

## **PUBLIC NOTICE**

**City of Lockhart  
Impact Fee Advisory Committee  
7:30 PM, Wednesday, June 14, 2023  
Municipal Building — Glosserman Room  
308 W. San Antonio St.**

### **AGENDA**

1. Call meeting to order.
2. Consider the Minutes of the April 12, 2023, meeting.
3. Consider semi-annual report to City Council concerning the status of implementation of Chapter 31 "Impact Fees" of the Code of Ordinances, and advise of the need to update the ordinance, land use assumptions, capital improvements plans, or impact fees.
4. Update on adoption and implementation of 2023 Impact Fee Update
5. Adjourn.

**Posted on the bulletin board in the Municipal Building, 308 W. San Antonio St., Lockhart, Texas, at 10:00 AM on the 9<sup>th</sup> day of June, 2022.**

**City of Lockhart**  
**Impact Fee Advisory Committee**  
**Wednesday, April 12, 2023**

**MINUTES**

COMMITTEE MEMBERS PRESENT: Philip Ruiz, Ron Peterson, Chris St. Leger, Brad Lingvai,  
Larry Metzler

COMMITTEE MEMBERS ABSENT: Phil McBride, Rick Arnic, Manual Oliva

STAFF PRESENT: David Fowler, Christine Banda, Kevin Waller

VISITORS/CITIZENS ADDRESSING THE COMMITTEE: None

1. Call meeting to order. Chair Ruiz called the committee to order at 6:33 p.m.

2. Consider the Minutes of the February 22, 2023, meeting.

*Member Peterson moved to approve the minutes as submitted, and Member Metzler seconded. The motion passed by a vote of 4-0.*

3. Discussion and possible action on recommendation of approval for draft Water/Wastewater and Roads impact fee updates.

David Fowler presented an overview of the final versions of the impact fee drafts. He recommended approval of the letter of recommendation that would go to the City Council. This letter included an overview of the findings and fees that were recommended for adoption. The hearing for adoption would be on May 2<sup>nd</sup>, with the possibility of granting approval without renotification on May 16<sup>th</sup>.

*Brad Lingvai moved to forward the drafts of the water/wastewater and road impact fee updates to City Council with a recommendation of approval. Christopher St. Ledger seconded, and the motion passed by a vote of 5-0.*

4. Adjourn.

*Member St. Ledger moved to adjourn, and Member Metzler seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:40 p.m.*

Approved: \_\_\_\_\_  
Philip Ruiz, Chair

\_\_\_\_\_  
Date

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** David Fowler, Planning Director  
**DATE:** June 14, 2023

### PURPOSE

State law requires a continuing semi-annual role for the Impact Fee Advisory Committee in monitoring the progress of implementation of the impact fee ordinance, and in advising the City Council on needed revisions. More specifically, State law provides that the Committee:

- 1) Monitor and evaluate implementation of the capital improvements plans;
- 2) File semi-annual reports with respect to the progress of the capital improvements plans and report to City Council any perceived inequities in implementing the plans or imposing the impact fees; and,
- 3) Advise the City Council of the need to update or revise the land use assumptions, capital improvement plans (CIP's), and impact fees.

The Committee's last meeting was April 14, 2023, at which the committee recommended the adoption of new water, wastewater, and roads impact fees. City Council adopted the new impact fees on May 2<sup>nd</sup>. This is the 42<sup>nd</sup> status report since the impact fee ordinance was originally adopted on January 15, 2002, and is for the period from October 1, 2022 through March 31, 2023. It is the twelfth report since the update adopted on April 4, 2017, and is based on the current capital improvement plans and impact fees. The six-month reporting dates align with the fiscal year quarters.

### STATUS OF ACCOUNTS

**Exhibit A** shows revenue totaling \$1,379,075 during the period covered by this report. Fees collected during the six-month period were for 232 new houses (83 last period), one new industrial building, and one new senior living facility. The only expenditures were periodic payments of invoices to the impact fee update consultants. The water, wastewater, and road impact fee account balances for the previous semi-annual report, as well as the current balances as of October 1, 2022, including accrued interest, are shown in the table.

The total estimated cost of all of the projects in the capital improvement plans in effect during the six-month reporting period was \$58,311,537. However, the City Council adopted one-half that amount as the maximum to be collected by April 1, 2027, which is the end of the ten-year CIP period, so the maximum fees are based on an estimated cost of all three CIP's being \$29,155,769. The total of all impact fees spent on CIP projects so far since the April 4, 2017 update is \$673,073, which does not include payments to the impact fee update consultants. The total amount still to be spent is \$28,482,696. The total balance available remaining collectively in the

four impact fee accounts that can be used toward meeting that goal, is currently \$5,353,360. The next report will reflect the recently-adopted impact fee projects and balances.

## **TRENDS**

The bar graph in **Exhibit B** illustrates the impact fee collection trends beginning with the first semi-annual report in July 2003. The trends generally reflect the state of the economy, as well as the availability of lots for residential development. Housing production and platting of new subdivisions have increased, with the total impact fee revenue in this six-month reporting period much higher than the previous reporting period, which was an all-time high. This one is the highest since the City began the semi-annual reports in 2003. It is important to build a healthy balance in all of the accounts because there is interest in development where the City does not currently have adequate infrastructure, but where many of the needed projects are already listed in the impact fee CIP's.

## **UPDATE**

This report reflects the impact fee update completed and adopted in 2017, as the statutory five year up-date was still in process through the report period. The Impact Fee Advisory Committee will have several opportunities to provide feedback to the consultants on the impact fee update project. The five-year update is needed primarily due to increases in the cost of construction. The impact fees are based on the estimated cost of the projects in each CIP, and those costs are now out-of-date. In addition, the CIP's are intended to reflect the anticipated growth of the city, and the rapid population growth we are experiencing may require changes in the location and size of projects that are in the current CIP's, and/or may support adding new projects.

## **RECOMMENDATION**

Considering that the five-year impact fee update project is now completed, there is nothing new to report at this time in terms of a recommendation to the City Council. Typically, the Impact Fee Advisory Committee's action is to direct the Chair to submit the required written report to the City Council. The Council will receive your report at their June 20<sup>th</sup> meeting.

# EXHIBIT A

## SRING 2023 IMPACT FEE ACCOUNT BALANCES<sup>1</sup>

	<u>October 1, 2022</u>	+	Revenue <sup>2</sup>	-	Expense <sup>3</sup>	=	<u>April 1, 2023</u>
Water	1,316,042		459,174		5,116		1,770,101
Wastewater	1,142,365		357,480		4,129		1,495,502
Roads (Service Area 1)	896,893		413,803		6,059		1,304,727
Roads (Service Area 2)	783,030		148,618		6,059		783,030
<b>TOTAL</b>	<b>\$4,138,797</b>		<b>\$1,379,075</b>		<b>\$21,363</b>		<b>\$5,353,360</b>

1. All amounts have been rounded to the nearest dollar.

2. Revenue amounts include accrued interest.

3. Expenses were due to invoices from impact fee update consultants.

One-half total CIP estimated cost (estimated 100% cost of all projects is \$58,311,537): \$29,155,769  
 Total spent on projects since adoption of Ordinance 2017-08 on April 4, 2017: \$673,073  
 Remaining amount of 1/2 estimated cost not yet spent: \$28,482,696  
 Current balance on April 1, 2022: \$5,353,360

**NOTE:** The CIP cost information is the total for the capital improvements plans adopted by Ordinance 2017-08 on April 4, 2017, with all amounts rounded to the nearest dollar. This amount will reset with the next report.

**Exhibit B**  
**IMPACT FEE SEMI-ANNUAL REVENUE**  
**July 2003-April 2023**

