

STATE OF TEXAS

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS APPROVING UPDATED LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS, MAXIMUM WATER AND WASTEWATER CAPITAL RECOVERY FEES TO BE ASSESSED; APPROVING THE EFFECTIVE WATER AND WASTEWATER CAPITAL RECOVERY FEES TO BE COLLECTED; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, in accordance with Texas Local Government Code Chapter 395, Subchapter C, Section 395.052, the City of Seguin is required to update the land use assumptions and capital improvements plan at least every five years; and

**WHEREAS**, the water service area has been amended to include additional areas; and,

**WHEREAS**, pursuant to Section 395.053, the City, within 60 days after the date it received the update of the land use assumptions and the capital improvements plan, adopted an order setting a public hearing to review the update and determine whether to amend the plan; and

**WHEREAS**, in conformance with Sections 395.054, the City made available to the public the land use assumptions, the capital improvements plan, and the impact fee calculation; and

**WHEREAS**, under Section 395.056, the Capital Improvements Advisory Committee filed its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing; and.

**WHEREAS**, the City's Capital Improvements Advisory Commission have recommended approval and adoption of the proposed amended impact fees to the City Council; and

**WHEREAS**, the City has complied with all other conditions necessary to take this action and has properly noticed and conducted all public hearings and public meetings pursuant to *Tex. Loc. Gov't Code* Chapter 395, Subchapter C and the *Texas Government Code*, as applicable.

**WHEREAS**, in order to fund future growth and the future utility needs for the City, the City Council has reviewed the adopted impact fee study and considered whether an updated maximum capital recovery fee ("Impact Fee") per living unit equivalent of proposed development should be assessed; and

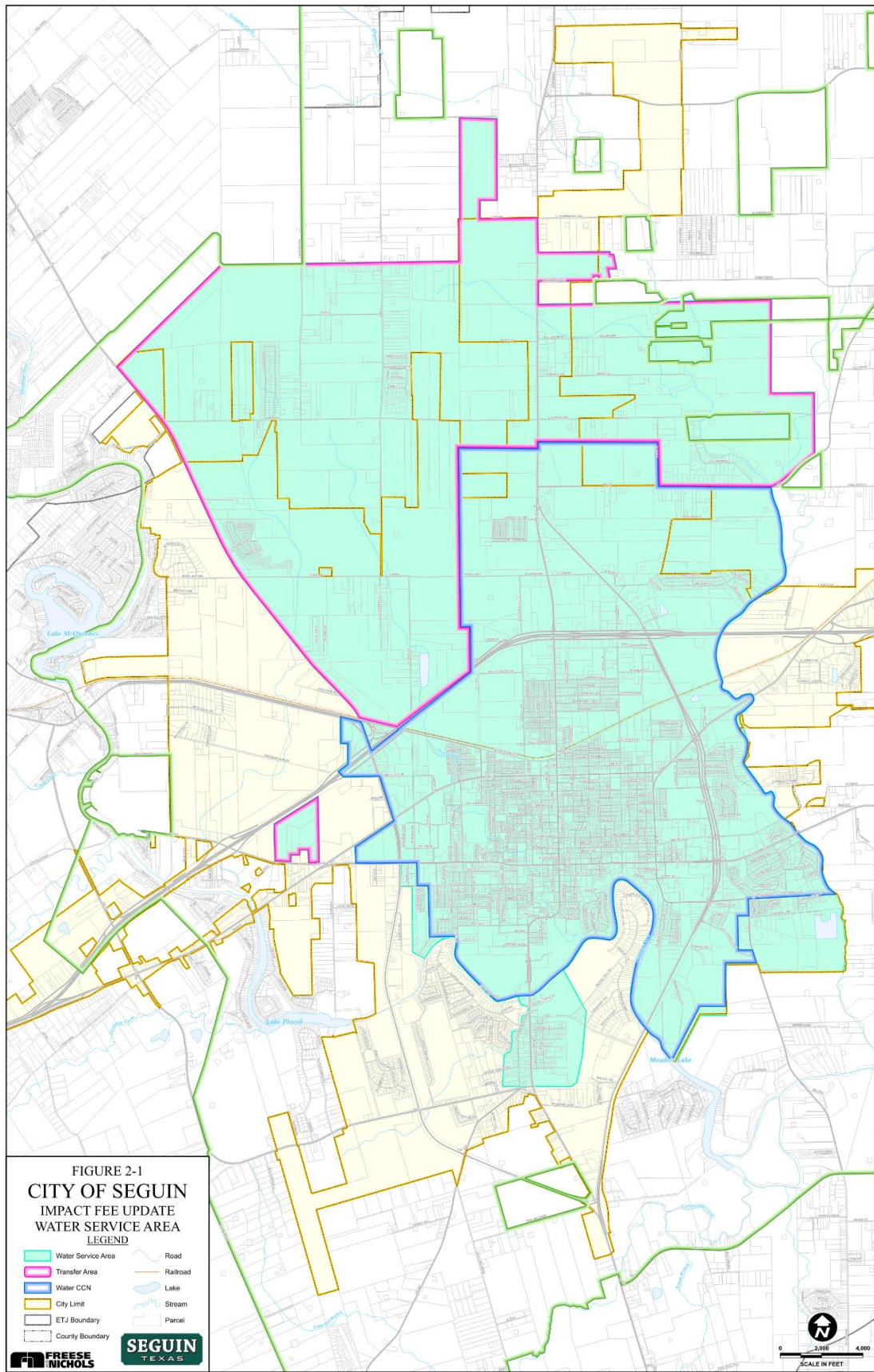
**WHEREAS**, the discussion and testimony taken during the public hearing on changes to the City's land use assumption and capital improvement plans has also been considered in establishing both the maximum and effective Impact Fees; and

**WHEREAS**, the water Impact Fee set in this Ordinance is separate from, and in addition to, any impact fee assessed by and through the Schertz-Seguin Local Government Corporation.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Seguin, Texas:

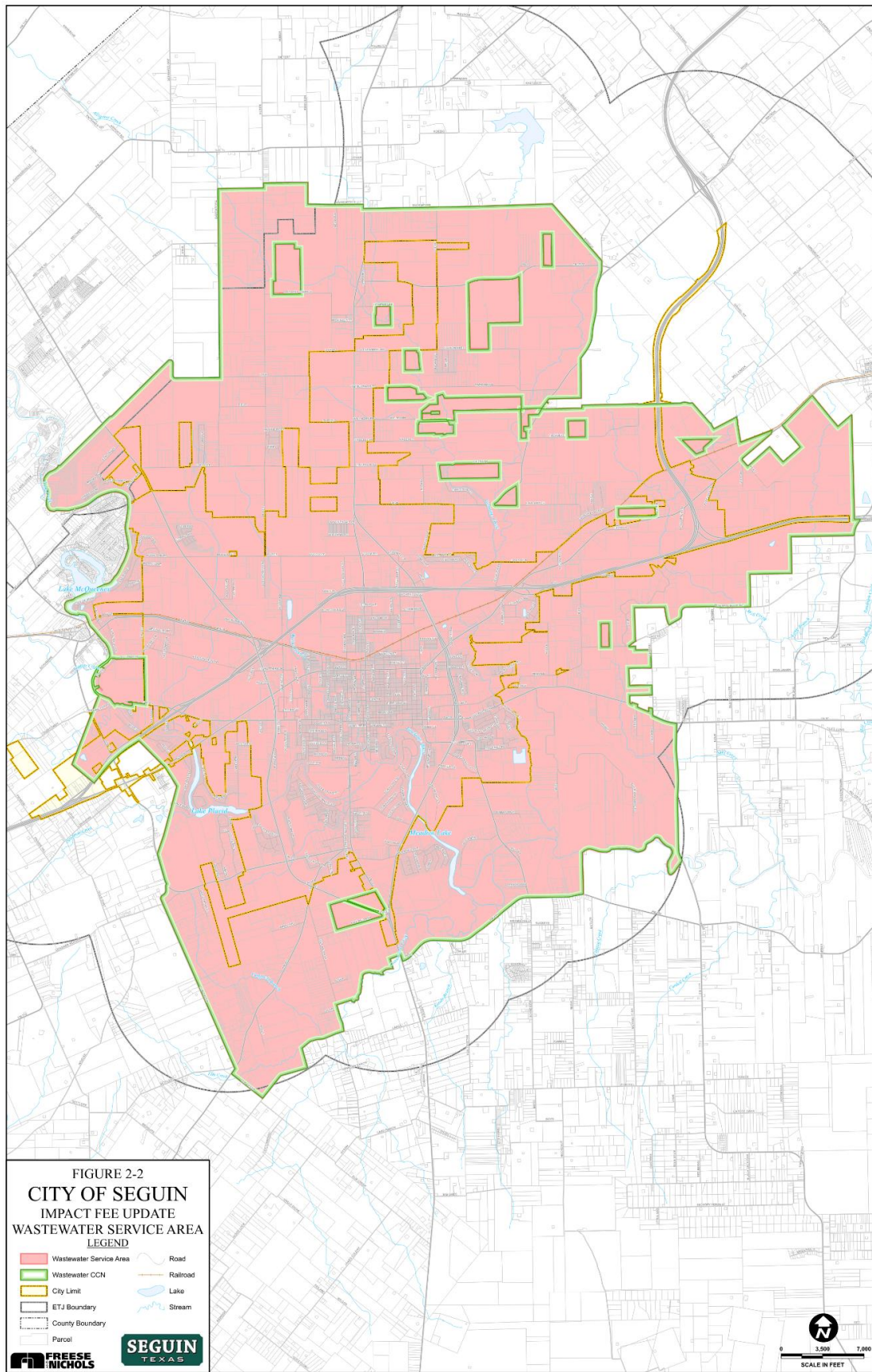
**SECTION ONE:** The City Council hereby approves the following updated water and wastewater service areas:

**Exhibit A – Water Service Area**



## **Exhibit A – Wastewater Service Area**

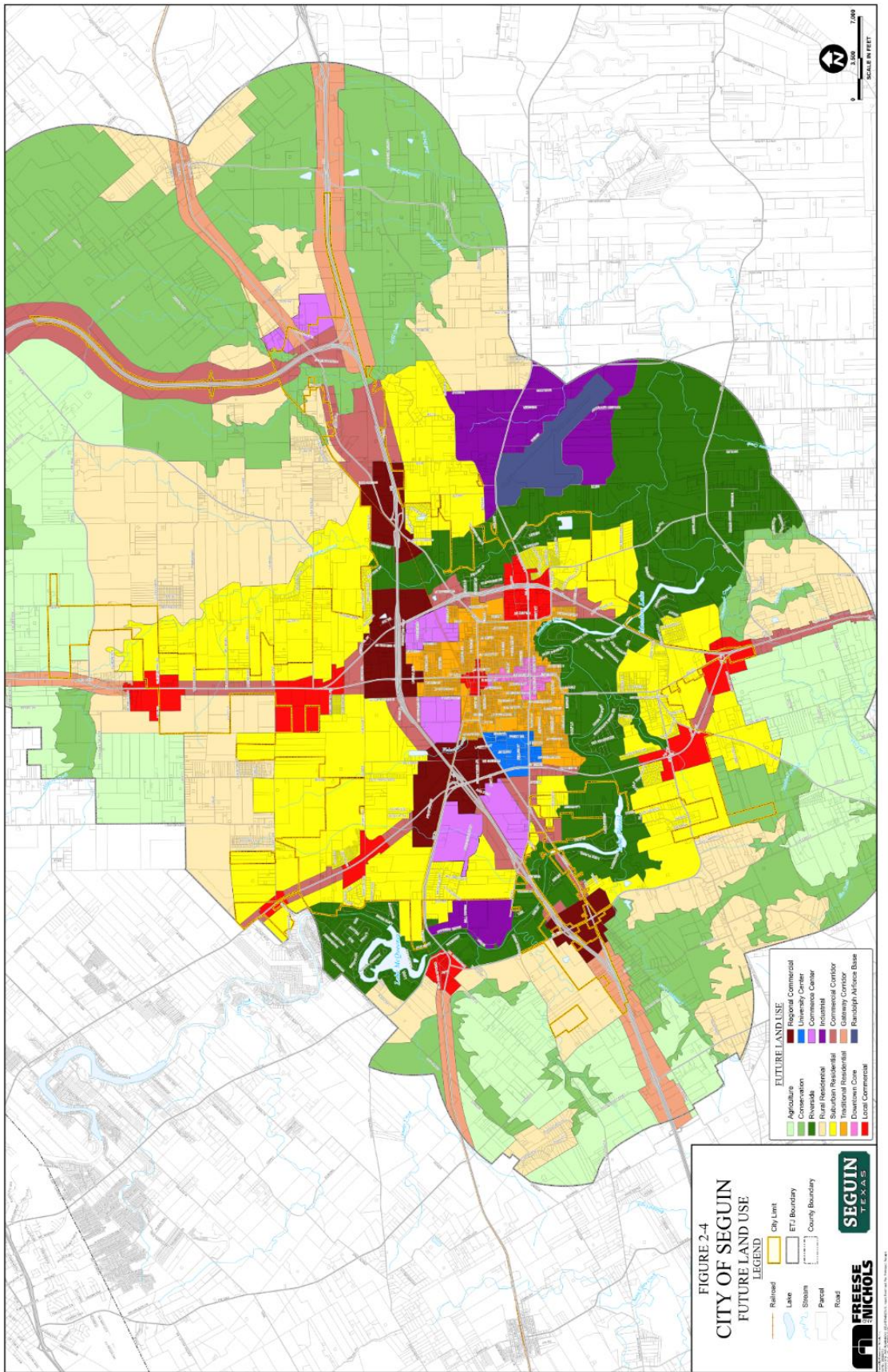




**SECTION TWO:** The City Council hereby approves the following updated land use assumptions:

**Exhibit B – Land Use Assumptions**





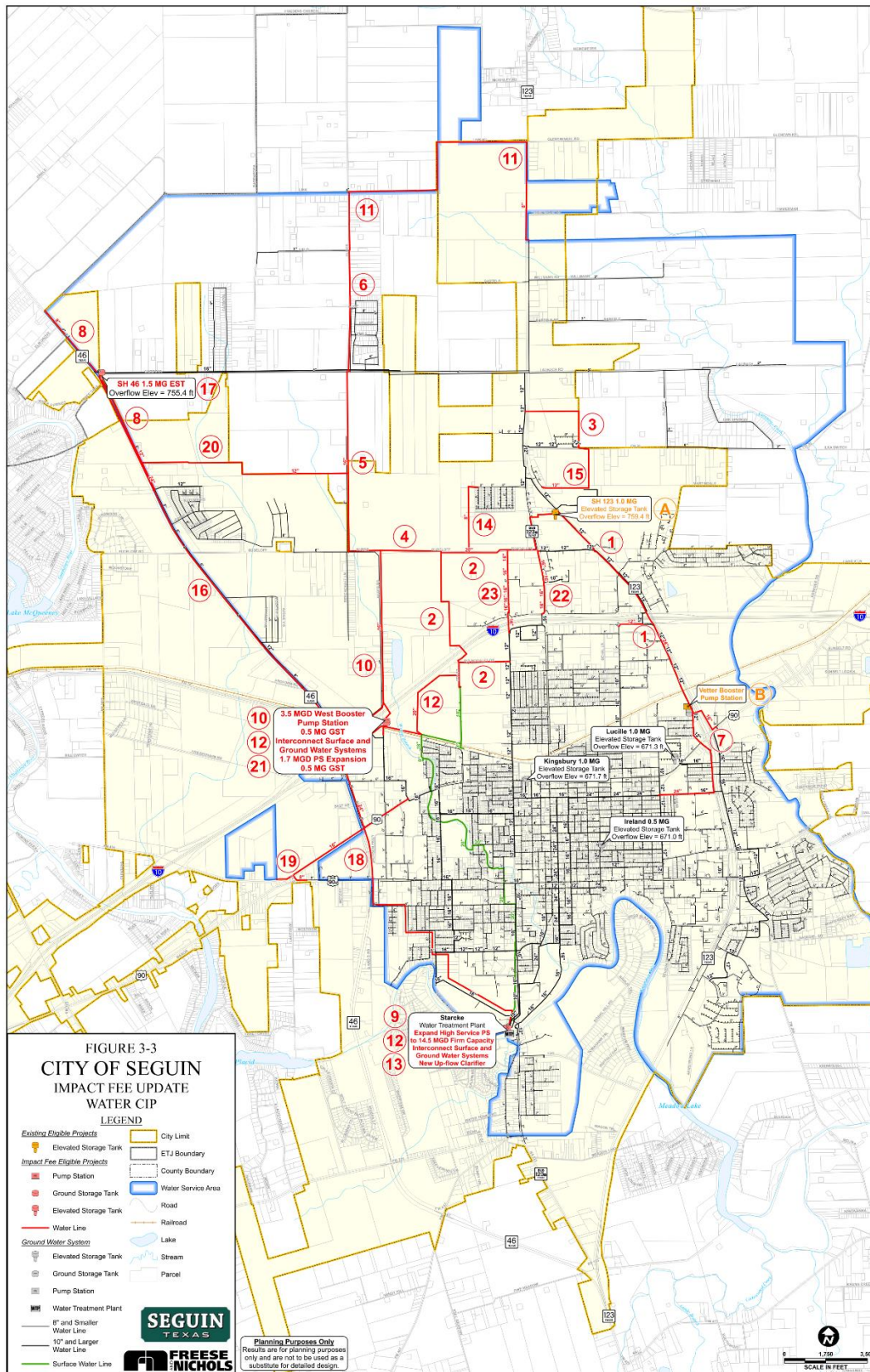
**SECTION THREE:** The City Council hereby approves the following updated LUE Equivalencies for Various Types and Sizes of Water Meters in Section § 102-354.:

Meter Type	Meter Size	Safe Maximum Operating Capacity (gpm)	Recommended Service Unit Equivalent
Ultrasonic	5/8" x 3/4"	15	1.0
Displacement	5/8" x 3/4"	15	1.0
Displacement	1"	40	2.7
Displacement	1 1/2"	50	3.3
Ultrasonic	2"	100	6.7
Compound	2"	160	10.7
Turbine	2"	160	10.7
Compound	3"	320	21.3
Turbine	3"	350	23.3
Compound	4"	500	33.3
Turbine	4"	630	42.0
Compound	6"	1,000	66.7
Turbine	6"	1,400	93.3
Compound	8"	1,600	106.7
Turbine	8"	2,400	160.0
Compound	10"	2,300	153.3
Turbine	10"	3,800	253.3
Turbine	12"	5,000	333.3



**SECTION FOUR:** The City Council hereby approves the following updated water capital improvement plan:

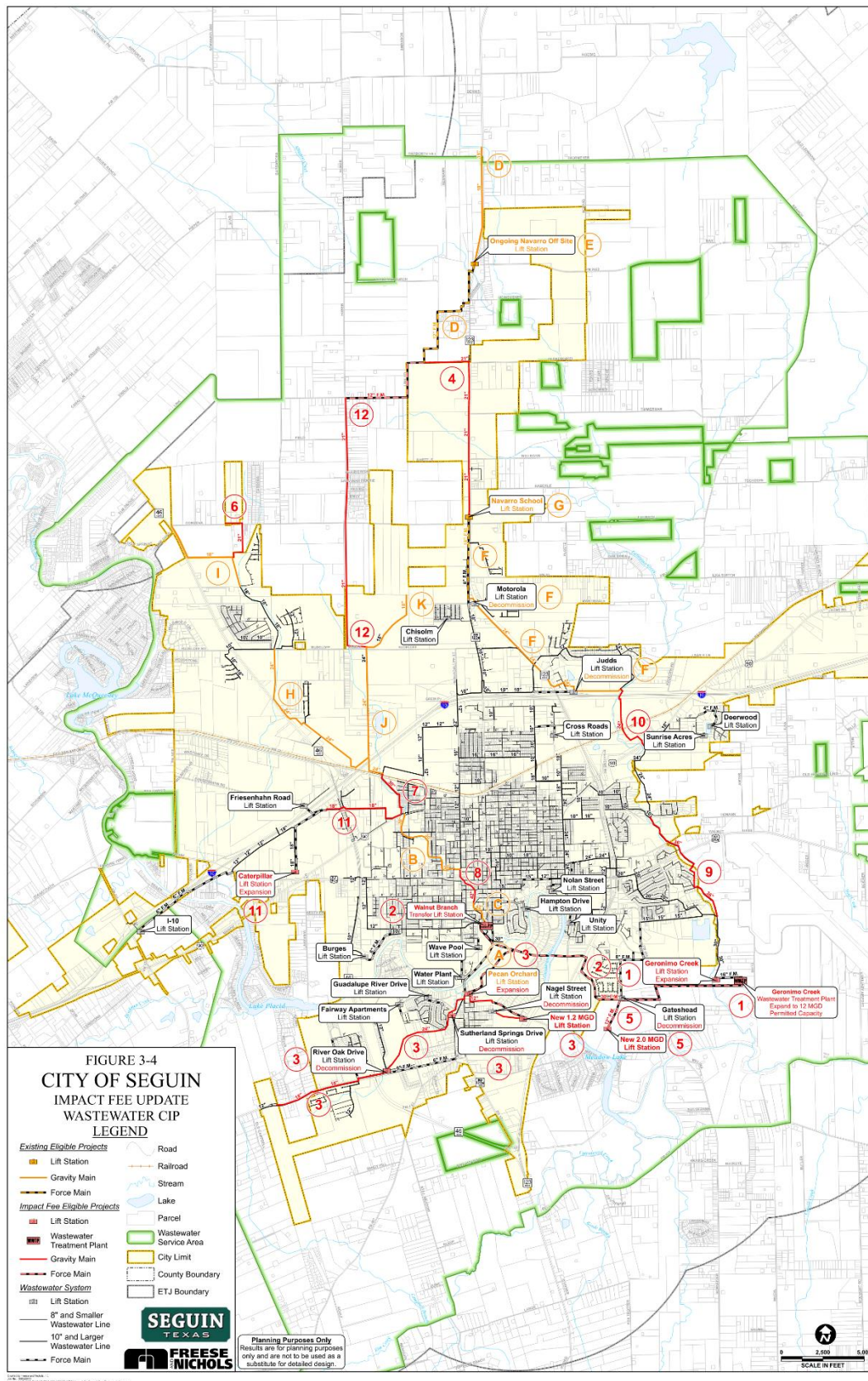
### Exhibit D – Water Capital Improvement Plan



**SECTION FIVE:** The City Council hereby approves the following updated wastewater capital improvement plan:

**Exhibit E – Wastewater Capital Improvement Plan**





**SECTION SIX:** The City Council hereby approves the following updated maximum capital recovery fees:

### Exhibit C-1 – Maximum Capital Recovery Fees

Meter Type	Meter Size	Water Impact Fee	Wastewater Impact Fee	Recommended Service Unit Equivalent
Ultrasonic	5/8" x 3/4"	\$7,308	\$9,250	1
Displacement	5/8" x 3/4"	\$7,308	\$9,250	1
Displacement	1"	\$19,732	\$24,975	2.7
Displacement	1 1/2"	\$24,116	\$30,525	3.3
Ultrasonic	2"	\$48,964	\$61,975	6.7
Compound	2"	\$78,196	\$98,975	10.7
Turbine	2"	\$78,196	\$98,975	10.7
Compound	3"	\$155,660	\$197,025	21.3
Turbine	3"	\$170,276	\$215,525	23.3
Compound	4"	\$243,356	\$308,025	33.3
Turbine	4"	\$306,936	\$388,500	42
Compound	6"	\$487,444	\$616,975	66.7
Turbine	6"	\$681,836	\$863,025	93.3
Compound	8"	\$779,764	\$986,975	106.7
Turbine	8"	\$1,169,280	\$1,480,000	160
Compound	10"	\$1,120,316	\$1,418,025	153.3
Turbine	10"	\$1,851,116	\$2,343,025	253.3
Turbine	12"	\$2,435,756	\$3,083,025	333.3



**SECTION SEVEN:.** The City Council hereby approves the setting of the following as the Effective Capital Recovery Fee to be appropriately charged:

City Water      \$7,308 per living unit equivalent

Wastewater      \$ 9,250 per living unit equivalent

**Exhibit C-2 – Effective Capital Recovery Fees**

Meter Type	Meter Size	Water Impact Fee	Wastewater Impact Fee	Recommended Service Unit Equivalent
Ultrasonic	5/8" x 3/4"	\$7,308	\$9,250	1
Displacement	5/8" x 3/4"	\$7,308	\$9,250	1
Displacement	1"	\$19,732	\$24,975	2.7
Displacement	1 1/2"	\$24,116	\$30,525	3.3
Ultrasonic	2"	\$48,964	\$61,975	6.7
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Turbine	10"	\$1,851,116	\$2,343,025	253.3
Turbine	12"	\$2,435,756	\$3,083,025	333.3

**SECTION EIGHT.** The new Maximum Capital Recovery Fees and Effective Capital Recovery Fees shall be added to the list of Impact Fees kept by the City’s Planning Department along with a copy of said list available through the City Secretary.

**SECTION NINE.** This ordinance shall be effective upon ten (10) days following passage on second reading.

**PASSED AND APPROVED** on the first reading this 5<sup>th</sup> day of September, 2023.

**PASSED AND APPROVED** on the second reading this 19<sup>th</sup> day of September, 2023.

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DONNA DODGEN, Mayor

ATTEST:

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Naomi Manski, City Secretary