

**City of Lockhart**  
**Impact Fee Advisory Committee**  
**Wednesday, February 22, 2023**

**MINUTES**

COMMITTEE MEMBERS PRESENT: Philip Ruiz, Ron Peterson, Manual Oliva, Larry Metzler

COMMITTEE MEMBERS ABSENT: Phil McBride, Rick Arnic, Brad Lingvai, Chris St. Leger

STAFF PRESENT: David Fowler, Christine Banda

VISITORS/CITIZENS ADDRESSING THE COMMITTEE: None

1. Call meeting to order. Chair Ruiz called the committee to order at 7:17 p.m.
2. Consider the Minutes of the December 14, 2022, meeting.

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

3. Presentation by Freese and Nichols and possible action on Draft Final Report Roadway Impact Fee Program Update.

Eddie Haas came forward to give his presentation. He gave a thorough overview of what goes into calculating roadway service units. He mentioned that they follow Chapter 395 of the Texas Local Government for the impact fee guidelines. He said the city's population will grow by an estimated 8,000 over the next 10 years and roughly over 3,000 jobs would be added to the city. The CIP is based on the city's thoroughfare plan and also includes signals and bridges as well in their cost estimates. The cost for the new CIP for the city is \$44 million. There would still be two service areas used in the cost per service unit area. He showed a comparing the impact fees to peer communities and where they would be compared to other surrounding areas if adopted. The graphs showed the city as currently lower than the others, while the proposed rates would bring the city towards the middle of other cities/utilities in the region. In the past the city has taken the lower of the two proposed roadway impact fee service areas and used it across both service areas for all uses. The committee can recommend how they would prefer to handle the different rates proposed in the two service areas. City staff said they think it would not be burdensome to collect the computed rate for each area, rather than just using the lower of the two service area rates.. Another question is whether the city want to collect the whole \$44 million in capital costs or collect 50% of the total cost. Historically the city has credited the 50%.

4. Presentation by TRC Engineering, Inc. and possible action on Water and Wastewater Impact Fee Analysis Capital Improvements Plan Draft.

Jeff Meadows with TRC presented how his firms arrived at the new proposed water and wastewater impact fees. He gave historical information on usage and how the usage would grow when adding 8,000 people. There would be a 56% increase in water usage. He mentioned that our wastewater plant is in good standing with TCEQ in terms of capacity. There will be numerous new lines installed to provide for the new developments and new lift

stations needed. He stated that the proposed impact fees for water would be \$4,500 and wastewater would be \$5,400 for a total of estimated cost of \$10,000 per LUE. These fees would place the city near the regional average in comparison to other peer cities.

5. Discussion of combined roads and water and wastewater impact fees.

Mr. Fowler stated that at this time he wanted the committee's feedback on the information given this evening. This feedback would be incorporated into the final draft before a letter of recommendation is approved at a meeting in April.

There was discussion on how to proceed with collecting fees for the two different roadway service areas and that having two different fees would not be an issue in terms of calculating and assessing fees. Ultimately, it's up to the committee to decide if they want to apply the two different fees or continue the current practice of assessing the lower of the two like they have done before.

Mr. Haas said that Mr. Fowler will draft a letter of recommendation for approval of the LUA's, CIP's and the cost per service unit to Council for approval at the next committee meeting.

The consensus of the committee is to take the recommendation from Freese and Nichols to charge the maximum allowed at 50% for the road impact fees in each service area. They agree with the proposed new water and wastewater impact fees given from TRC.

6. Adjourn.

*Member Peterson moved to adjourn, and Member Metzler seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 8:03 p.m.*

Approved: \_\_\_\_\_

  
Philip Ruiz, Chair

4-12-2023  
Date