



**NOTICE OF MEETING
IMPACT FEE ADVISORY COMMITTEE
OF MARBLE FALLS, TEXAS
Thursday, April 4, 2019 – 6:00 pm**

A quorum of the Marble Falls City Council and the Planning and Zoning Commission may be present

Notice is hereby given that the City of Marble Falls Impact Fee Advisory Committee will meet on **Thursday, April 4, 2019**, in **regular session at 6:00 p.m.** in the City Council Chambers at 800 Third Street, Marble Falls, Texas.

The agenda listed below is distributed to the Committee members and the Marble Falls Public Library no later than the Monday preceding the Committee meeting. The agenda is also posted on the City's website: www.marblefallstx.gov

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM

2. Citizen/Visitor Comments to be heard for items not on the agenda: This is an opportunity for citizens to address the Impact Fee Advisory Committee concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.

3. APPROVAL OF MINUTES: Minutes from the July 17, 2018, meeting of the Impact Fee Advisory Committee. *(City Staff)*

4. DISCUSSION: Regarding a summary of impact fees collected. *(City Staff)*

5. DISCUSSION and ACTION: Regarding filing of the semi-annual report to monitor and evaluate the implementation of the Impact Fees, the Capital Improvement Plan (CIP), and Land Use Assumptions. *(City Staff)*

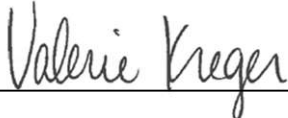
6. DISCUSSION and ACTION: Establishing the next meeting date of the Impact Fee Advisory Committee. *(City Staff)*

7. ADJOURNMENT

In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Commission Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Ms. Christina McDonald, City Secretary, at 830-693-3615.

Certificate of Posting Agenda Meeting Notice

I, Valerie Kreger, Development Services Director for the City of Marble Falls, Texas certify this Meeting Notice was posted at Marble Falls City Hall in a place readily accessible to the general public, on the 29th day of March, 2019, at 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.



Valerie Kreger, AICP
Development Services Director



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- 3. Approval of Minutes:** Minutes from the July 17, 2018, meeting of the Impact Fee Advisory Committee. (City Staff)

SYNOPSIS

Committee will consider approval of the minutes from the July 17, 2018, meeting.

(Minutes attached following this page)

**THE STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On the 17th day of July, 2018 the Impact Fee Advisory Committee convened at the regular meeting having been posted as prescribed by law, with the following members present in accordance to-wit:

<u>MEMBERS PRESENT:</u>	Steve Reitz	Chairman
	Greg Mills	Committee Member
	Darlene Oostermeyer	Committee Member
	Rick Stacy	Committee Member
	Angela Taylor	Committee Member

<u>MEMBERS ABSENT:</u>	Greg Mills	Committee Member
	Tom Martin	Committee Member
	Jason Coleman	Committee Member

<u>STAFF PRESENT:</u>	Caleb Kraenzel	Assistant City Manager
	Valerie Kreger	Director of Development Services
	Scarlet Moreno	Secretary to the Committee
	James Kennedy	Director of Public Works

<u>VISITORS:</u>	Jason Christensen	Walker Partners
	Angie Flores	Raftelis

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Reitz called the meeting to order at 12:00 pm, and declared a quorum of the Committee is present to conduct the meeting.

2. Citizen/Visitor Comments to be heard for items not on the agenda: This is an opportunity for citizens to address the Impact Fee Advisory Committee concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Committee. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting. There were no person(s) with any public comment(s).

3. APPROVAL OF MINUTES: Minutes from the June 14, 2018 meeting of the Impact Fee Advisory Committee. (*City Staff*) Committee Member Oostermeyer made a motion to approve the minutes as written. Committee Member Taylor seconded the motion. The motion carried by a vote of 5 - 0.

4. PRESENTATION, DISCUSSION, and ACTION: Regarding the proposed Land Use Assumptions. Items 4-7 were opened concurrently. Angie Flores, Raftelis, addressed the Committee. Committee Member Oostermeyer made a motion to approve the Land Use Assumption. Committee Member Mills seconded the motion. The motion carried by a vote of 5 - 0.

5. PRESENTATION, DISCUSSION, and ACTION: Regarding the review and approval of the Capital Improvement Plan for Impact Fees. Items 4 - 7 were opened concurrently. Angie Flores, Raftelis, addressed the Committee. Committee Member Oostermeyer made a motion to approve the Capital Improvement Plan for Impact Fees. Committee Member Mills seconded the motion. The motion carried by a vote of 5 - 0.

6. PRESENTATION, DISCUSSION, AND RECOMMENDATION: Regarding the review and recommendation of the proposed Impact Fees. Items 4 - 7 were opened concurrently. Angie Flores, Raftelis addressed the Committee. The Committee discussed adoption of the rates, effect of higher impact fees on home building cost, and justification for impact fees. Committee Member Oostermeyer made a motion to recommend the maximum Impact Fee as presented. Committee Member Stacy seconded the motion. The motion carried by a vote of 5 - 0.

7. PRESENTATION, DISCUSSION, AND ACTION: Regarding the direction to the staff to prepare written recommendations of the Land Use Assumptions, Capital Improvement Plan, the Impact Fees to be considered by the City Council. Committee Member Oostermeyer made a motion to direct staff to prepare written recommendations

of the Land Use Assumptions, Capital Improvement Plan, and the Impact Fees to be considered by the City Council. Committee Member Taylor seconded the vote. The motion carried by a vote of 5 – 0.

8. DISCUSSION AND ACTION: Establishing the next meeting date of the Impact Fee Advisory Committee. No future meeting date was set.

9. ADJOURNMENT: There being no further items to discuss, a motion was made a motion to adjourn the meeting. The motion was seconded. The motion carried by a vote of 5– 0. The meeting was adjourned at 6:45 pm.

Steve Reitz - Chairman to the Committee

Scarlet Moreno – Committee Secretary

DRAFT



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4. Discussion: Regarding a summary of impact fees collected. (City Staff)

SYNOPSIS

Staff will update the Committee regarding impact fees collected in the 2017-2018 fiscal year and 2018-2019 fiscal year. Note, the new impact fees did not go into effect until January 1st, 2019.

Key: 2017-2018 2018-2019 (Oct-Mar)

Total Number of Collections- Fiscal Years			
	Water	Sewer	Total
2017-2018 Residential	39	34	73
2017-2018 Commercial	3	2	5
2018-2019 Residential	35	33	68
2018-2019 Commercial	0	0	0
TOTAL	232	191	423

Total Collections for Fiscal Year 2017-2018			
	Water	Sewer	Total
RES. TOTAL	\$ 34,722.01	\$ 9,317.00	\$ 44,039.01
COM. TOTAL	\$ 15,368.76	\$ 2,992.03	\$ 18,360.79
GRAND TOTAL	\$ 50,090.77	\$ 12,309.03	\$ 62,399.80

Total Collections 2013-2019			
	Water	Sewer	Total
RES. TOTAL	\$ 131,428.45	\$ 31,543.52	\$ 162,971.97
COM. TOTAL	\$ 189,149.88	\$ 66,594.19	\$ 255,744.07
GRAND TOTAL	\$ 320,578.33	\$ 98,137.71	\$ 418,716.04

Total Collections for Current Fiscal Year 2018-2019 (October 1, 2018 – March 29, 2019)			
	Water	Sewer	Total
RES. TOTAL	\$ 33,014.36	\$ 12,012.63	\$ 45,026.99
COM. TOTAL	\$ 0.00	\$ 0.00	\$ 0.00
GRAND TOTAL	\$ 33,014.36	\$ 12,012.63	\$ 45,026.99



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Residential Collections					
Meter Size	Water	Sewer	Total	Land Use	Owner
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Bella Casa Communities, Dana Yarter
¾"	\$853.82	\$256.46	\$1,110.28	Residential	San Gabriel Builders, Bruce Kunz
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Cactus Companies, LLC, Travis Dean
¾"	\$853.82	\$256.46	\$1,110.28	Residential	GGray Services, Garrett Gray
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
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¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	San Gabriel Builders, Doug Welch
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Bella Casa Communities, Dana Yarter
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Fields Co Builders, Matt Fields
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
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¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	Dan Burdett
¾"	\$853.82	\$256.46	\$1,110.28	Residential	HL Construction, LLC, Hunter Johnson
¾"	\$853.82	\$256.46	\$1,110.28	Residential	HL Construction, LLC, Hunter Johnson
¾"	\$853.82	N/A	\$853.82	Residential	Craig Campbell
¾"	\$853.82	N/A	\$853.82	Residential	Richard Mazur
¾"	\$853.82	N/A	\$853.82	Residential	John Nix



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Residential Collections					
Meter Size	Water	Sewer	Total	Land Use	Owner
1"	\$1,423.03	N/A	\$1,423.03	Residential	Zachary Bingham
1"	\$1,423.03	\$427.43	\$1,850.46	Residential	RQ Homes, Carlos Gonzalez
1"	\$1,423.03	\$427.43	\$1,850.46	Residential	Jorge Buchely
1"	\$1,423.03	\$427.43	\$1,850.46	Residential	Riverbend Homes Inc., Kenneth Neely
3/4"	N/A	\$3,293.00	\$3,293.00	Residential	McCaleb Lanier
RES. TOTAL	\$32,160.54	\$12,012.65	\$44,173.17		



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5. **Discussion and Action:** Regarding filing of the semi-annual report to monitor and evaluate the implementation of the Impact Fees, the Capital Improvement Plan (CIP), and the Land Use Assumptions. (City Staff)

SYNOPSIS

Monitoring of Impact Fees and Capital Improvements progress and the filing of semiannual reports of those findings is a requirement of the state. Per Chapter 395 of the Texas Local Government Code (TLGC), the Impact Fee Advisory Committee must meet bi-annually, at a minimum, to evaluate the assessment of the Impact Fees, the progress of the Capital Improvements Plan, and whether changes necessitate an update or revision to the Land Use Assumptions utilized within the plan, the proposed Capital Improvements, or the adopted Impact Fees. The semiannual report shall state any findings from the evaluation and indicate any updates or revisions to the assumptions, plans or fees that are necessary.

Since the September 2018 adoption of the Impact Fee Ordinance, there have been no substantial changes in the City's development patterns or Future Land Use Plan from those included in the Land Use Assumptions adopted in the Impact Fee Ordinance. Staff finds that the adopted Land Use Assumptions remain valid and consistent with the development in and around Marble Falls and recommends the Committee accept the existing assumptions. An update regarding the status of Impact Fee CIP projects will be provided to the Committee at the meeting.

The following page of this memo is the draft semi-annual report to be forwarded to the City Council and filed with the Texas Attorney General's office.



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To: City of Marble Falls City Council

From: Impact Fee Advisory Committee

Regarding: Impact Fee Advisory Committee Semi-Annual Report

The purpose of this report is to provide City Council an update of the status of the Impact Fees, Land Use Assumptions, and Capital Improvements Plan as included in the Impact Fee Report, dated August 7, 2018.

The new Impact Fee Ordinance was adopted September 18, 2018, and became effective January 1, 2019. Any building permit for new construction submitted after January 1st triggered the assessment and collection of Impact Fees at the new rate.

The volume of development that has occurred during the September 2018 to March 2019 evaluation period has been consistent with the projected growth and development patterns assumed in the 2018 Impact Fee Report and adoption. The Land Use Assumptions utilized to determine the new Impact Fees continue to be consistent with the adopted 2016 Comprehensive Plan Land Use Plan and the City's current development patterns, and therefore no revisions are required at this time. The proposed Capital Improvement Projects included within the Impact Fee Ordinance are still valid and are commencing consistent with the approved plan.

The Impact Fee Advisory Committee does not believe that any revisions to the Land Use Assumptions, Capital Improvements Plan, or Impact Fees are warranted at this time.

Chairperson name: Fred Zagst

Signature: _____

Date: _____



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DRAFT EXAMPLE ONLY

April 4, 2019

Honorable Greg Abbott
Texas Attorney General
300 W. 15th Street
Austin, TX 78701

RE: Impact Fee Compliance Letter

Dear General Abbott:

As Mayor of the City of Marble Falls, Texas (the "City"), I hereby certify that the City imposes impacts fees in accordance with the requirements of Chapter 395 of the Texas Local Government Code.

In accordance with Section 395.082(b): "This statement certifies compliance with Chapter 395, Local Government Code."

Very truly yours,

John Packer
Mayor of the City of Marble Falls, Texas

Cc: Mike Hodge, City Manager
Caleb Kraenzel, Assistant City Manager
Patty Akers, City Attorney
Valerie Kreger, Development Services Director



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6. **Discussion and Action:** Establishing the next meeting date of the Impact Fee Advisory Committee. (City Staff)

SYNOPSIS

The Committee must meet bi-annually to review the Impact Fee assessments, the Capital Improvements Plan progress, and the Land Use Assumptions. The date of the last Impact Fee adoption was September 18, 2018. City Staff will schedule the next meeting as the next evaluation period (April 2019 – September 2019) comes to an end.

7. **ADJOURNMENT**