CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 11/06/2026

Department Making Request: 30 - Public Works

Person Making Request: Dinh Ho

Item Type: Action (other)

Budgeted? N/A (no cost) Cost: 0.00

If budgeted, identify account: | | | |

Short Description:

Consider and take action to accept the DRAFT Water and Wastewater Impact Fee Study (Update), Study Period 2025-2035, including the updated Land Use Assumptions and Capital Improvements Plan, as prepared by Adico Consulting Engineers (Project No. 710-25-010).

Explanation/Justification Details:

Chapter 395 of the Texas Local Government Code requires the City to update its water and wastewater Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) at least every five years. The current impact fees ($2,350 water / $3,950 wastewater = $6,300 per ESU) were adopted with the 2021 study and are unchanged.

The DRAFT update covers the 2025-2035 planning period and finds:
- Growth: 7,021 ESUs in 2025, growing approx. 11%/yr (797 ESUs/yr), adding 7,970 ESUs by 2035. Population is projected to grow from 20,503 to approx. 43,458.
- Water CIP: $49.1M total, of which $41.7M is attributable to new development (supply plants, waterline extensions, elevated storage tank, surface water capacity reservation).
- Wastewater CIP: $60.8M total, of which $38.1M is attributable to new development (lift stations and force mains, plus three wastewater treatment plant projects).
- Maximum fee after the 50% statutory credit (Sec. 395.014): $6,657.94 water + $6,079.12 wastewater = $12,737.05 per ESU.

Acceptance of the DRAFT report does not adopt or change any fee. It allows the report to be made available to the public, provides it to the Impact Fee Advisory Committee for its written comments, and lets staff schedule the public hearing(s) required by Chapter 395. Any fee change will come back to Council separately by ordinance after the hearings.

There is no cost to the City for this action. Staff recommends acceptance of the DRAFT report.

Requestor Signature:

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This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary