

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC)
March 21, 2024 Meeting

MISSION - Responsible for advising and assisting the City in the following:

- a. in development of **Land Use Assumptions** and regular update
- b. by reviewing proposed **Capital Improvement Plans**
- c. by providing written comments on those plans
- d. by monitoring and evaluating implementation of approved plans
- e. by filing semi-annual reports regarding plan progress
- f. by reporting any perceived inequities in plan implementation
- g. by reporting any inequities in imposing impact fees
- h. **by reporting the need to update or revise the land use assumptions, capital improvement plans and impact fees**

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Section 395 Texas Local Government Code – “Financing Capital Improvements Required by New Developments in Municipalities, Counties and Certain Other Local Governments”

Sec. 395.052. PERIODIC UPDATE OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED. (a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every **five years**. The initial five-year period begins on the day the capital improvements plan is adopted.

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On January 16, 2020, John Merritt, CIAC President, presented the CIAC recommendation for the updated water and wastewater impact fee as follows:

CIAC Findings and Recommendations

1. The CIAC finds that the City’s recently adopted Land Use Assumptions and Capital Improvement Plan are based on sound assumptions and engineering practices and recommends no changes.
2. The CIAC finds that Freese & Nichols used sound assumptions and engineering practices and complied with the requirements under the Code in their calculation of the Maximum Allowable Impact Fees.
3. The CAIC recommends to Council that the Council adopt the proposed Maximum Allowable Impact Fees as calculated by Freese & Nichols. Accordingly, the following Impact Fees changes are recommended:
 - Water Impact Fee per LUE increases from the current \$5,400 to \$8,670, and
 - Wastewater Impact Fee per LUE increases from the current \$1,550 to \$6,069.

DATE: March 5, 2020 City Council Meeting

AGENDA TOPIC: Approval of the second reading of an Ordinance amending the Water and Wastewater Impact Fees, Division 2 and 3 Land Use Assumptions Plan, and Water and Wastewater Improvements Plan