



Impact Fee Advisory Committee Report

In accordance with the requirements of the Texas Local Government Code, Sec. 395, the Seguin Impact Fee Advisory Committee met on January 12, 2021 (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 water and wastewater utilities for the City of Seguin.

David Rabago, City Engineer, made the presentations to the Committee with Willdan Financial and TRC Engineers present to answer questions about the updates. The Water and Wastewater CCN's and population projections were discussed. The Committee discussed the projected growth rates. The Capital Improvements Plans were also presented. This covers the capacity analysis for existing and future facilities for the next ten years. Mr. Rabago discussed the land use equivalencies (LUEs) and the capital costs including the fee calculations and the credits applied to the capital costs that determine the maximum impact fees for the City of Seguin. The Committee discussed the difference between impact fees and utility rates and how these fees are charged to the utility customers. The Committee also discussed how impact fees are charged for upgrades to existing utility services.

The maximum impact fee rates were presented and discussed. Mr. Rabago and Pamela Centeno, Director of Planning & Codes, explained the difference between maximum rates and effective rates. They noted that staff will make a recommendation on effective rates to City Council. It was also noted that City Council can modify the effective rates during the 5-year period under the updated study as long as the effective rates do not exceed the maximum rates.

Jeremy Garza made a motion 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. Troy DePalermo seconded the motion. The vote was passed with a vote of 7-0-0.

Impact Fee Advisory Committee Recommendation: Approval of the Updates as Presented

Pamela Centeno, Director of Planning & Codes