



**SPECIAL CALLED MEETING  
OF THE  
FRISCO CITY COUNCIL  
GEORGE A. PUREFOY MUNICIPAL CENTER  
MCCALLUM ROOM, 4TH FLOOR  
6101 FRISCO SQUARE BLVD.  
FRISCO, TX 75034**

**4:00 PM**

**TUESDAY, OCTOBER 18, 2016**

**MINUTES**

**CALL TO ORDER**

Mayor Maher Maso called the meeting to order at 4:07 p.m. with a quorum present. Council Member Bill Woodard arrived at 4:20 p.m. and Deputy Mayor Pro-Tem Tim Nelson arrived at 4:38 p.m.

**ROLL CALL**

Mayor	Mahe Maso	Present
Mayor Pro-Tem	Will Sowell	Present
Deputy Mayor Pro-Tem	Tim Nelson	Present
Council Member	Scott Johnson	Present
Council Member	Bob Allen	Present
Council Member	Shona Huffman	Present
Council Member	Bill Woodard	Present

Representing Staff: George Purefoy, City Manager; Henry Hill, Deputy City Manager; Nell Lange, Assistant City Manager; Jenny Page, City Secretary; Assistant City Secretary Kristi Morrow; Department Directors, and other staff members.

**REGULAR AGENDA**

1. Continue the discussion and provide guidance regarding the proposed

amendment to the Park Dedication Fees. (Parks/KL)

Assistant Parks and Recreation Director Dudley Raymond opened the discussion and introduced Parks Superintendent Kyle Laferney. Mr. Laferney presented Council with information regarding Park Dedication Fees (Exhibit A).

2. Continue discussion and provide direction regarding the proposed amendment to the Stormwater Fees. (Public Works/PH)

Assistant City Manager Nell Lange opened the discussion regarding the amendment to the Stormwater Fees. Stormwater Manager Perry Harts also provided information to Council regarding the fees (Exhibit B).

### **ADJOURN**

Council Member Scott Johnson moved to adjourn at 4:55 p.m. Mayor Pro-Tem Will Sowell seconded the motion. All were in favor and the motion carried unanimously 6 – 0.

Approved this 15<sup>th</sup> day of November 2016.

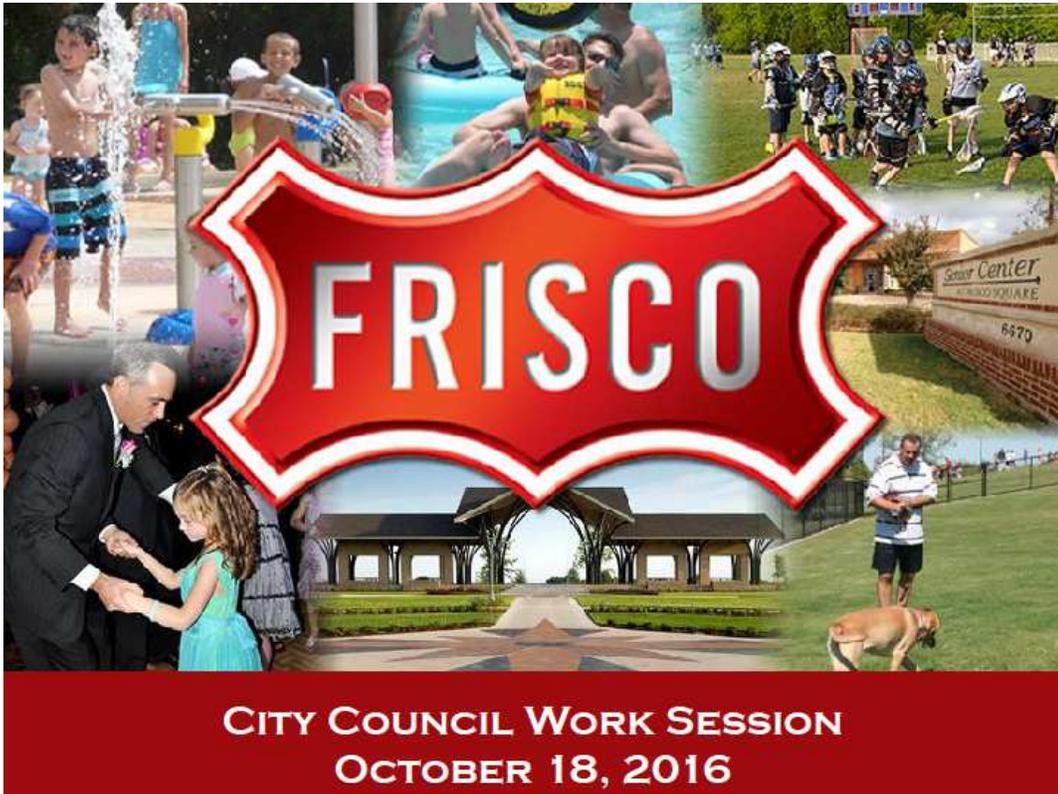
\_\_\_\_\_  
Maher Maso, Mayor

ATTEST:

\_\_\_\_\_  
Kristi Morrow, Assistant City Secretary

*Please note these are preliminary results and are not official until approved at the next scheduled meeting. Approved/signed minutes are available at [www.friscotexas.gov/docs](http://www.friscotexas.gov/docs).*

**Exhibit A**



**FRISCO FUN**  
PARKS AND RECREATION DEPARTMENT

**PARK FIVE YEAR FUNDING:**

**TOTAL PARK FUNDING**

PARK DEDICATION FEES.....	21.95%
CDC.....	45.71%
BOND FUNDS.....	32.33%

**PARK FUNDING (NO COMMUNITY PARKS)**

PARK DEDICATION FEES.....	30.94%
CDC.....	4.46%
BOND FUNDS.....	64.60%



## CURRENT PARK DEDICATION ORDINANCE:

ADOPTED IN 2004

PARKLAND DEDICATION = 1 ACRE / 50 DWELLING UNITS (DU)

FEE IN LIEU = \$1,561.00 / DU

*APPROXIMATE LAND VALUE IN 2004 WAS ESTIMATED BETWEEN \$66,000-\$75,000 AN ACRE.*



## NEIGHBORING PARK DEDICATION:

### PARKLAND DEDICATION:

*FRISCO = 1 ACRE / 50 DU*

PROSPER = 1 ACRE / 35 DU

MCKINNEY = 1 ACRE / 50 DU

ALLEN = 1 ACRE PER / 100 DU

PLANO = NO PARKLAND DEDICATION



**NEIGHBORING PARK DEDICATION:**

**PARK DEVELOPMENT FEE:**

*FRISCO = NO PARK DEVELOPMENT FEE*

**PROSPER = \$1,500 / DU FOR SINGLE FAMILY AND \$2,000.00 FOR MULTI-FAMILY**

**McKINNEY = NO PARK DEVELOPMENT FEE**

**ALLEN = NO PARK DEVELOPMENT FEE**

**PLANO = NO PARK DEVELOPMENT FEE**



**NEIGHBORING PARK DEDICATION:**

**FEE IN LIEU:**

*FRISCO = \$1,561.00 / DU*

**PROSPER = "...SHALL BE IN AN AMOUNT EQUAL TO THE AVERAGE PER-ACRE VALUE OF THE WHOLE PROPERTY..."**

**McKINNEY = AMOUNT OF ACRES DUE FOR PARKLAND DEDICATION MULTIPLIED BY THE FAIR MARKET VALUE**

**ALLEN = \$645 / DU**

**PLANO = SINGLE FAMILY: \$467.47 / DU  
OR MULTI-FAMILY: \$323.96 / DU**



## **PROPOSED PARK DEDICATION ORDINANCE:**

### **PARKLAND DEDICATION:**

**THE PROPOSED FORMULA UTILIZES THE PARKS & RECREATION OPEN SPACE MASTER PLAN TO DRIVE THE REQUIREMENTS FOR LAND DEDICATION. THE PROPOSED ORDINANCE EXCLUDES COMMUNITY PARKLAND FROM THE CALCULATIONS.**

- **FORMULA DERIVED FROM THE SERVICE LEVELS IN THE 2016 PARKS & RECREATION OPEN SPACE MASTER PLAN**
- **SERVICE LEVEL IS 8.5 ACRES OF PARKLAND PER 1,000 RESIDENTS**
- **PERSONS PER HOUSEHOLD SETS THE FEE RELATIVE TO THE TYPE OF DWELLING UNIT**



### **PARKLAND DEDICATION:**

#### **FORMULA:**

**$((8.5 \times \text{DU}) \times \text{PPH}) / 1,000 = \text{NUMBER OF ACRES}$**

#### **EXAMPLE FOR SINGLE FAMILY DEVELOPMENT:**

**$((8.5 \times 100 \text{ DU} = 850) \times 3.11 = 2,643.5) / 1,000 = 2.64 \text{ ACRES TO BE DEDICATED}$**



## PARK DEVELOPMENT FEE:

FORMULATED BY CALCULATING THE AVERAGE COST OF DEVELOPING NEIGHBORHOOD PARKS, SPECIAL PURPOSE PARKS, LINEAR PARKS, LARGE URBAN PARKS, AND HIKE AND BIKE TRAILS. THIS PARK DEVELOPMENT FEE ASSISTS BY FUNDING THE CONSTRUCTION OF FUTURE PARKS.

- FORMULA DERIVED FROM THE SERVICE LEVELS DIVIDED BY THE COST OF CONSTRUCTION
- THE AVERAGE CONSTRUCTION COST IS MULTIPLIED BY THE PERSONS PER HOUSEHOLD OF THE DWELLING UNIT.



## PARK DEVELOPMENT FEE:

### FORMULA:

POPULATION / NUMBER OF DEVELOPED PARKS = LEVEL OF SERVICE  
DEVELOPMENT COST / LEVEL OF SERVICE = COST PER PERSON  
COST PER PERSON X PPH = FEE IN LIEU / DU

### EXAMPLE FOR SINGLE FAMILY DEVELOPMENT:

154,355 / 33 = 4,678  
(PARKS) \$1,609,098.43 / 4,678 = \$343.97  
(TRAILS) \$945,700.68 / 17,154 = \$63.34  
AVERAGE CONSTRUCTION COST TOTAL = \$407.31  
\$407.31 x 3.11 = \$1,266.73 / DU



**FEE IN LIEU:**

IF LAND DEDICATION IS NOT REQUIRED THEN THE FEE IN LIEU WILL PROVIDE THE FUNDING FOR THE ACQUISITION OF PARKLAND AND ADJUST ACCORDINGLY WITH THE CURRENT AND FUTURE LAND VALUES IN FRISCO.

- THE TARGET SERVICE LEVEL FOR PERSONS PER ACRE
- THE AVERAGE DWELLING UNITS PER ACRE DIVIDED BY THE CURRENT LAND VALUE



**FEE IN LIEU:**

**FORMULA:**

SERVICE LEVEL (RESIDENTS PER ACRE) / PPH = DWELLING UNITS PER ACRE (DU's)  
 PRICE PER ACRE / DU'S = PARKLAND DEDICATION FEE

**EXAMPLE FOR SINGLE FAMILY DEVELOPMENT:**

118 SERVICE LEVEL (RESIDENTS PER ACRE) / 3.11 PPH = 37.94

\*\$200,000.00 / 37.94 DU = \$5,271.48

*\*AVERAGE COST PER ACRE FOR EXAMPLE ONLY*



**PARK DEVELOPMENT FEE:**

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 (PARKS) \$1,609,098.43 / 4,678 = \$343.97  
 (TRAILS) \$945,700.68 / 17,154 = \$63.34  
 AVERAGE CONSTRUCTION COST TOTAL = \$407.31

\$407.31 x 3.11 = \$1,266.73 / DU

**FEE IN LIEU:**

118 SERVICE LEVEL / 3.11 PPH = 37.94 DWELLING UNITS PER ACRE  
 \*\$200,000.00 PER ACRE / 37.94 DU = \$5,271.48  
 \*AVERAGE COST PER ACRE FOR EXAMPLE ONLY

**TOTAL = \$6,538.21**

**DEVELOPER RESPONSIBILITY @ 60% OF TOTAL FEE = \$3,922.92**

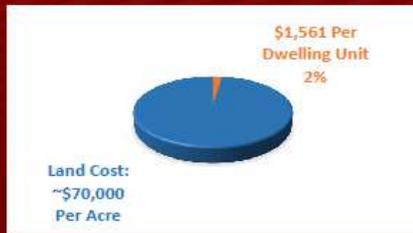
- FEE AT 100% = \$6,538.21 / DU
- FEE AT 90% = \$5,884.38 / DU
- FEE AT 80% = \$5,230.56 / DU
- FEE AT 70% = \$4,576.74 / DU
- FEE AT 60% = \$3,922.92 / DU



**FEE PERCENTAGE PER ACRE**

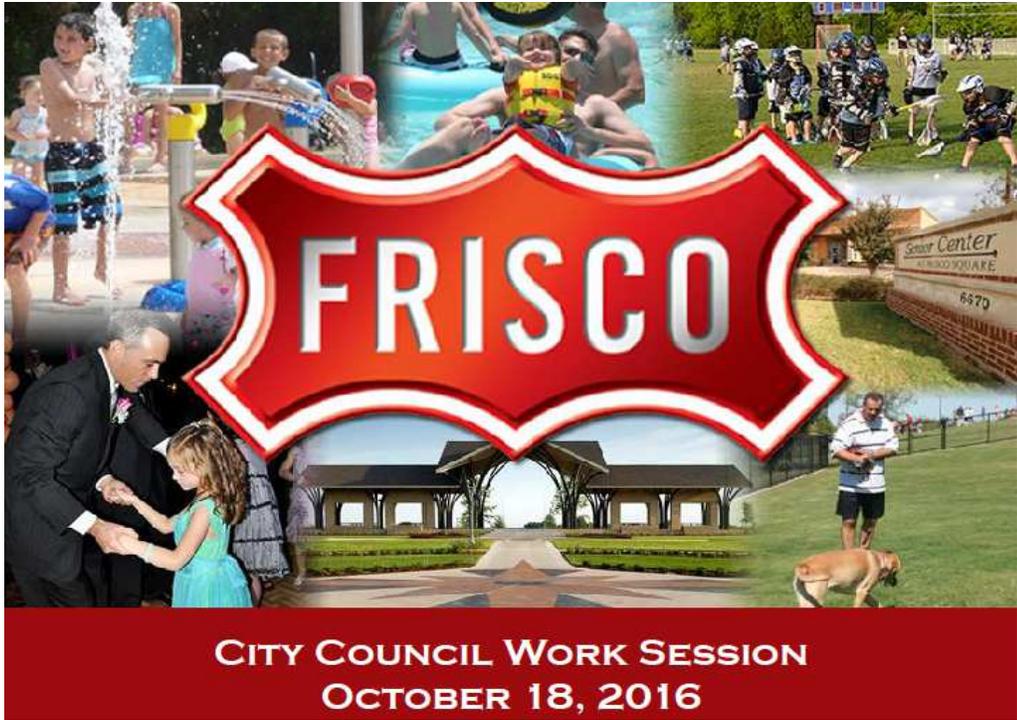
PARK FEE IN RELATION TO LAND COST

**2004 PARK FEE ORDINANCE**



**PROPOSED PARK FEE ORDINANCE**





**CITY COUNCIL WORK SESSION  
OCTOBER 18, 2016**

## Exhibit B

# Stormwater Rate

Residential	Current Rates	Proposed Rates	Revised Proposal	% Increase	\$ Increase
Tier 1	2.05	3.00	2.46	20%	0.41
Tier 2	3.45	5.00	4.14	20%	0.69
Tier 3	6.60	9.65	7.92	20%	1.32

Non-Residential:	Current Rates	Proposed Rates	Revised Proposal	% Increase	\$ Increase
\$/100 SF	0.098	0.140	0.118	20.40%	0.04
	Up to 40% credit available	Up to 40% credit available			

**Residential Monthly Stormwater Utility Charge for Selected Cities**  
(10,000 sq ft lot / 3,500 sq ft Impervious area)

