



July 22, 2025

TO: The Prosper Town Mayor and Town Council
FROM: Brandon Daniel, Chair, Capital Improvements Advisory Committee (CIAC)
SUBJECT: **CIAC Comment to Impact Fee Program Update for Water, Wastewater, and Roads and Collection Rates**

In accordance with Texas Local Government Code, the Prosper Capital Improvements Advisory Committee (CIAC), which consists of members of the Planning and Zoning Commission and an Ad-Hoc member from the Town has been conducting meetings with Town Staff and the Town's consultants for the update of the Water, Wastewater, and Roadway Impact Fee program. Over the course of study, the CIAC has received information regarding Land Use Assumptions (2023-2033), Capital Improvement Plans for each infrastructure component and associated costs, and the resultant cost per service unit calculations for determining impact fees.

After review and comment of the information, the CIAC recommends the following:

- Approval of Land Use Assumptions and associated population and employment growth forecasts over the ten-year planning period (2023-2033),
- Approval of the impact fee Capital Improvement Plans for water, wastewater, and roads,
- Approval of the calculated credited maximum cost per service unit, as defined below.
 - Water: \$5,969 (base meter size)
 - Wastewater: \$8,421 (base meter size)
 - Road Service Area 1 (West of the BNSF Railroad): \$1,347 per vehicle-mile
 - Roadway Service Area 2 (East of the BNSF Railroad): \$1,397 per vehicle-mile

The CIAC believes that collecting the maximum allowable collection rate would benefit the Town in the development and implementation of specific capital improvements over the long-term of the Town, while maintaining the character and quality of life expected by our residents. The CIAC further recommends that new development should pay their full share of infrastructure cost and that no discounts be given to any future development (land use types) coming to Prosper.

The CIAC came to these conclusions after deliberation that considered the cost of needed infrastructure to address continued growth of the Town, cost impacts to Prosper residents, and that a fair share to shoulder infrastructure necessitated by growth should be borne by new development. Even with this impact fee program update, Prosper taxpayers will be contributing at least 50% of the cost of future infrastructure.

As a funding mechanism for the Town, the CIAC recommends that the Town Council consider approval of the Impact Fee Program update, and the policy/collection considerations as defined above.

Respectfully,

Brandon Daniel

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Chair, Capital Improvements Advisory Committee

Prosper Capital Improvements Advisory Committee

Place 1: Sekou Harris

Place 2: John Hamilton

Place 3: Matt Furay

Place 4: Josh Carson, Secretary

Place 5: Glen Blanscet

Place 6: Damon Jackson, Vice-Chair

Place 7: Brandon Daniel, Chair

Ad Hoc Member: Tanner Andregg
