



Impact Fee Advisory Committee Report

The Impact Fee Advisory Committee met on December 8, 2015 immediately following the Planning & Zoning Commission Meeting to review and evaluate the 5-year updates to the Land Use Assumptions, Capital Improvements Plans, and Impact Fee Study for the City of Seguin in accordance with the requirements of the Texas Local Government Code, Sec. 395.

The Committee was informed that David Rabago and Emery Gallagher (City staff) along with Dan Lanning (Willdan Financial) and Beau Perry (TRC Engineers) were present to answer questions about the updates.

Pamela Centeno presented the Land Use Assumptions. The Water and Wastewater CCN's and population projections were discussed. The population projections and how they were determined was presented to the Committee.

The Committee had no questions for staff regarding the Land Use Assumptions. Pamela Centeno then presented the Capital Improvements Plans. This covers the capacity analysis for existing and future facilities for the next ten years. Beau Perry spoke in further detail regarding the calculations of the land use equivalencies (LUEs) and the capital costs. Dan Lanning spoke regarding the fee calculations and the credits applied to the capital costs that determined the maximum impact fees for the City of Seguin. He also noted a minor change in the calculations that needed to be corrected for the maximum water fees. Meter sizes were also discussed. Staff informed the Committee that when an application is submitted it is reviewed by the Utilities Department to ensure that the meter size is adequate for the development presented.

The maximum rates were presented with a comparison of the fees in surrounding cities. Beau Perry informed the Commission of the City's current standing with development and its system. Pamela Centeno explained the difference between maximum fees and effective fees, noting that the effective fees could increase within the next 5-year period under the updated study as long as they did not exceed the maximum fees. Staff made a recommendation to approve the updates to the Land Use Assumptions, Capital Improvements Plans, and Impact Fee Study (w/ maximum fee calculations) as presented with the minor change noted by Willdan Financial. Staff also recommended that maximum fees and effective fees be adopted to allow City Council to evaluate the rates annually, with a recommendation of the effective fees to be presented at the City Council meeting on January 5, 2016.

Following the presentation, discussion, and staff's recommendations the Impact Fee Advisory Committee a motion and second was made to recommend to City Council to adopt the updates to the Land Use Assumptions, Capital Improvements Plans, Maximum Fee Calculations and Impact Fee Study Updates as presented with the minor change noted by Willdan Financial. The vote was passed with a vote of 7 - 0 - 0.

Impact Fee Advisory Committee Recommendation: Approval of the Updates Presented

Pamela Centeno, Director of Planning and Codes