

EXHIBIT "A" – SCOPE OF WORK FOR  
CHAPTER 395 WATER AND SANITARY SEWER IMPACT FEE UPDATE  
CITY OF FORNEY, TEXAS

## PROJECT DESCRIPTION

Chapter 395 of the Local Government Code outlines a process whereby fast-growing Municipalities are able to recoup up to 50% of the costs attributable to current and future growth. The city of Forney has participated in this program since 1990. The rules require preparation of a 10-year Capital Improvements Plan to serve anticipated growth in that timeframe. The plan is required to be reviewed and updated every five years to ensure the assumptions in the study are being met. At that time, if new assumptions are more reflective of the anticipated conditions, then the study is revised.

As a part of this project, FMI will meet with the Advisory Committee on Impact Fees (Committee) to establish the parameters and assumptions to be included in the updated studies. After meeting with the Committee, we will prepare population projections and estimate the location of growth in the next ten years in order to create a Capital Improvement Plan (CIP). This plan will identify the improvements needed to serve the anticipated growth in the next ten years. Once the CIP is prepared, we will meet with the Committee again to present the growth projections and CIP projects. After the Committee approves the projected growth and project locations for the next ten years, we will prepare cost estimates and draft a report providing the information needed to establish an updated impact fee. Once the report is prepared, we will meet with the Committee a third time to seek their approval of the study and make a recommendation to the City Council. We will meet with the City Council for two required public hearings and also when they consider adopting new impact fees.

With the assistance of Public Works, the water model would be recalibrated to account for the recent addition of the new 750,000-GAL elevated tank and Pump Station Phase 2 improvements. We would also include any new water lines added to the City system since FMI stopped maintaining the water maps. The recently completed sanitary sewer masterplan would be utilized to update the sanitary sewer CIP.

This proposal includes the following activities:

1. A minimum of three meetings with the Committee and three with the City Council;
2. Preparation of exhibits identifying existing and proposed CIP projects;
3. Revised CIP costs and impact fee calculations; and
4. Updated water model for existing and 10-year conditions.
5. Ten copies of the final report and a pdf copy of final report.