
S. COUNTY LINE ROAD	23,090	4	CR 4730	6,165	2
DOVE HOLLOW	5,620	4	S. COUNTY LINE ROAD	8,785	2
SAM REYNOLDS	5,620	4	NORTH GRAHAM ROAD	8,080	2
B JUDGE LANE	1,730	4	WEST "A" STREET	13,480	2
SOUTH GRAHAM ROAD	6,675	2	EAST "A" STREET	14,160	2

V. Opinion of Probable Construction Cost (OPCC)

With a plan in place on where new roads will need to be built, the city now needs to look into the funding of this construction. Westwood was able to put together an OPCC based on each of the proposed roads shown in the CIP Map.

The estimated construction cost is based on estimated quantities of construction material needed for each roadway improvement based on how many lanes of traffic will be constructed. Estimated unit prices for each material were taken from TxDOT's website that has previously bid projects, and average cost of different materials. With this being an early rough estimate, a 25% contingency is added to the end of each roadway project. This contingency covers any missed items in this estimate that will later come up during design and construction. Engineering and Surveying will need to be done, and their combined estimated cost of 15% is added on as well, to come up with a final estimated total construction cost for all 12 roadways that are included on the CIP. These OPCC's can be found at the end of the document in the Appendix.

VI. Impact Fee Study

Creating transportation impact fees gives the city a tool to help fund roadway projects to keep up with growth in the area. When developers come to the City of New Fairview to discuss their development, city staff is able to share their impact fee table to make developers aware of what they could be charged for their project. Cities and Towns across the country use impact fees to help with projects needed to update their public infrastructure to keep up with growth. These can include but are not limited to: Police and Fire Facilities, Water Systems, Wastewater Systems, Roadway and Drainage Systems. This Impact Fee Study focuses on the need to implement fees charged to developers to help fund future roadway projects. This study will identify the impact fee per equivalent service unit necessary to fund future roadway projects that are listed on the previously mentioned Capital Improvement Map. In accordance with Chapter 395 of the Texas Local Government Code, these equivalent service unit's will be based off the projected vehicular demand that a certain development could bring to the city.

Coming up with impact fees for each type of new development that comes into New Fairview will allow city staff to share what the maximum allowable amount that can be collected. The final impact fee to be implemented on developers is to be decided by the city, as long as it does not exceed the maximum allowed amount. This study analyzed the anticipated growth and capacity of current roads within the city limits over the next 10 years. Land use assumptions and the CIP Map must be revisited and adjusted every 5 years, although the city has the option to update more frequently as needed.

Land use assumptions have already been presented and adopted by the Council, and will serve in helping to determine anticipated future traffic volumes across the city. Based on how future traffic demands are assumed within the city for the next 10 years a capital improvement plan was able to be constructed to make sure the cities roads had appropriate capacity for new traffic. Estimated construction costs will be put together for all the roads planned to be constructed on the capital improvement plan. This total price of construction will be shared at a maximum amount of a 50/50 split between the city and developers. With the total price determined, looking at the projected traffic totals will allow the city to determine how much can be collected within the different development types.

City staff has come up with 5 different development types. Single Family, Multifamily, Basic, Retail and Service. Single Family and Multifamily will be collected by dwelling unit proposed by the developer. Retail, Basic, and Service will be collected by the buildings square footage, at a rate per 1,000 square feet. A Retail development will be all commercial developments that sell goods such as fast food, grocery, strip centers, liquor stores, box stores, etc. A Basic Development will be any Warehouses/Industrial/Manufacturing large buildings. A Service Development will be any developments in the service industry such as banks, doctor’s offices, vets, daycares, etc.

Development Type	Maximum Accessible Fee	
Single Family	\$ 3,819.69	/Dwelling Unit
Multifamily	\$ 2,719.92	/Dwelling Unit
Retail	\$ 7,909.48	/1,000 SQFT
Basic	\$ 709.49	/1,000 SQFT
Service	\$ 3,297.48	/1,000 SQFT

In the past the city has had difficulty with implementing impact fees on developers who develop their land and don’t have physical buildings, but have instead large parking areas such as a RV storage or RV park. When these developments come to the city for development and are to be a long-term facility such as an RV storage park, a \$100/parking spot fee will be collected. When it is a short-term facility that will have much more traffic in and out, a \$500/parking spot fee will be collected. This will help the city be able to collect transportation fees for these more unique developments.

VII. Collection and Use of Impact Fees

Impact fees will be assessed and discussed whenever a final plat of a new development is approved and recorded with the city. This assessment will define how many equivalent service units this development could bring to the city, based off the land use, and may not exceed the maximum impact fees stated above, by state law. Once a building permit is issued, the city will then collect the impact fee from the developer. This means no funds may be collected from the development until new traffic impacts are introduced to the city’s transportation system. These funds will be placed into a bank account for the city to use as needed on roads that are listed on the capital improvement map.

Using these funds for roads can be done to pay for any engineering, surveying, ROW acquisition, permitting, construction and any thing else that may cost the city in order to construct these listed roads.

VIII. Conclusion

A Capital Improvement Plan is a good key to have for a growing city. With many planned developments underway in New Fairview and others reaching out to the city to discuss, having this CIP will help aide the city in growth. With a Land Use Assumption Map and the CIP Map, the city will later be able to implement Transportation Impact Fees that will be able to help pay for the costs of these new roadway projects. These impact fees will be paid by developers as they come to the city and begin discussing what type of development they will build. To keep the city on track for this growth it is important to note that updating and revising this CIP will make sure New Fairview is properly growing to handle all the new developments that are coming to the city.

Sincerely,



Ryley Paroulek, P.E.
(817) 412-7155

APPENDIX

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: Pioneer Road

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 450,000.00	\$ 450,000.00
2	Barricades, Signs & Traffic Handling	LS	1	50,000.00	50,000.00
3	SWPPP	LS	1	20,000.00	20,000.00
4	Prepare Right of Way	STA	107	1,500.00	160,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	16,100	25.00	402,500.00
7	8" Flexbase	SY	50,800	25.00	1,270,000.00
8	8" Reinforced Concrete Pavement	SY	43,800	90.00	3,942,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	21,300	25.00	532,500.00
10	4" Sidewalk	SY	5,900	45.00	265,500.00
11	6" Concrete Driveway Approach	SY	345	80.00	27,600.00
12	Storm Inlets	EA	42	9,000.00	378,000.00
13	24" Storm Pipe	LF	3,500	140.00	490,000.00
14	36" Storm Pipe	LF	7,100	175.00	1,242,500.00
15	4'x4' Junction Box	EA	8	10,000.00	80,000.00
16	4" Topsoil	SY	16,500	5.00	82,500.00
17	Block Sodding	SY	16,500	7.50	123,750.00
18	Signage and Striping	LS	1	10,000.00	10,000.00
	TOTAL				\$ 9,529,350.00
	25% CONTINGENCIES				\$ 2,382,000.00
	15% ENGINEERING AND SURVEY				\$ 1,429,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 13,340,350.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 10650 FT				
3	Limits of proposed roadway are FM 407 to Pioneer Rd				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs were updated based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: S. County Line Road

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 1,100,000.00	\$ 1,100,000.00
2	Barricades, Signs & Traffic Handling	LS	1	100,000.00	100,000.00
3	SWPPP	LS	1	40,000.00	40,000.00
4	Prepare Right of Way	STA	231	1,500.00	346,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	55,500	25.00	1,387,500.00
7	8" Flexbase	SY	171,900	25.00	4,297,500.00
8	8" Reinforced Concrete Pavement	SY	95,000	90.00	8,550,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	46,100	25.00	1,152,500.00
10	4" Sidewalk	SY	12,800	45.00	576,000.00
11	6" Concrete Driveway Approach	SY	600	80.00	48,000.00
12	Storm Inlets	EA	92	9,000.00	828,000.00
13	24" Storm Pipe	LF	7,600	140.00	1,064,000.00
14	36" Storm Pipe	LF	15,300	175.00	2,677,500.00
15	4'x4' Junction Box	EA	19	10,000.00	190,000.00
16	4" Topsoil	SY	76,900	5.00	384,500.00
17	Block Sodding	SY	76,900	7.50	576,750.00
18	Signage and Striping	LS	1	21,500.00	21,500.00
	TOTAL				\$ 23,342,250.00
	25% CONTINGENCIES				\$ 5,835,000.00
	15% ENGINEERING AND SURVEY				\$ 3,501,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 32,678,250.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 23090 FT				
3	Limits of proposed roadway are from south city limits to proposed East "A" Street				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: Dove Hollow Lane

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 280,000.00	\$ 280,000.00
2	Barricades, Signs & Traffic Handling	LS	1	20,000.00	20,000.00
3	SWPPP	LS	1	10,000.00	10,000.00
4	Prepare Right of Way	STA	57	1,500.00	85,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	13,500	25.00	337,500.00
7	8" Flexbase	SY	41,800	25.00	1,045,000.00
8	8" Reinforced Concrete Pavement	SY	23,200	90.00	2,088,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	11,200	25.00	280,000.00
10	4" Sidewalk	SY	3,100	45.00	139,500.00
11	6" Concrete Driveway Approach	SY	240	80.00	19,200.00
12	Storm Inlets	EA	22	9,000.00	198,000.00
13	24" Storm Pipe	LF	1,800	140.00	252,000.00
14	36" Storm Pipe	LF	3,700	175.00	647,500.00
15	4'x4' Junction Box	EA	4	10,000.00	40,000.00
16	4" Topsoil	SY	18,700	5.00	93,500.00
17	Block Sodding	SY	18,700	7.50	140,250.00
18	Signage and Striping	LS	1	5,000.00	5,000.00
	TOTAL				\$ 5,682,950.00
	25% CONTINGENCIES				\$ 1,420,000.00
	15% ENGINEERING AND SURVEY				\$ 852,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 7,954,950.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 5620 FT				
3	Limits of proposed roadway are from S. County Line Road to Sam Reynolds Road				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: Sam Reynolds Road

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 270,000.00	\$ 270,000.00
2	Barricades, Signs & Traffic Handling	LS	1	20,000.00	20,000.00
3	SWPPP	LS	1	10,000.00	10,000.00
4	Prepare Right of Way	STA	57	1,500.00	85,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	13,500	25.00	337,500.00
7	8" Flexbase	SY	41,800	25.00	1,045,000.00
8	8" Reinforced Concrete Pavement	SY	23,200	90.00	2,088,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	11,200	25.00	280,000.00
10	4" Sidewalk	SY	3,100	45.00	139,500.00
11	6" Concrete Driveway Approach	SY	60	80.00	4,800.00
12	Storm Inlets	EA	22	9,000.00	198,000.00
13	24" Storm Pipe	LF	1,800	140.00	252,000.00
14	36" Storm Pipe	LF	3,700	175.00	647,500.00
15	4'x4' Junction Box	EA	4	10,000.00	40,000.00
16	4" Topsoil	SY	18,700	5.00	93,500.00
17	Block Sodding	SY	18,700	7.50	140,250.00
18	Signage and Striping	LS	1	5,000.00	5,000.00
	TOTAL				\$ 5,658,550.00
	25% CONTINGENCIES				\$ 1,414,000.00
	15% ENGINEERING AND SURVEY				\$ 848,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 7,920,550.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 5620 FT				
3	Limits of proposed roadway are FM 407 to Dove Hollow Lane				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: B Judge Lane
 Priority Phase: 1

WW NO: R0045103
 Date: 08/18/2023

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 80,000.00	\$ 80,000.00
2	Barricades, Signs & Traffic Handling	LS	1	10,000.00	10,000.00
3	SWPPP	LS	1	5,000.00	5,000.00
4	Prepare Right of Way	STA	18	1,500.00	27,000.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	2,600	25.00	65,000.00
7	8" Flexbase	SY	8,200	25.00	205,000.00
8	8" Reinforced Concrete Pavement	SY	7,200	90.00	648,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	3,400	25.00	85,000.00
10	4" Sidewalk	SY	900	45.00	40,500.00
11	6" Concrete Driveway Approach	SY	30	80.00	2,400.00
12	Storm Inlets	EA	6	9,000.00	54,000.00
13	24" Storm Pipe	LF	500	140.00	70,000.00
14	36" Storm Pipe	LF	1,100	175.00	192,500.00
15	4'x4' Junction Box	EA	1	10,000.00	10,000.00
16	4" Topsoil	SY	2,600	5.00	13,000.00
17	Block Sodding	SY	2,600	7.50	19,500.00
18	Signage and Striping	LS	1	1,500.00	1,500.00
	TOTAL				\$ 1,530,400.00
	25% CONTINGENCIES				\$ 382,000.00
	15% ENGINEERING AND SURVEY				\$ 229,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 2,141,400.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 1730 FT				
3	Limits of proposed roadway are S. County Line Road to east city limits				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: S. Graham Road

Date: 08/18/2023

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 300,000.00	\$ 300,000.00
2	Barricades, Signs & Traffic Handling	LS	1	30,000.00	30,000.00
3	SWPPP	LS	1	10,000.00	10,000.00
4	Prepare Right of Way	STA	67	1,500.00	100,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	10,100	25.00	252,500.00
7	8" Flexbase	SY	31,900	25.00	797,500.00
8	8" Reinforced Concrete Pavement	SY	27,500	90.00	2,475,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	13,300	25.00	332,500.00
10	4" Sidewalk	SY	3,700	45.00	166,500.00
11	6" Concrete Driveway Approach	SY	300	80.00	24,000.00
12	Storm Inlets	EA	26	9,000.00	234,000.00
13	24" Storm Pipe	LF	2,200	140.00	308,000.00
14	36" Storm Pipe	LF	4,400	175.00	770,000.00
15	4'x4' Junction Box	EA	5	10,000.00	50,000.00
16	4" Topsoil	SY	10,300	5.00	51,500.00
17	Block Sodding	SY	10,300	7.50	77,250.00
18	Signage and Striping	LS	1	6,000.00	6,000.00
	TOTAL				\$ 5,987,250.00
	25% CONTINGENCIES				\$ 1,496,000.00
	15% ENGINEERING AND SURVEY				\$ 898,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 8,381,250.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 6675 FT				
3	Limits of proposed roadway are FM 407 to proposed West "A" Street				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: CR 4717

Date: 08/18/2023

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 490,000.00	\$ 490,000.00
2	Barricades, Signs & Traffic Handling	LS	1	50,000.00	50,000.00
3	SWPPP	LS	1	20,000.00	20,000.00
4	Prepare Right of Way	STA	115	1,500.00	172,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	17,400	25.00	435,000.00
7	8" Flexbase	SY	54,700	25.00	1,367,500.00
8	8" Reinforced Concrete Pavement	SY	47,200	90.00	4,248,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	22,900	25.00	572,500.00
10	4" Sidewalk	SY	6,300	45.00	283,500.00
11	6" Concrete Driveway Approach	SY	375	80.00	30,000.00
12	Storm Inlets	EA	44	9,000.00	396,000.00
13	24" Storm Pipe	LF	3,800	140.00	532,000.00
14	36" Storm Pipe	LF	7,600	175.00	1,330,000.00
15	4'x4' Junction Box	EA	9	10,000.00	90,000.00
16	4" Topsoil	SY	17,800	5.00	89,000.00
17	Block Sodding	SY	17,800	7.50	133,500.00
18	Signage and Striping	LS	1	10,500.00	10,500.00
	TOTAL				\$ 10,252,000.00
	25% CONTINGENCIES				\$ 2,563,000.00
	15% ENGINEERING AND SURVEY				\$ 1,537,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 14,352,000.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 11460 FT				
3	Limits of proposed roadway are FM 407 to CR 4730				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: CR 4730

Date: 08/18/2023

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 270,000.00	\$ 270,000.00
2	Barricades, Signs & Traffic Handling	LS	1	20,000.00	20,000.00
3	SWPPP	LS	1	10,000.00	10,000.00
4	Prepare Right of Way	STA	62	1,500.00	93,000.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	9,300	25.00	232,500.00
7	8" Flexbase	SY	29,400	25.00	735,000.00
8	8" Reinforced Concrete Pavement	SY	25,400	90.00	2,286,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	12,300	25.00	307,500.00
10	4" Sidewalk	SY	3,400	45.00	153,000.00
11	6" Concrete Driveway Approach	SY	105	80.00	8,400.00
12	Storm Inlets	EA	24	9,000.00	216,000.00
13	24" Storm Pipe	LF	2,000	140.00	280,000.00
14	36" Storm Pipe	LF	4,100	175.00	717,500.00
15	4'x4' Junction Box	EA	5	10,000.00	50,000.00
16	4" Topsoil	SY	9,500	5.00	47,500.00
17	Block Sodding	SY	9,500	7.50	71,250.00
18	Signage and Striping	LS	1	5,500.00	5,500.00
	TOTAL				\$ 5,505,150.00
	25% CONTINGENCIES				\$ 1,376,000.00
	15% ENGINEERING AND SURVEY				\$ 825,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 7,706,150.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 6165 FT				
3	Limits of proposed roadway are CR 4717 to S. County Line Road				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: S. County Line Road
 Priority Phase: 2

WW NO: R0045103
 Date: 08/18/2023

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 380,000.00	\$ 380,000.00
2	Barricades, Signs & Traffic Handling	LS	1	40,000.00	40,000.00
3	SWPPP	LS	1	15,000.00	15,000.00
4	Prepare Right of Way	STA	88	1,500.00	132,000.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	13,300	25.00	332,500.00
7	8" Flexbase	SY	41,900	25.00	1,047,500.00
8	8" Reinforced Concrete Pavement	SY	36,200	90.00	3,258,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	17,500	25.00	437,500.00
10	4" Sidewalk	SY	4,800	45.00	216,000.00
11	6" Concrete Driveway Approach	SY	75	80.00	6,000.00
12	Storm Inlets	EA	34	9,000.00	306,000.00
13	24" Storm Pipe	LF	2,900	140.00	406,000.00
14	36" Storm Pipe	LF	5,800	175.00	1,015,000.00
15	4'x4' Junction Box	EA	7	10,000.00	70,000.00
16	4" Topsoil	SY	13,600	5.00	68,000.00
17	Block Sodding	SY	13,600	7.50	102,000.00
18	Signage and Striping	LS	1	8,000.00	8,000.00
	TOTAL				\$ 7,841,500.00
	25% CONTINGENCIES				\$ 1,960,000.00
	15% ENGINEERING AND SURVEY				\$ 1,176,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 10,977,500.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 8785 FT				
3	Limits of proposed roadway are proposed East "A" Street to north city limits				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: N. Graham Road

Date: 08/18/2023

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 350,000.00	\$ 350,000.00
2	Barricades, Signs & Traffic Handling	LS	1	30,000.00	30,000.00
3	SWPPP	LS	1	15,000.00	15,000.00
4	Prepare Right of Way	STA	81	1,500.00	121,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	12,200	25.00	305,000.00
7	8" Flexbase	SY	38,600	25.00	965,000.00
8	8" Reinforced Concrete Pavement	SY	33,300	90.00	2,997,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	16,100	25.00	402,500.00
10	4" Sidewalk	SY	4,400	45.00	198,000.00
11	6" Concrete Driveway Approach	SY	75	80.00	6,000.00
12	Storm Inlets	EA	32	9,000.00	288,000.00
13	24" Storm Pipe	LF	2,600	140.00	364,000.00
14	36" Storm Pipe	LF	5,300	175.00	927,500.00
15	4'x4' Junction Box	EA	6	10,000.00	60,000.00
16	4" Topsoil	SY	12,500	5.00	62,500.00
17	Block Sodding	SY	12,500	7.50	93,750.00
18	Signage and Striping	LS	1	7,500.00	7,500.00
	TOTAL				\$ 7,195,250.00
	25% CONTINGENCIES				\$ 1,798,000.00
	15% ENGINEERING AND SURVEY				\$ 1,079,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 10,072,250.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 8080 FT				
3	Limits of proposed roadway are proposed West "A" Street to north city limits				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

WW NO: R0045103

Road Name: West "A" Street

Date: 08/18/2023

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 580,000.00	\$ 580,000.00
2	Barricades, Signs & Traffic Handling	LS	1	60,000.00	60,000.00
3	SWPPP	LS	1	25,000.00	25,000.00
4	Prepare Right of Way	STA	135	1,500.00	202,500.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	20,400	25.00	510,000.00
7	8" Flexbase	SY	64,400	25.00	1,610,000.00
8	8" Reinforced Concrete Pavement	SY	55,500	90.00	4,995,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	26,900	25.00	672,500.00
10	4" Sidewalk	SY	7,400	45.00	333,000.00
11	6" Concrete Driveway Approach	SY	150	80.00	12,000.00
12	Storm Inlets	EA	52	9,000.00	468,000.00
13	24" Storm Pipe	LF	4,400	140.00	616,000.00
14	36" Storm Pipe	LF	8,900	175.00	1,557,500.00
15	4'x4' Junction Box	EA	11	10,000.00	110,000.00
16	4" Topsoil	SY	20,900	5.00	104,500.00
17	Block Sodding	SY	20,900	7.50	156,750.00
18	Signage and Striping	LS	1	12,500.00	12,500.00
	TOTAL				\$ 12,027,250.00
	25% CONTINGENCIES				\$ 3,006,000.00
	15% ENGINEERING AND SURVEY				\$ 1,804,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 16,837,250.00
	Assumptions:				
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 13480 FT				
3	Limits of proposed roadway are US 287 to FM 2264				
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.				

Westwood

ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
Road Name: East "A" Street
Priority Phase: 2

WW NO: R0045103
Date: 08/18/2023

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 610,000.00	\$ 610,000.00
2	Barricades, Signs & Traffic Handling	LS	1	60,000.00	60,000.00
3	SWPPP	LS	1	25,000.00	25,000.00
4	Prepare Right of Way	STA	142	1,500.00	213,000.00
5	Project Sign	EA	2	1,000.00	2,000.00
6	Unclassified Roadway Excavation	CY	21,500	25.00	537,500.00
7	8" Flexbase	SY	67,600	25.00	1,690,000.00
8	8" Reinforced Concrete Pavement	SY	58,300	90.00	5,247,000.00
9	6" Monolithic Concrete Curb (TY II)	LF	28,300	25.00	707,500.00
10	4" Sidewalk	SY	7,800	45.00	351,000.00
11	6" Concrete Driveway Approach	SY	150	80.00	12,000.00
12	Storm Inlets	EA	56	9,000.00	504,000.00
13	24" Storm Pipe	LF	4,700	140.00	658,000.00
14	36" Storm Pipe	LF	9,400	175.00	1,645,000.00
15	4'x4' Junction Box	EA	11	10,000.00	110,000.00
16	4" Topsoil	SY	22,000	5.00	110,000.00
17	Block Sodding	SY	22,000	7.50	165,000.00
18	Signage and Striping	LS	1	13,000.00	13,000.00
TOTAL					\$ 12,660,000.00
25% CONTINGENCIES					\$ 3,165,000.00
15% ENGINEERING AND SURVEY					\$ 1,899,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 17,724,000.00

Assumptions:	
1	OPCC does not include ROW acquisition.
2	Length of proposed roadway is 14160 FT
3	Limits of proposed roadway are FM 2264 to east city limits
4	Road assumed to be 2 lane, 41' B-B, ROW of 60', to get estimate of SY.
5	Unclassified Roadway Excavation is assumed to be 12" deep across the width of the Road
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.
7	Each Driveway is assumed to have new driveway approach.
8	Block sodding added to each side of roadway work areas to replace existing vegetation.
9	5' Wide Sidewalk to be added to one side of Roadway.
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'
11	Unit Costs are based off the last 6 month average of TxDOT bid prices.

TRANSPORTATION IMPACT FEES UPDATE

**NEW FAIRVIEW, TEXAS
CITY COUNCIL MEETING**

PREPARED BY: RYLEY PAROULEK, CITY ENGINEER



WHAT ARE TRANSPORTATION IMPACT FEES?

- IMPACT FEES ARE CHARGED TO DEVELOPERS TO HELP CITIES IMPROVE THEIR PUBLIC INFRASTRUCTURE TO MEET THE DEMANDS OF FUTURE GROWTH INSIDE THE CITY LIMITS.
- CITY'S MAY COLLECT TRANSPORTATION IMPACT FEES FROM DEVELOPERS TO PAY FOR FUTURE ROADWAY PROJECTS.
- DEPENDING ON THE TYPE OF DEVELOPMENT, DIFFERENT FORMULAS WILL BE USED IN DETERMINING HOW MUCH TO CHARGE A DEVELOPMENT.

DIFFERENT CATAGORIES OF DEVELOPMENTS

- SINGLE FAMILY- THIS IS FOR RESIDENTIAL NEIGHBORHOODS, IN WHICH THE TOTAL FEE WILL BE BASED ON HOW MANY DWELLING UNITS WILL BE IN THE DEVELOPMENT.
- MULTIFAMILY- THIS IS FOR ANY MULTIFAMILY AREA THAT CAN INCLUDE APARTMENTS, TOWN HOMES, CONDOS, ETC. , IN WHICH THE TOTAL FEE WILL BE BASED ON HOW MANY DWELLING UNITS WILL BE IN THE DEVELOPMENT.
- RETAIL- THIS IS FOR ANY DEVELOPMENT THAT SELLS GOODS SUCH AS FAST FOOD, GROCERY, STRIP CENTERS, LIQUOR STORES, BOX STORES, ETC. TOTAL FEE WILL BE BASED PER 1,000SQFT OF STORE.

DIFFERENT CATAGORIES OF DEVELOPMENTS

- BASIC- THIS IS FOR ANY WAREHOUSES, INDUSTRIAL OR MANUFACTURING BUILDINGS. TOTAL FEE WILL BE BASED PER 1,000SQFT OF STORE.
- SERVICE- THIS IS FOR ANY SERVICE INDUSTRY DEVELOPMENT SUCH AS A BANK, DOCTOR'S OFFICE, VET, DAYCARE, ETC. TOTAL FEE WILL BE BASED PER 1,000SQFT OF STORE.
- LONG TERM PARKING- THIS IS FOR STORAGE FACILITIES, LIKE AN RV STORAGE PARK WHERE THERE WON'T BE BUILDINGS BUT SET PARKING SPOTS. TOTAL FEE WILL BE BASED PER PARKING SPOT.
- SHORT TERM PARKING- THIS IS FOR RV PARKS OR OTHER FACILITIES IN WHICH CARS MAY BE PARKED FOR A FEW DAYS. TOTAL FEE WILL BE BASED PER PARKING SPOT.

IMPACT FEE SCHEDULE

Development Type	Maximum Accessible Fee	
Single Family	\$ 3,819.69	/Dwelling Unit
Multifamily	\$ 2,719.92	/Dwelling Unit
Retail	\$ 7,909.48	/1,000 SQFT
Basic	\$ 709.49	/1,000 SQFT
Service	\$ 3,297.48	/1,000 SQFT
Short Term Parking	\$ 100.00	/Parking Spot
Long Term Parking	\$ 500.00	/Parking Spot



**City of New Fairview, Texas
Resolution No. 202108-01-178**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW FAIRVIEW, TEXAS, ADOPTING TRANSPORTATION IMPACT FEES; DEFINING DEVELOPMENT TYPES AND ESTABLISHING THE FEES FOR EACH DEVELOPMENT TYPE.

WHEREAS, the City of Fairview is an incorporated city in the State of Texas; and

WHEREAS, the City of New Fairview is a General Law city as classified by the Texas Municipal Code; and

WHEREAS, the City desires to have growth pay for growth and minimize the impact of new development on existing residents; and

WHEREAS, the Council has previously adopted the Capital Improvement Plan and finds it in the best interest of the citizens of New Fairview to establish transportation impact fees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW FAIRVIEW:

1. That, all matters stated in the recitals herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.
2. That the City Council does hereby approve the transportation impact study and establishes the fees for the development types as follows:

Development Type Maximum Accessible Fee
Single Family \$2,828.79 / Dwelling Unit
Multi Family \$1,994.10 / Dwelling Unit
Retail \$10,283.78 / 1,000 SQFT

Basic \$474.01 / 1,000 SQFT

Service \$2,653.35 / 1,000 SQFT

3. That, if any applicant is replacing a manufactured housing unit with a stick-built housing unit on a concrete foundation, their fee shall be adjusted to 50% of the Maximum Accessible Fee for Single Family.
4. That, if any portion of this resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determined that it would have adopted this Resolution without the invalid provision.
5. That this Resolution shall become effective from and after its date of passage.

PRESENTED AND PASSED on this **13th day of September, 2021**, at a meeting of the New Fairview City Council.

[Nolan Schoonmaker \(Sep 17, 2021 14:18 CDT\)](#)

Nolan Schoonmaker
Mayor **ATTEST:**

Brooke Boller
Interim Deputy City Secretary

(1) Final Audit Report 2021-09-17


Created: 2021-09-16


By: Benjamin Nibarger (ben@newfairview.org)


Status: Signed


Transaction ID: CBJCHBCAABAAb0XsdIMdABjddx5quB1ZSgsXW-5F9dDA


"3A - Transportation Impact Fee Study (1)" History


 Document created by Benjamin Nibarger (ben@newfairview.org)
2021-09-16 - 7:05:42 PM GMT- IP address: 161.38.10.110


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 Agreement completed.
2021-09-17 - 7:18:30 PM GMT



RESOLUTION NO. 202310-01-100

A RESOLUTION OF THE CITY COUNCIL OF NEW FAIRVIEW, TEXAS, AMENDING THE TRANSPORTATION IMPACT FEES, ADOPTED BY RESOLUTION NO. 2021-08-01-178, ADOPTING NEW TRANSPORTATION IMPACT FEES; DEFINING DEVELOPMENT TYPES AND ESTABLISHING THE FEES FOR EACH DEVELOPMENT TYPE, WHICH IS IN THE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT 'A'; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Of New Fairview, Texas is an incorporated city in the State of Texas as a Type A General Law city, as classified by the Texas Local Government Code; and

WHEREAS, the City desires to have growth pay for growth and minimize the impact of new development on existing residents; and

WHEREAS, on September 13, 2021, the Council approved a Transportation Impact Fee, defined development types and established fees for each development type (Resolution #202108-01-178); and

WHEREAS, on July 17, 2023, the City entered into a Professional Services Agreement with the City's contract engineer, Pacheco Koch Consulting Engineers, LLC a wholly owned subsidiary of Westwood Professional Services Inc., to revise the Capital Improvement Plan (CIP) Map, Land Use Assumptions, and the Transportation Impact Fee due to anticipated new growth patterns for the city; and

WHEREAS, the City followed the procedures for the adoption of impact fees specified in Subchapter C, Chapter 395 of the Texas Local Government Code; and

WHEREAS, on August 21, 2023 the City Council passed a Resolution to accept the updated New Fairview CIP Map and Land Use Assumptions and appointed the Planning and Zoning Commission as the Capital Advisory Committee to review the CIP Map and Land Use Assumptions; and

WHEREAS, on September 11, 2023 the Capital Advisory Committee held a discussion with Pacheco Koch on the updated New Fairview CIP Map and Land Use Assumptions and did not have any recommended revisions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF NEW FAIRVIEW, TEXAS, THAT:

SECTION 1. That, all matters stated in the recitals herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 2. The City Council finds it in the best interest of the citizens of New Fairview to update the established transportation impact fees.

SECTION 3. The City Council does hereby approve the update to the Transportation Impact Fees, defined development types and established fees for each development type, which is attached hereto and incorporated herein as Exhibit "A."

SECTION 4. That, if any applicant is replacing a manufactured housing unit with a stick-built housing unit on a concrete foundation, their fee shall be adjusted to 50% of the Maximum Accessible Fee for Single Family.

SECTION 5. That, if any portion of this resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determined that it would have adopted this Resolution without the invalid provision.

SECTION 6. This Resolution shall be effective immediately upon its passage, as provided by law.

PRESENTED AND PASSED on this 2nd day of October 2023, at a regular meeting of the New Fairview City Council.

JOHN TAYLOR, Mayor

ATTEST:

BROOKE BOLLER, City Secretary



CITY COUNCIL AGENDA MEMO

Prepared By: Susan Greenwood, Assistant City Secretary/Court Administrator

October 2, 2023

Revised Master Fee Schedule

DESCRIPTION:

Receive, consider, and act on an Ordinance adopting a revised Master Schedule of Fees for the City of New Fairview.

BACKGROUND INFORMATION:

According to the City Code of Ordinances, Chapter 9 "PLANNING AND DEVELOPMENT," Article 5 "Administration," Section 38 "FEE SCHEDULE," states:

§ 38. Fee Schedule. The City Council shall establish a schedule of fees, charges and expenses and a collection procedure for the administration, review, and processing of applications regarding the issuance of building permits, certificates of occupancy, zoning change requests, plats, zoning board of adjustment appeals and other matters pertaining to this ordinance. The schedule of fees shall be posted in the office of the zoning administrative official and may be altered or amended only by action of the City Council. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

The Master Fee Schedule was established by ordinance 1999-015-0042, and amended by ordinances 2000-02-0062, 2000-10-0070, 2005-07-107, 202210-01-100, and 202303-02-108.

The Master Fee Schedule should be reviewed by the City Council periodically and any recommended changes should be discussed and updated as needed. The changes to the Master Fee Schedule should be based on an analysis of current charges as compared to cost recovery goals and/or comparison to surrounding entities. In addition, fees should be reviewed to make sure they are still applicable and remove fees no longer needed and add any new fees.

Staff recommend the following changes to the Master Fee Schedule:

I. Administrative Services

Use of Credit/Debit Card - Increasing the fee to 3.5% due to the increase in this fee by FastGovPay to process payment for any city fee payment. This fee is usually charged directly to the card user, but sometimes the City needs to collect this fee because we will get billed this fee later.

Notary Signature (non-residents) - Increase the fee to \$10.00 due to the new legislative update on this fee that was effective September 1, 2023, requires the Secretary of State to adjust the fees a Notary may charge once every 5 years based on the inflation rate determined by the comptroller, calculated using the increase, if any, in the Consumer Price Index for All Urban Consumers published by the U.S. Bureau of Labor Statistics.

Refund of Transportation Impact Fee - This is a new fee of 10% administration fee for any refunds of Transportation Impact Fees that need to be processed. We have had at least one builder that has double paid this fee several times when they have double paid on building permits. Unfortunately, our software system is not set up for us to catch this double payment. The processing of a refund check takes quite a bit of staff time to move funds around from Texas Class back into the General Fund.

II. Building & Permitting

Storm/Tornado Shelter - This is a new fee to cover the review and inspection of prefab or built on site storm/drainage shelter. Staff recommends \$400 for Prefab and \$450 for built on site.

Demolition Permit - Staff recommends increasing this from \$100 to \$200. Due to the inspections required on demolition permits, we are increasing this to cover the costs of the building official's time and the number of inspections.

Miscellaneous - Staff recommends increasing this from \$80 to \$100. Due to inspections required on miscellaneous items, we need to increase the fee to cover the building official's time and the number of inspections.

VIII. Transportation Impact Fees

The following are based on the newly approved fees.

Single Family - Increasing from \$2,828.79 to \$3,819.69 - 35.03% change due to construction material and labor costs for roadway projects.

Multi-Family - Increasing from \$1,994.10 to \$2,719.92 - 36.40% increase due to construction material and labor costs for roadway projects.

Retail - Decreasing from \$10,283.78 to \$7,909.48 - 23.09% decrease to help bring in places such as restaurants, fast food chains, pharmacies, or grocery stores into the city.

Basic - Increasing from \$474.01 to \$709.49 - 49.68% increase due to construction material and labor costs for roadway projects.

Service - Increasing from \$2,653.35 to \$3,297.48- 24.28% increase due to match the growth in construction.

Parking Lots - no buildings - RV Parks and RV/Boat Storage - Short Term Parking \$100.00 per Parking Spot / Long Term Parking \$500 per Parking Spot. We are adding this new fee to cover commercial developments that do not fall under the other categories, but that have an impact on our roads.

Staff recommend approval of the Ordinance.

FINANCIAL CONSIDERATION:

The fee amounts collected will be placed into the City's General Fund and will be used to cover the costs of review, preparation and/or inspection for the various services provided. The exception to this are the Transportation Impact Fees, which will go into the Transportation Impact Fee Special Revenue Fund.

RECOMMENDED MOTIONS:

I move to **Approve/Deny** an Ordinance adopting a revised Master Schedule of Fees for the City of New Fairview.

ATTACHMENT(S):

1. Ordinance 202310-01-100

ORDINANCE NO. 202310-01-100

AN ORDINANCE OF THE CITY OF NEW FAIRVIEW, TEXAS AMENDING THE MASTER FEE SCHEDULE ESTABLISHED BY ORDINANCE 1999-015-0042, ORDINANCE NOS 2000-02-0062, 2005-07-107 AND 202210-01-100, BY ADDING FEES FOR CONSTRUCTION OF STORM SHELTERS AND READOPTING THE MASTER FEE SCHEDULE HOLE, PROVIDING FOR, A CUMULATIVE REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Of New Fairview, Texas is a Type A General Law City; and

WHEREAS, the City has heretofore adopted a Master Fee Schedule for City services and permit applications, which it has amended from time to time; and

WHEREAS, the City Council desires to amend its Master Fee Schedule to include Storm Shelters, as authorized by the City's previous adoption of the International Residential and Building Codes (by Article 4.02, Section § 4.02.001 of the New Fairview City Code) and to amend the Administrative Services, Building & Permitting, and Transportation Impact Fees; and

WHEREAS, the City Council, in compliance with Tex. Local Government Code Section 214.908, determines that the amendments to the Master Fee Schedule proposed herein below in Exhibit "A" as well as the previously existing fee therein, are reasonable and commensurate with the services provided, are not excessive, and should be adopted to further the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW FAIRVIEW, TEXAS, THAT:

SECTION 1

That the Master Fee Schedule established previously, pursuant to Ordinances 1999-015-0042, and as further established and amended by Ordinances 2000-02-0062, 2005-07-107, 202210-01-100 and 202303-02-108 as amended and implemented after November 4, 2019, is hereby amended by amending the to amend the Administrative Services, Building & Permitting, and Transportation Impact Fees. The new fees are set forth in the attached and incorporated Exhibit "A", hereto.

SECTION 2.

The City Secretary is hereby directed to revise the Master Fee Schedule in accordance with the above-referenced revisions and as provided in Exhibit "A," a copy of which is attached to this Ordinance and incorporated for all purposes. A revised Master Fee Schedule shall be kept on file with the office of the City Secretary.

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of New Fairview, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and any publication, as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of New Fairview, Texas on this the 2nd day of October 2023.

John Taylor, Mayor

ATTEST:

Brooke Boller, City Secretary

EXHIBIT A
Mater Fee Schedule

Exhibit "A"

Approved by City Council Ordinance #202310-01-100

CITY OF NEW FAIRVIEW MASTER FEE SCHEDULE

I. ADMINISTRATIVE SERVICES

Types of Fees	New Fee	
Use of Credit/Debit Card	3.5% of the Total Amount Due	Changing to 3.5% due to new Fee with FastGovPay
Public Fax (Local)	\$3.00 per page (send/receive)	No change
Insufficient Funds/Return Check Fee	\$30.00/check	No change
City Maps up to 11 x 17	\$5.00	No change
Notary Signature (non-residents only)	\$10.00/document	Changing to \$10.00 due to the new Legislative Update of this fee
Large Base Map	\$100.00	No change
Refund of Transportation Impact Fee	10% Administrative Fee for any refunds of Transportation Impact Fee	New Fee
Open Records Request		
Personnel Labor Cost	\$20.00/hour	No change
Copies (B & W)	\$0.10/page	No change
Copies (Color)	\$0.50/page	No change
Shipping	Actual Cost	No change
Postage and Shipping	Actual Cost	No change

II. BUILDING & PERMITTING
New Construction

New Single Family Residential		
Building Permit	\$700 + \$0.50/sq. foot	No Change
Plan Review	50% of the New Construction Permit	No Change
Fire Code Review (If Applicable)	\$100	No Change
New Multi-Family Residential		
Building Permit	Commercial Step Rate	
Plan Review	65% of Building Permit	No Change
Fire Code Review (If Applicable)	20% of Building Permit	No Change
New Commercial		
Building Permit	Commercial Step Rate	
Plan Review	65% of Building Permit	No Change
Fire Code Review (If Applicable)	20% of Building Permit	No Change

NEW COMMERCIAL BUILDINGS – STEP RATES

<u>TOTAL VALUATION</u>	<u>PERMIT FEE</u>	
\$1.00 to \$5,000.00	\$110.00	No Change
\$5,001.00 to \$10,000.00	\$130.00	No Change
\$10,001.00 to \$25,000.00	\$130 for 1st \$10,000; + \$14 per each	No Change
\$25,001.00 to \$50,000.00	\$303 for 1st \$25,000; + \$12.12 per each	No Change
\$50,001.00 to \$100,000.00	\$421.25 for 1st \$50,000; + \$10.10 per	No Change
\$100,001.00 to \$500,000.00	\$1,023.75 for 1st \$100,000; + \$5.60 per	No Change
\$500,001.00 to \$1,000,000.00	\$3,263.75 for 1st \$500,000; + \$4.75 per	No Change
\$1,000,001.00 and UP	\$5,638.75 for 1st \$1,000,000; + \$3.15	No Change
	per each additional \$1,000.00	No Change

Other New Construction Fees

Final Certificate of Occupancy (Not applicable to Manufactured Homes)	\$100 Residential and Commercial	No Change
Driveway with Curb Cut	\$100 Residential/\$200 Commercial	No Change
Culvert Permit	\$100-Residential/\$200 Commercial	No Change
Sign Permit	Monument \$100.00	No Change
Irrigation	\$100 Residential/\$150 Commercial	No Change
Fence	\$80 Residential/\$160 Commercial	No Change
Accessory Building	Air Contioned Space \$.75 square foot, Non Air Conditioned Space \$.50 square foot, Buildings not on slab \$.23 square foot	No Change
New Construction Shell- Mixed Use Building	Commercial Step Rate	
Shell Building	Commercial Step Rate	
Grading Permit	\$100 for Residential/ \$300 for	No Change
Storm/Tornado Shelter Prefab and Built On-Site	\$400 for Prefab/\$450 for Built on Site	New Fee
Re-Inspection Fees		
Re-Inspections after second red-tag	\$100	No Change
Work Without Permit		
Double the permit fee for anyone caught working without a permit.		No Change

Alterations, Repairs, Remodels, and Add-Ons

Residential		
Building Permit	\$600 + \$1.00 Sq. Foot	No Change
Commercial		
Building Permit	Commercial Step Rate	
Fire Code Review (if applicable)	\$80	No Change
Final Certificate of Occupancy	\$100	No Change
Mixed Use		
Finish Out Mixed Use- Residential	\$1.00 Sq. Foot	No Change
Finish Out Mixed Use- Commercial	Commercial Step Rate	No Change
Other Charges		
Curb Cut- Established Driveway	\$100 Residential/\$200 Commercial	No Change
Accessory Building	\$150 Residential or Commercial	No Change
Culvert Permit	\$100 Residential/\$150 Commercial	No Change
Deck > 30" Above Ground	\$100	No Change
Demolition- Entire Building	\$100	No Change
Demolition- Interior	\$50	No Change
Demolition- Pool	\$100	No Change
Fence	\$80 Residential/\$160 Commercial	No Change
Foundation Repair	\$150	No Change
Gas Test	\$100 Residential/\$200 Commercial	No Change
Retaining Wall > 48" Tall	\$100	No Change
Siding	\$100	No Change

Licenses, Registrations, and Trades

Registration for Un-Licensed Contractors	\$100 Residential/Commerical	No Change
Electrical, Gas, Mechanical, Plumbing Permit	\$100 Residential/Commercial	No Change
Solicitor's Registration	\$25.00	No Change
Solicitor's Idenitfication Badge	\$2.50	No Change
Food Truck Permit Fee (Annual)	\$85.00	No Change
Food Truck Health Permit Fee (Annual-Health Inspection)	\$130.00	No Change
Food Truck Reinspection Fee	\$50.00	No Change
Other Charges		
Demolition Permit	\$200	Increasing the fee from \$100 to \$200
Carport/Canopy/Patio Cover	\$100	No Change
Construction Trailer	\$100	No Change
Commercial Flat Work (Parking Lot)	\$200	No Change
Concrete Patio/Sidewalks	\$100	No Change
Residential Flat Work (Patio Side Walls)	\$100	No Change
Garage Sale	Free	No Change
Miscellaneous☒	\$100.00	Increasing from \$80.00 to \$100.00
Move-In Manufactured Home	\$1,100 + Truck Fee plus direct	No Change
Move In- Truck	\$100 per truck	No Change
Roof	\$100 Residential/\$200 Commercial	No Change
Sales Trailer	\$100	No Change
Screening Wall	\$100	No Change

Sign- Banner	\$75.00	No Change
Sign- Permanent	\$150	No Change
Solar Panels	\$250	Increasing from \$150 to \$250
Water Heater	\$150	No Change
Window Replacement	\$75	No Change
Excavation Permit	2% of \$2,500-\$100,000 1% of \$100,001-\$200,000 1/2% of \$200,000	No Change

III. FIRE PREVENTION PERMITS

<u>FIRE PERMIT DESCRIPTION</u>	<u>FEE</u>	
Access Control	\$50.00	No Change
Alarm System	\$100 per floor + \$2.00 per device	No Change
Christmas Tree Lot	\$50.00	No Change
Explosive and Blasting	\$50.00	No Change
Fixed Extinguishing System	\$75.00 per system	No Change
Flammable / Combust Liquid / Tanks	\$50.00	No Change
Fumigation / Thermal Insect Fog	\$50.00	No Change
Hydrant Flow Test	\$50.00	No Change
Liquid Petroleum Gases	\$25.00	No Change
Mechanical Trench Burn	\$200 per day	No Change
Places of Assembly	\$50.00	No Change
Sprinkler System – New	\$125 per riser / system + \$0.012 per sf	No Change
Sprinkler System – Remodel – Between 0-40 heads	\$50.00	No Change
Sprinkler System – Remodel – Between 41 or more heads	\$100.00	No Change
Standpipe System	\$100 per system	No Change

Tents / Canopies / Air Supported	\$50.00	No Change
Underground Sprinkler System	\$50.00	No Change
Oil and Gas Construction Permit	\$5,000.00 per well, per bore	No Change
Seismic Survey	\$1,000.00	No Change
Appeal Fee	\$300.00	No Change

IV. HEALTH & SANITARY INSPECTIONS & PERMITS

Restaurant	\$300	No Change
Convenience Store	\$300	No Change
Grocery Store	\$300	No Change
Administration Fee for Annual Health	\$100	No Change
Food Establishment Re-Inspection Fee	\$120	No Change
Seasonal Vendors (i.e., snow cones, ice cream truck)	\$100	No Change
Health Complaints	\$150	No Change
OSSF- Septic Permit Package	\$410	No Change
Water Well in City Limits	\$200	No Change
Swimming Pool (Health Inspection by the County is seprate fee paid to the county- For Commerical Only)	\$400 Residential/\$450 Commercial	No Change
Administrative fee for Abatement	\$250.00	No Change

V. CITY PLATTING PERMITS

Annexations	\$500.00 plus direct expenses of professional consultants for review of application and submitted material.	No Change
Concept Plan	\$500.00	No Change
Final Plat – Commercial	\$400.00 plus \$50.00 per acre plus direct expenses of professional consultants for review of application and submitted material.	No Change
Final Plat – Residential	\$400.00 plus \$10.00 per lot for the first 10 lots and \$7.00 per each additional lot plus \$20.00 per acre for acres not platted into lots plus direct expenses of professional consultants for review of application and submitted material.	No Change
Planned Development	\$1000 Per PD plus direct expenses of	No Change
Plat Abandonment	\$200.00	No Change
Plat Revision	\$300.00 plus direct expenses of	No Change
Plat Revision Notice	\$20.00 per Notice	No Change

<p>Preliminary Plat – Commercial</p>	<p>\$700.00 plus \$50.00 per acre plus direct expenses of professional consultants for review of application and submitted material.</p>	<p>No Change</p>
<p>Preliminary Plat – Residential</p>	<p>\$700.00 plus \$20.00 per lot for the first 10 lots and \$7.00 per each additional lot plus \$25.00 per acre areas not platted into lots plus direct expenses of professional consultants for review of application and submitted material.</p>	<p>No Change</p>
<p>Re-Plat</p>	<p>\$100.00 plus \$2.00 per lot plus direct expenses of professional consultants for review of application and submitted material.</p>	<p>No Change</p>
<p>Refunding of Fees</p>	<p>The City Secretary may refund moneys collected as fees, if the application is withdrawn and no expenses have been incurred by the City on the applicant’s behalf. Written request is required within ten (10) days by the applicant for the City Secretary to refund any inadvertent overcharges.</p>	<p>No Change</p>
<p>Resubmitted Final Plat</p>	<p>\$50.00 plus direct expenses of</p>	<p>No Change</p>

Resubmitted Preliminary Plat	\$50.00 plus direct expenses of	No Change
Specific Use Permit	\$400.00 plus direct expenses of	No Change
Variance	\$400 per Variance plus \$50 for each additional Variance Request within the same Application plus direct expenses of professional consultants for review of application and submitted material.	No Change
Zoning Change	\$400.00 plus direct expenses of	No Change

VI. SPECIAL EVENT

Special Event Permit	\$25	No Change
Park Pavilion Deposit- Refundable	\$100	No Change
Park Pavilion Rental for Non- Resident	\$45 for 3-hours and \$5 for each	No Change
Park Pavilion Rental for Residents of	\$32 for 3-hours and \$5 for each	No Change
Farmers Market Vendor Permit (Non-	\$50	No Change

VII. UTILITY RELATED

Utility- Electric Release	Free	No Change
Utility- Water Release	Free	No Change
Utility and Pipeline Fees (Professional fees will be billed)	\$200 plus Professional Fees	No Change

VIII. TRANSPORTATION IMPACT FEES

DEVELOPMENT TYPE	MAXIMUM ACCESSIBLE FEE	
Single Family	\$3,819.69/Dwelling Unit	Increasing from \$2,828.79 to \$3,819.69- 35.03% change due to construction material and labor costs for roadway projects
Mulit-Family	\$2,719.92/Dwelling Unit	Increasing from \$1,994.10 to \$2,719.92- 36.40% increase due to construction material and labor costs for roadway projects
Retail- Any and all commerical developments that will sell goods such as fast food, grocery, strip centers, Liqour Stores, or Box Stores	\$7,909.48/ 1,000 Sq. Foot	Decreasing from \$10,283.78 to \$7,909.48 - 23.09% decrease to help bring in places such as resturants, fast food chains, pharmacy or grocery store into the city
Basic- Any Warehouses, Industrial, Manufacturing large buildings	\$709.49/1,000 Sq. Foot	Increasing from \$474.01 to \$709.49- 49.68% increase due to construction material and labor costs for roadway projects
Service- Any industry developments such as banks, doctors, vets, & daycares	\$3,297.48/1,000 Sq. Foot	Increasing from \$2,653.35 to \$3,297.48- 24.28% increase due to match the growth in construction
Parking Lots- no buildings- RV Parks and RV/Boat Storage	Short Term Parking \$100.00 per Parking Spot / Long Term Parking \$500 per Parking Spot	New Fee- Adding this fee- waiting on Ryley on this one
Refund of Transportation Impact Fee	10% Adminsitrative Fee for any refunds of Transportation Impact Fee	New Fee



CITY COUNCIL AGENDA MEMO

Prepared By: John Cabrales Jr, City Administrator

October 2, 2023

Wise County Appraisal District Board Nomination

DESCRIPTION:

Receive, consider, and act on a Resolution nominating individual(s) to the Wise County Appraisal District Board of Directors.

BACKGROUND INFORMATION:

The Wise County Appraisal District (WCAD) has submitted a letter (attached) to all taxing units in Wise County to inform them of the WCAD Board of Elections process. Each voting unit may nominate by resolution a candidate for each position to be filled. There are five positions open so there can be up to five nominations, and Tax Code Sec 6.03 (a) does allow for City Council members to serve on this Board.

Sec. 6.03. BOARD OF DIRECTORS.

(a) The appraisal district is governed by a board of directors. Five directors are appointed by the taxing units that participate in the district as provided by this section. If the county assessor-collector is not appointed to the board, the county assessor-collector serves as a non voting director. The county assessor-collector is ineligible to serve if the board enters into a contract under Section 6.05(b) or if the commissioners court of the county enters into a contract under Section 6.24(b). To be eligible to serve on the board of directors, an individual other than a county assessor-collector serving as a non voting director must be a resident of the district and must have resided in the district for at least two years immediately preceding the date the individual takes office. An individual who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.

The City of New Fairview accounts for 17 of the 5,000 votes because this is based on the property valuations for 2022. Any nominations to the WCAD Board must be submitted to the Chief Appraiser before October 15, 2023.

On September 22, the City received a request by Boyd Mayor Roney Holmes to consider nominating and voting for Mr. Clayton Brazelton, a member of the Boyd Municipal Development District Board, to the WCAD Board. He is the City of Boyd's nominee, and his bio is attached. There is also a Resolution attached in case the City Council wishes to nominate Mr. Brazelton, or anyone else, to the WCAD Board.

Before October 30, 2023 the Chief Appraiser shall prepare a ballot and deliver it to each taxing unit that is entitled to vote. The City is entitled to vote by resolution and submit it to the Chief Appraiser before December 15, 2023. The Chief Appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected and submit the results before December 31, 2023 to each taxing unit.

FINANCIAL CONSIDERATION:

None.

RECOMMENDED MOTIONS:

I move to **Approve/Deny** a Resolution nominating _____ to the Wise County Appraisal District Board of Directors.

ATTACHMENT(S):

1. Wise CAD 2024 Board of Director Election Letter
2. Clayton Brazelton Bio.
3. Resolution 202310-04-103

Wise County Appraisal District

400 East Business 380 Decatur, Texas 76234

Phone 940-627-3081 Fax 940-627-5187

Deidra Deaton , RPA, RTA,CCA
Interim Chief Appraiser

Board of Directors
Ray Cook, Jr. - Chairperson
Bill Lewis – Vice Chairperson
Noel Ruddick
Karen Schluter
Kenneth Shepherd, Jr.
Monte Shaw

August 16, 2023

TO: Taxing Entities:

Subject: 2024 Board of Director Election

It is time for the taxing units in Wise County to submit name for nominations for the Wise County Appraisal District Board of Directors. These Directors will serve two (2) year terms beginning January 1, 2024.

Each voting unit may nominate by resolution adopted by its governing body one candidate for each position to be filled. Therefore, each voting unit may nominate up to five (5) candidates.

The presiding officer of the governing body of the taxing unit shall submit the name(s) of the unit's nominations to the Chief Appraiser before October 15, 2023. Before October 30, 2023 the Chief Appraiser shall prepare a ballot according to the candidate's surname, and shall deliver a copy to the presiding officer of the governing body of each taxing unit that is entitled to vote.

The governing body of each taxing unit that is entitled to vote shall determine its vote by resolution and submit it to the Chief Appraiser before December 15, 2023. Voting entitlement is determined by Texas Property Tax Code Section 6.03(d). The Chief Appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected and submit the results before December 31, 2023 to each taxing unit in the district and to the candidates. The Chief Appraiser shall resolve a tie vote by any method of chance.

Please see the attached page showing the number of votes for each taxing unit.

As always if you have any questions or comments do not hesitate to call.

Thank you,



Deidra Deaton
Interim Chief Appraiser
940-627-3081, ext. 116
D.deaton@wisecad.net

WISE COUNTY APPRAISAL DISTRICT
2024 Board of Director Election

TAXING UNIT	2022 LEVY	Total % of Levy	2024 VOTES
Alvord ISD (Wise County)	\$5,810,790	3.3002%	165
Azle ISD (Wise County)	\$843,811	0.4792%	24
Boyd ISD	\$11,170,544	6.3442%	317
Bridgeport ISD	\$18,933,408	10.7531%	538
Chico ISD	\$9,659,429	5.4860%	274
Decatur ISD	\$36,065,203	20.4829%	1024
Jacksboro ISD (Wise County)	\$419,961	0.2385%	12
Krum ISD (Wise County)	\$92,276	0.0524%	3
Northwest ISD (Wise County)	\$21,976,152	12.4812%	624
Paradise ISD	\$9,028,731	5.1278%	256
Poolville ISD (Wise County)	\$1,456,879	0.8274%	41
Springtown ISD (Wise County)	\$3,662,430	2.0800%	104
Slidell ISD (Wise County)	\$3,183,382	1.8080%	90
City of Alvord	\$494,575	0.2809%	14
City of Aurora	\$405,391	0.2302%	12
City of Boyd	\$1,250,226	0.7101%	36
City of Bridgeport	\$3,346,028	1.9003%	95
City of Chico	\$327,688	0.1861%	9
City of Decatur	\$6,653,430	3.7788%	189
City of Ft Worth (Wise County)	\$16,774	0.0095%	0
City of Lake Bridgeport	\$139,359	0.0791%	4
City of Newark	\$394,321	0.2240%	11
City of New Fairview	\$594,429	0.3376%	17
City of Paradise	\$231,991	0.1318%	7
City of Rhome	\$962,019	0.5464%	27
City of Runaway Bay	\$1,141,760	0.6485%	32
Wise County	\$37,074,835	21.0564%	1053
Emergency Services #1	\$373,822	0.2123%	11
Emergency Services #2	\$364,670	0.2071%	10
TOTALS	\$176,074,314	100.0000%	5000

Clayton Brazelton
208 S Agnew St.
Boyd, TX 76023
eskotatexas@outlook.com

OBJECTIVE

Wise County resident with over 37 years of experience in Texas Property Tax Appraisal and Texas Governmental accounting seeks to become a member of the Wise County Appraisal District Board of Directors.

EDUCATION

Bachelor of Science in General Business – Tarleton State College, Stephenville, Texas

PROFESSIONAL CERTIFICATION

Texas Property Tax Professional-Registered Professional Appraiser (Inactive)

RELEVANT EXPERIENCE

Lee County Appraisal District

Giddings, TX

*Business Personal Property Tax Appraiser/Accountant/
Computer Assistant*

09/2009-06/2017

- Located and performed tax appraisals for business personal property located in the Appraisal District.
- Compiled and updated Business Personal Property cost index-depreciation schedules yearly.
- Responsible for all budgeted accounting for the Appraisal District using QuickBooks Pro.
- Responsible for purchasing new computer equipment and expanding the computer abilities of all employees.

Tom Green County Appraisal District

San Angelo, TX

Property Tax Appraiser/Accountant

05/1990-08/2000

- Performed tax appraisals for mobile homes, real estate, and business personal property located in the Appraisal District.
- Compiled tax appraisal schedules for mobile homes.
- Compiled and updated Business Personal Property cost index-depreciation schedules yearly.
- Converted budgeted accounting from manual system to computerized QuickBooks Pro.
- Responsible for all budgeted accounting for the Appraisal District using QuickBooks Pro.

County Education District #9

Accountant

San Angelo, TX

01/1991-12/2002

- Responsible for budgets, disbursements, and all accounting for the County Education District using QuickBooks Pro. The last two years of this accounting procedure was by contract.

Runnels County Appraisal District

Chief Appraiser

Ballinger, TX

09/1980-04/1990

- Established and organized the first Appraisal District for Runnels County.
- Prepared all budgets, maintained all accounting procedures, including payroll, all billing of taxing entities, and budget adjustments.
- Responsible for all employees and the appraisal of all property in the Appraisal District.
- Attended and made many presentations at Lions Club and Rotary Club functions throughout the entire county to inform as many citizens as possible as to the responsibilities and duties of the Appraisal District.
- Collected Taxes for Olfen Independent School District.

Eula Independent School District

Business Manager-Tax Assessor/Collector

Rt. 1 Clyde, TX

07/1978-08/1980

Sundown Independent School District

Business Manager-Tax Assessor/Collector

Sundown, TX

07/1976-06/1978

Trent Independent School District

Business Manager-Tax Assessor/Collector

Trent, TX

04/1973-06/1976

- Appraised all taxable property with the exception of mineral property and oil company personal property and collected taxes for the school district.
- Maintained all accounting procedures, including payroll and accounts payable.
- Assisted School Superintendent in preparing yearly budget.



RESOLUTION NO. 202310-04-103

A RESOLUTION OF THE CITY COUNCIL OF NEW FAIRVIEW, TEXAS, NOMINATING _____ AS A CANDIDATE FOR THE BOARD OF DIRECTORS OF THE WISE COUNTY APPRAISAL DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Chief Appraiser of the Wise County Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Wise County Appraisal District, according to the Property Tax Code of Texas; and

WHEREAS, each taxing unity in Wise County shall have the right to nominate by an official resolution on candidate for each position to be filled as a member of the Board of Directors; and

WHEREAS, there are five positions open so there can be up to five nominations, and Tax Code Sec 6.03 (a) does allow for City Council members to serve on this Board; and

WHEREAS, any nominations to the Wise County Appraisal District Board must be submitted to the Chief Appraiser before October 15, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF NEW FAIRVIEW, TEXAS, THAT:

SECTION 1. The City Council hereby nominates _____ as a candidate to the Wise County Appraisal District Board of Directors.

SECTION 2. This Resolution shall be effective immediately upon its passage, as provided by law.

PRESENTED AND PASSED on this 2nd day of October 2023, at a regular meeting of the New Fairview City Council.

JOHN TAYLOR, Mayor

ATTEST:

BROOKE BOLLER, City Secretary