



College Station, TX

Meeting Agenda
Impact Fee Advisory Committee
Phone: *888 475 4499 and Webinar ID: 936 2140 6958
Internet: <https://zoom.us/j/93621406958>

The City Council may or may not attend the Impact Fee Advisory Committee Regular Meeting.

May 20, 2021

6:00 PM

1101 Texas Avenue
College Station, TX 77840

***The City uses a third-party vendor to help host the meeting and if the call-in number is not functioning access will be through the internet link only.**

1. Call to Order.

2. Hear Visitors

Speaker Protocol: An individual who wishes to address the Commission regarding any item on the Regular Agenda, shall register with the Commission Secretary prior to 4 p.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3751 or emailing khejny@ctx.gov prior to 4 p.m. To submit written comments to the Commission, email khejny@ctx.gov and they will be distributed to the Commission. Upon being called to speak, an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Commission through the use of a translator may speak for six (6) minutes. At the (3) minute mark, the Commission Secretary will announce that the speaker must conclude their remarks.

3. Regular Agenda

3.1. Presentation, discussion and possible action on a Semi-Annual Report - System-Wide Impact Fees for Water, Wastewater, and Roadway. (Note: Final action on this item will be considered at the May 27, 2021 City Council Meeting - Subject to change.)

Sponsors: Carol Cotter

Attachments:

1. Semi-Annual Report
2. Future Land Use Map
3. Impact Fee Service Area Map Water
4. Impact Fee Service Area Map Wastewater
5. Impact Fee Service Area Map Roadway

4. Adjourn

The Impact Fee Advisory Committee may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on May 14, 2021 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



CITY OF COLLEGE STATION

1101 Texas Avenue South, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: May 20, 2021
TO: Planning and Zoning Commission / Impact Fee Advisory Committee
FROM: Carol Cotter, P.E., City Engineer
SUBJECT: Semi-Annual Report - System-Wide Impact Fees for Water, Wastewater, and Roadway

The City of College Station adopted "System-Wide" Impact Fees for water, wastewater, and roadways in the latter part of 2016. Fee implementation occurred in phases, with full fees having occurred in December of 2018. The service area for roadway impact fees is bounded by the city limits; however, service areas for system-wide water and wastewater impact fees do not strictly follow city limit lines and include some areas of the City's Extra-Territorial Jurisdiction (ETJ).

Local Government Code requires Semi-Annual Reporting to monitor the progress of impact fees and to determine if an update to the fee study is necessary before the statutory five-year requirement. There have been no major changes in the water, wastewater, or roadway impact fee programs during this reporting period. The statutory 5-year update is in progress and expected to be completed in latter part of this year. Staff recommends that the Advisory Committee forward this report to City Council for their update.

The City of College Station Code of Ordinances Chapter 107, Impact Fees, designates the Planning and Zoning Commission as the Impact Fee Advisory Committee (IFAC) with the inclusion of an ETJ representative for service areas extending into the ETJ. The IFAC is established to:

1. Advise and assist the City in adopting Land Use Assumptions.
2. Review the Capital Improvements Plan and file written comments.
3. Monitor and evaluate implementation of the Capital Improvements Plan.
4. File semi-annual reports with respect to the progress of the Capital Improvements Plan.
5. Advise the City Council of the need to update or revise the Land Use Assumptions, Capital Improvements Plan, and Impact Fees.

System-Wide Impact Fees

System-wide impact fees for water and wastewater were adopted September 22, 2016, with roadway impact fees following on November 10, 2016. The City's adopted collection rates are lower than the maximum allowable fees calculated as presented in the table below. Water and wastewater fees were phased in, starting at 50% of the collection rate the first year, but are now being charged at the full collection rate. Roadway impact fees were phased in, beginning with zero fee collection in year one and 50% in year two. Full implementation of the fees occurred in December of 2018.

Land Use assumptions and the related Capital Improvements Plans have remained applicable over the reporting period October 1, 2020 through March 31, 2021. Impact fees can only be spent on eligible projects identified in the CIP. Status of the various programs are as follows:

Water \$500/Service Unit

System-wide water impact fee revenues collected over the reporting period were **\$141,900** for a total amount of **\$1,243,580**. Eligible costs of the adopted water system capital improvements plan were estimated at \$34,140,850. Projected revenues at the adopted rate were estimated to be \$5,325,000 based on the study's 10-year growth assumptions. Collected amounts are budgeted to help fund Well #9 and Well #9 Collection Loop projects, as well as the SH6 Water Line project.

Wastewater \$3,000/Service Unit

System-wide wastewater impact fee revenues collected over the reporting period were **\$856,500** for a total amount of **\$5,859,950**. Eligible costs of the adopted wastewater system capital improvements plan were estimated at \$72,285,486. Projected revenues at the adopted rate were estimated to be \$36,149,000 based on the study's 10-year growth assumptions. Collected amounts are being used to help fund the Lick Creek Wastewater Treatment Plant Expansion, The Lick Creek Parallel Trunk Line, the Carter's Creek Diversion Lift Station, and Phases II and III of the Northeast Sewer Trunk Line.

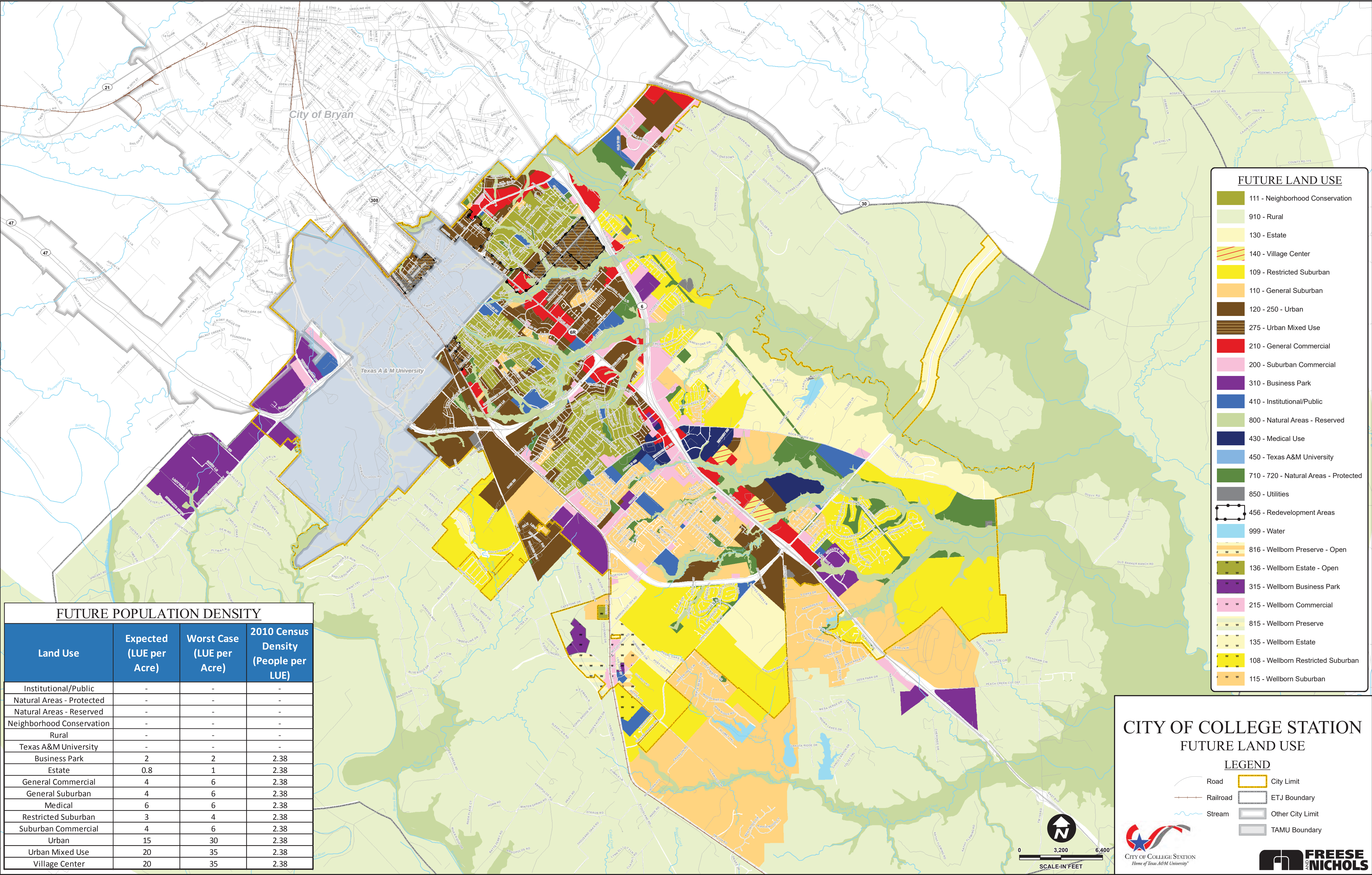
Roadway \$375(Res) \$80(Non-Res) /Service Unit

Roadway impact fees collected over the reporting period were **\$63,121** for total amount of **\$308,534** (Zone A), **\$112,756** for total amount of **\$653,170** (Zone B), **\$78,273** for total amount of **\$813,035** (Zone C), and **\$41,408**, for total amount of **\$304,096** (Zone D). Eligible costs of the adopted roadway capital improvements plan were estimated at \$134,000,000. Projected revenues at the adopted rates were estimated to be \$12,000,000 based on the study's 10-year growth assumptions. Collected amounts in Zones B and C are being used to help fund the Rock Prairie Road West Expansion project and the Capstone/Barron Road Realignment project, in those respective Zones. Specific allocations from remaining zones will be made to impact fee eligible projects within the applicable zones in FY21 and FY22 as warranted.

System-Wide Impact Fee	Allowable Max Rate per Service Unit	Adopted Collection Rate per Service Unit	10-Year Capital Needs	Eligible Capital Improvement Costs	Total Amount Collected	2016 Projected 10-yr Recovery at Collection Rate
Water	\$2,917	\$500	\$49M	\$34M	\$1,243,580	\$5M
Wastewater	\$5,519	\$3000	\$154M	\$72M	\$5,859,950	\$36M
Roadway Zone A	\$1,061	\$375/\$80	\$17M	\$15M	\$308,534	\$2.4M
Roadway Zone B	\$1,072	\$375/\$80	\$35M	\$16M	\$653,170	\$3.0M
Roadway Zone C	\$2,556	\$375/\$80	\$71M	\$49M	\$813,035	\$4.1M
Roadway Zone D	\$4,004	\$375/\$80	\$166M	\$55M	\$304,096	\$2.5M

Attachments:

1. Future Land Use Map
2. Impact Fee Service Area Map Water
3. Impact Fee Service Area Map Wastewater
4. Impact Fee Service Area Map Roadway



FUTURE POPULATION DENSITY			
Land Use	Expected (LUE per Acre)	Worst Case (LUE per Acre)	2010 Census Density (People per LUE)
Institutional/Public	-	-	-
Natural Areas - Protected	-	-	-
Natural Areas - Reserved	-	-	-
Neighborhood Conservation	-	-	-
Rural	-	-	-
Texas A&M University	-	-	-
Business Park	2	2	2.38
Estate	0.8	1	2.38
General Commercial	4	6	2.38
General Suburban	4	6	2.38
Medical	6	6	2.38
Restricted Suburban	3	4	2.38
Suburban Commercial	4	6	2.38
Urban	15	30	2.38
Urban Mixed Use	20	35	2.38
Village Center	20	35	2.38

- FUTURE LAND USE**
- 111 - Neighborhood Conservation
 - 910 - Rural
 - 130 - Estate
 - 140 - Village Center
 - 109 - Restricted Suburban
 - 110 - General Suburban
 - 120 - 250 - Urban
 - 275 - Urban Mixed Use
 - 210 - General Commercial
 - 200 - Suburban Commercial
 - 310 - Business Park
 - 410 - Institutional/Public
 - 800 - Natural Areas - Reserved
 - 430 - Medical Use
 - 450 - Texas A&M University
 - 710 - 720 - Natural Areas - Protected
 - 850 - Utilities
 - 456 - Redevelopment Areas
 - 999 - Water
 - 816 - Wellborn Preserve - Open
 - 136 - Wellborn Estate - Open
 - 315 - Wellborn Business Park
 - 215 - Wellborn Commercial
 - 815 - Wellborn Preserve
 - 135 - Wellborn Estate
 - 108 - Wellborn Restricted Suburban
 - 115 - Wellborn Suburban

CITY OF COLLEGE STATION
FUTURE LAND USE

LEGEND

- Road
- Railroad
- Stream
- City Limit
- ETJ Boundary
- Other City Limit
- TAMU Boundary


CITY OF COLLEGE STATION
Home of Texas A&M University


FREES & NICHOLS

CITY OF COLLEGE STATION
IMPACT FEE
WATER SERVICE AREA

LEGEND

 Interconnection

 Elevated Storage Tank

 Ground Storage Tank

 Pump Station

 Railroad

 Stream

 Lake/Pond

 Parcel

 Impact Fee Water Service Area

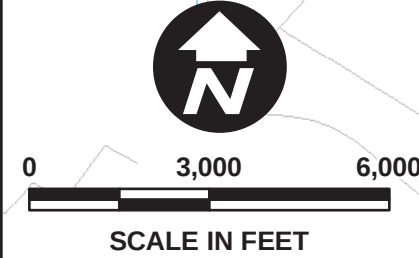
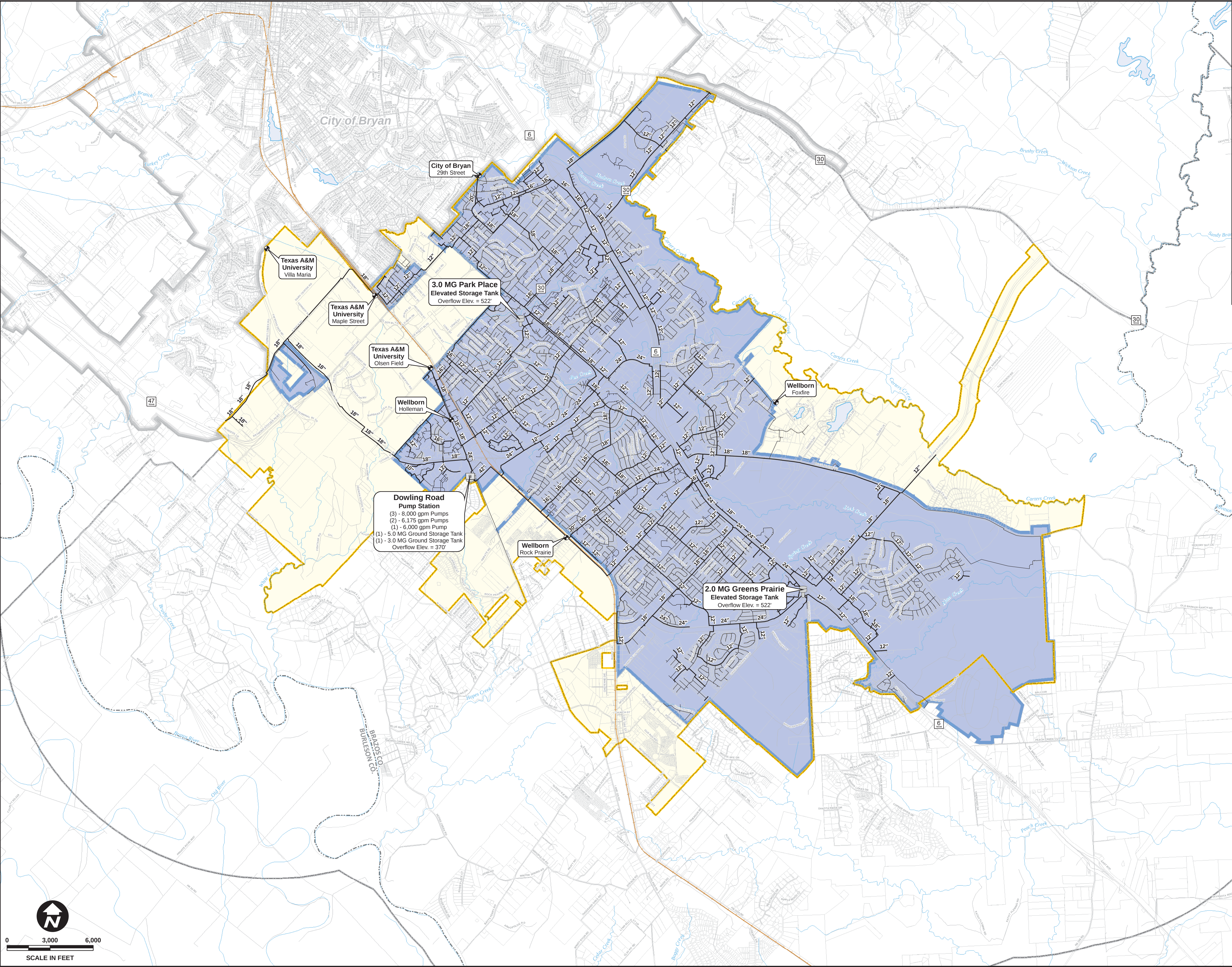
 City Limit

 ETJ Boundary

 Other City Limit

 County Line





CITY OF COLLEGE STATION
IMPACT FEE
WASTEWATER SERVICE AREA
LEGEND

- | | |
|--------------------------------|------------------------------------|
| Manhole | Railroad |
| Lift Station | Stream |
| Wastewater Treatment Plant | Lake/Pond |
| 8" and Smaller Wastewater Line | Parcel |
| 10" and Larger Wastewater Line | Impact Fee Wastewater Service Area |
| 8" and Smaller Force Main | City Limit |
| 10" and Larger Force Main | ETJ Boundary |
| Road | Other City Limit |
| | County Line |

