



Legislation Text

File #: Ord 2018-09, **Version:** 1

AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-09, on the first of two readings, updating and amending the Water and Wastewater impact fees to be charged by the City in connection with new land development under Chapter 86, Article 5, Division 4 of the San Marcos City Code and associated land use assumptions; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date; and Consider approval of Ordinance 2018-09, on the first of two readings.

Meeting date: 4/3/2018

Department: Eng/CIP

Amount & Source of Funding

Funds Required: N/A

Account Number: [Click or tap here to enter text.](#)

Funds Available: [Click or tap here to enter text.](#)

Account Name: [Click or tap here to enter text.](#)

Fiscal Note:

Prior Council Action: Ordinance 2013-070 updating impact fees, Appointment of ETJ representative to Impact Advisory Committee 12/19/17

City Council Goal: [Please select goal from dropdown menu below]

Goal #5 Maintain & Improve City's Infrastructure

Goal # 7 Maintain Fiscal Responsibility

[Choose an item.](#)

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - [Choose an item.](#)
- Environment & Resource Protection - [Choose an item.](#)
- Land Use - [Choose an item.](#)
- Neighborhoods & Housing - [Choose an item.](#)
- Parks, Public Spaces & Facilities - [Choose an item.](#)
- Transportation - [Choose an item.](#)

Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Water Master Plan

Background Information:

In 2015 and 2016 the City updated the Wastewater and Water Master Plans respectively based upon the comprehensive plan *Vision San Marcos, A River Runs Through Us*. With the updated master plans, improvements needed to support future development were identified. HDR was retained to determine the maximum impact fee based upon the updated Capital Improvements Program reflecting the wastewater and water master plan projects.

The attached report *2018 Update of the Water and Wastewater Impact Fees of the City of San Marcos* details the process and components of the analysis. The also report includes, as appendices, the required update to the Land Use Assumptions prepared by the Planning staff and a detailed analysis of peak water demand in the City based upon information from the City's automated meter reading system. The system demand analysis was completed to determine the peak demand experienced in our system for a single Living Unit Equivalent (LUE) or 5/8-inch meter. This analysis has allowed us to better determine the impact of new development based upon projected peak flow rather than a more general meter size.

The results of the report were presented to the Impact Fee (a.k.a. Capital Improvements) Advisory Committee on January 23rd and February 13th. On February 13, 2018 the Committee approved the report and recommended the maximum impact fee amount of \$3,801/LUE for water and \$2,684/LUE for wastewater (\$6,485/LUE total) be adopted. This is an increase of \$694/LUE total from the current rate. The report was also presented to the Citizen's Utility Advisory Board on March 14th.

Mr. Grady Reed with HDR will make a presentation to the City Council with the Public Hearing and first reading of the ordinance. An accompanying ordinance to update to Chapter 86 - Impact fees will also be on the agenda.

Council Committee, Board/Commission Action:

Approval of the Impact Fee report by Impact Fee (Capital Improvements) Advisory Committee and recommendation that the maximum impact fee be adopted.

Alternatives:

Approve an amount less than the maximum impact fee amount

Recommendation:

Recommend approval of maximum impact fee amount