



## CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

### AGENDA ITEM STAFF REPORT

<b>Meeting Date:</b>  July 19, 2022	<b>Department:</b>  Planning & Development And Administration	<b>Presented By:</b>  Bryan Grimes Bill Funderburk Betty Chew
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#### **AGENDA ITEM:**

**Consideration and Action: City of Willow Park Capital Improvements Plan (CIP), Land Use Assumptions, and Water and Wastewater Impact Fees.**

#### **BACKGROUND:**

The Planning & Zoning Commission and an E.T.J. Representative have been appointed by the City Council to serve as the “Capital Improvements Advisory Committee”. Its purpose is to advise the City Council on matters related to the Water and Wastewater Impact Fees and, at this time, assist in adopting the Land Use Assumptions, Capital Improvements Plan, and proposed Impact Fees.

Land Use Assumptions (LUA) are a description of the Service Area and projections of changes in land use, densities, and population in the Service Area over at least a 10-year period.

The Capital Improvements Plan (CIP) is based on the projections contained in the Land Use Assumptions. The CIP details the capital improvements that will be made over the term of the plan. The CIP and LUA form the basis for calculating allowable impact fees.

Impact Fees are charges and/or assessments imposed by a political subdivision on new development to generate revenue for funding or recouping the costs of capital improvements or facility expansion necessitated by and attributable to new development. An impact fee allows a city to recoup, from property developers, some of the costs new development places on city infrastructure. Tex. Loc. Gov’t. Code 395.004(4). Impact Fees may only be used to pay certain costs for: 1) Constructing capital improvements on facility expansions for water supply, treatment, and distribution facilities; 2) Wastewater collection and treatment facilities; 3) Stormwater drainage; and 4) Roadways. Tex. Loc. Gov’t. Code 395.001(1). The CIP Committee will also review the proposed Impact Fees and file comments with the Council.

Derek Turner, City Engineer, will present the Committee with the Willow Park Capital Improvements Plan, discuss the Land Use Assumptions, and proposed water and wastewater Impact Fees.

A public hearing on this matter is scheduled to be held at the City Council Meeting on September 13, 2022.

#### **STAFF/BOARD/COMMISSION RECOMMENDATION:**

N/A.

#### **EXHIBITS:**

- Resolution 2022-01
- Capital Improvement Plan
- Land Use Assumptions
- Water and Wastewater Impact Fees