

Water Impact Fee Timeline

- May 15, 2023- City Council requested next meeting to discuss Impact Fees
- July 10, 2023- Mr. Ekrut presented; City Council appointed P&Z as CIAC
- July 31, 2023- Second presentation by Mr. Ekrut; Also 1st Public Hearing
- August 8, 2023- First CIAC meeting; no recommendation made, planned to have Mr. Ekrut speak next time
- September 12, 2023- Second CIAC meeting; Mr. Ekrut presented; Recommendation to charge full impact fee amount for new development.
- September 18, 2023- City Council Meeting for 2nd Public hearing; many developers spoke; Mayor suggested a meeting with developers
- October 11, 2023- 1st Meeting with Developers
- December 20, 2023- 2nd Meeting with Developers

October 11, 2023 1st Developer Meeting-

- Mr. Criswell opened the meeting by discussing what water infrastructure is included in the Capital Improvements Plans (elevated storage tank, pipeline for elevated tank, EDR Plant #2, Lubbock North Connect, Loop 88 East Connection, Loop 88 North Connection, Harvest Wells, Overlook Wells, WDSI)
- Expectation is to have completed within 3-4 years.
- Water rates that changed in June of 2023, were based on the following meters:
 - \$4,372 for a ¾” meter
 - \$7,287 for a 1” meter
- Question about if growth was based on a ¾” meter, which they currently do not use, or was it based on the minimum meter for a residential home.
 - City of Wolfforth reached out to Mr. Ekrut and OJD to determine what was the base meter. A new table was created with the 1” meter being for a residential home.
- Questions, comments, and concerns from the developers:
 - Could you use franchise taxes to pay for infrastructure?
 - Could commercial be charged with full meter price, while residential be a percentage?
 - Are there grants that the city can apply for?
 - A \$4000+ impact fee will destroy growth in Wolfforth
 - They understand there is a need for impact fee, but is there a way to make the amount less?
- After hearing comments and questions, the developers asked to reconvene after several weeks to see if they could find options to help fill in the gaps if impact fees were less.

December 20, 2023 2nd Developer Meeting

- Attendees: 806 Land, Wolfforth Land Company. Betenbough was unable to attend but had previously expressed a willingness to rely on the other two development teams to convey their thoughts.
- The messages conveyed by Ms. Victoria Whitehead were:
 - They don't believe Wolfforth has done enough to try to find other sources of funding.
 - Ms. Whitehead stated she had contacted the Texas Water Development Board and was told they have not heard from anyone at Wolfforth since the previous City Manager. I informed her that we had submitted three PIFs (Project Information Forms) to TWDB in 2022 for funding requests from the Drinking Water State Revolving Fund: one for Elevated Storage, one for the EDR plant, and one for additional water supply (all three of which are specific projects in the Capital Improvements Plan), and all three finished very low in total rankings in the 2023 TWDB Intended Use Plan (215, 223, and 234 of 267). I also informed her that I regularly talk/communicate with the TWDB about our sewer project, and they are aware of Wolfforth's growth needs.
 - I asked Ms. Whitehead if she believed Wolfforth was eligible for TWDB grants, because our demographics will probably never allow us to get any kind of grants for infrastructure.
 - As a side note, about the TWDB IUP listing for Drinking Water Projects, the top 152 projects on the list (total of 267 projects) are all projects that meet the criteria for 70% disadvantaged population. Wolfforth does not and likely will not ever meet those criteria. There are no other additional sources of funding outside the TWDB and the open market, at least not at this time.
 - They questioned the need for the second EDR plant – could it be some other, less expensive type of treatment.
 - They stated understanding that the Impact Fees are worthy of consideration, and asked that, instead of \$4372 the fee be reduce to \$1700. They stated their belief that anything higher will cause builders to stop building in Wolfforth.
 - They asked if the additional property taxes from new developments could be used to help pay for the improvements. I told them it might be legal, but I would never recommend it. Property taxes should be used to fund governmental functions, not service water infrastructure debt