



**NOTICE OF MEETING  
IMPACT FEE ADVISORY COMMITTEE  
OF MARBLE FALLS, TEXAS  
Thursday, October 14, 2021 – 5:30 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, October 14, 2021**, in **regular session at 5:30 p.m.** in the Lakeside Pavilion at 305 Buena Vista Dr., 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](http://www.marblefallstx.gov).

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

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

**4. 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)*

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

**6. ADJOURNMENT**

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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. Kristen Jones, Committee Secretary, at 830-798-7095.

**Certificate of Posting Agenda Meeting Notice**

I, Scarlet Moreno, Planner 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 8<sup>th</sup> day of October, 2021, at 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.

A handwritten signature in cursive script that reads "Scarlet Moreno".

Scarlet Moreno  
Planner



**City of Marble Falls  
Impact Fee Advisory Committee Agenda Cover Memo  
October 14, 2021**

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

**SYNOPSIS**

Staff will update the Committee regarding impact fees collected in the 2018-2019 fiscal year and 2019-2020 fiscal year. Note, the new impact fees did not go into effect until January 1<sup>st</sup>, 2019.

Key:  2018-2019  2019-2020  2020-2021

<b>Total Number of Collections- Fiscal Years</b>			
	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
2018-2019 Residential	47	45	92
2018-2019 Commercial	2	2	4
2019-2020 Residential	18	10	28
2019-2020 Commercial	5	6	11
2020-2021 Residential	109	108	217
2020-2021 Commercial	0	1	1
<b>TOTAL</b>	<b>181</b>	<b>172</b>	<b>353</b>

<b>Total Collections for Fiscal Year 2018-2019</b>			
	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
RES. TOTAL	\$ 59,571.00	\$ 45,455.55	\$ 105,026.55
COM. TOTAL	\$ 5,607.07	\$ 4,147.87	\$ 9,754.94
<b>GRAND TOTAL</b>	<b>\$ 65,178.07</b>	<b>\$ 49,603.42</b>	<b>\$ 114,781.49</b>

<b>Total Collections for Fiscal Year 2019-2020</b>			
	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
RES. TOTAL	\$51,548.00	\$32,930.00	\$84,478.00
COM. TOTAL	\$47,845.00	\$60,353.00	\$108,198.00
<b>GRAND TOTAL</b>	<b>\$99,393.00</b>	<b>\$93,283.00</b>	<b>\$192,676.00</b>



**City of Marble Falls  
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<b>Total Collections for Current Fiscal Year 2020-2021 (Oct.1 – Sept. 30)</b>			
	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
RES. TOTAL	\$302,799.00	\$357,850.00	\$660,649.00
COM. TOTAL	\$0.00	\$3,293.00	\$3,293.00
<b>GRAND TOTAL</b>	<b>\$302,799.00</b>	<b>\$361,143.00</b>	<b>\$663,942.00</b>

<b>Total Collections for Fiscal Years 2018-2021</b>			
	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
RES. TOTAL	\$413,918.00	\$436,235.55	\$850,153.55
COM. TOTAL	\$53,452.07	\$67,793.87	\$121,245.94
<b>GRAND TOTAL</b>	<b>\$467,370.07</b>	<b>\$504,029.42</b>	<b>\$971,399.49</b>

<b>Total Collections 2013-2021 (September 30)</b>			
	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
RES. TOTAL	\$555,278.18	\$472,782.85	\$1,028,061.03
COM. TOTAL	\$234,063.75	\$128,530.46	\$362,594.21
<b>GRAND TOTAL</b>	<b>\$789,341.93</b>	<b>\$601,313.31</b>	<b>\$1,390,655.24</b>



**City of Marble Falls  
Impact Fee Advisory Committee Agenda Cover Memo  
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<b>Residential Collections</b>					
<b>Meter Size</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>Land Use</b>	<b>Owner</b>
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
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3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
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3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC



**City of Marble Falls  
 Impact Fee Advisory Committee Agenda Cover Memo  
 October 14, 2021**

<b>Residential Collections</b>					
<b>Meter Size</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>Land Use</b>	<b>Owner</b>
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	6.59 Manzano, LLC
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
¾"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP



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October 14, 2021**

<b>Residential Collections</b>					
<b>Meter Size</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>Land Use</b>	<b>Owner</b>
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
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3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
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3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
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3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Pulte Homes of Texas, LP
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Singleton, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	San Gabriel Builders
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	San Gabriel Builders
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Oak Grove Homes, LLC



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<b>Residential Collections</b>					
<b>Meter Size</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>Land Use</b>	<b>Owner</b>
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Oak Grove Homes, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Oak Grove Homes, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	HJ Custom Homes, LLC
N/A	-	\$3,293.00	\$3,293.00	Residential	Jill Hopkins
1"	\$4,611.00	\$5,499.00	\$10,110.00	Residential	Wilfong Construction, LLC
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Arthur Montemayor
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Sean Kearney
3/4"	\$2,761.00	-	\$2,761.00	Residential	Lesli Cathey
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Ameritex Homes
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Ameritex Homes
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Ameritex Homes
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Ameritex Homes
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Ameritex Homes
3/4"	\$2,761.00	\$3,293.00	\$6,054.00	Residential	Ameritex Homes
3/4"	\$2,761.00	-	\$2,761.00	Residential	Bharat Patel
<b>RES. TOTAL</b>	<b>\$302,799.00</b>	<b>\$357,850.00</b>	<b>\$660,649.00</b>	<b>Residential</b>	
<b>Commercial Collections</b>					
<b>Meter Size</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>Land Use</b>	<b>Owner</b>
N/A	-	\$3,293.00	\$3,293.00	Commercial	Robert E. & Ann Kalm Glosson
<b>COMM. TOTAL</b>	<b>\$-</b>	<b>\$3,293.00</b>	<b>\$3,293.00</b>		





**City of Marble Falls  
Impact Fee Advisory Committee Agenda Cover Memo  
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4. **Discussion and Action:** Regarding filing of the 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 annual 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.

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





**City of Marble Falls  
Impact Fee Advisory Committee Agenda Cover Memo  
October 14, 2021**

**To: City of Marble Falls City Council**

**From: Impact Fee Advisory Committee**

**Regarding: Impact Fee Advisory Committee 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 2019 to April 2020 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: \_\_\_\_\_



**City of Marble Falls  
Impact Fee Advisory Committee Agenda Cover Memo  
October 14, 2021**

November 2, 2021

Honorable Greg Abbott  
Texas Attorney General  
300 W. 15<sup>th</sup> 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,

Richard Westerman  
Mayor of the City of Marble Falls, Texas

Cc: Mike Hodge, City Manager  
Caleb Kraenzel, Assistant City Manager  
Patty Akers, City Attorney  
Scarlet Moreno, Planner



**City of Marble Falls  
Impact Fee Advisory Committee Agenda Cover Memo  
October 14, 2021**

5. **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.

6. **ADJOURNMENT**