
IMPACT FEE ADVISORY COMMITTEE AGENDA

Notice is hereby given that the Rockport Impact Fee Advisory Committee will hold a meeting on Monday, September 9, 2024, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Regular Agenda

2. Impact Fee Study Update: Land Use Assumptions - Presentation and Discussion by Freese & Nichols.
3. Adjourn.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, September 6, 2024, before 5:00pm and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

Carey Dietrich

Carey Dietrich,
Asst Director Building & Development
Community Planner

Advisory Committee Meeting

Water & Wastewater Impact Fee Update

September 9, 2024



Presentation Overview

- 1 Impact Fee Process
- 2 Land Use Assumptions
- 3 Next Steps

What are Impact Fees?

- A one-time charge assessed to new development to pay for costs associated with new or expanded infrastructure needed to serve growth
- Mechanism for funding the infrastructure necessary to accommodate new development
- Developed based on requirements in Chapter 395 of the Texas Local Government Code
- Limited to water, wastewater, roadway, and drainage infrastructure



What can impact fees be used for?

- Construction of capital improvements on Impact Fee CIP
- Existing infrastructure with excess capacity to serve growth
- Engineering and surveying fees
- Land acquisition costs
- Debt service on impact fee CIP projects

Impact Fee Advisory Committee (IFAC)

Role of IFAC

- Oversee the development of impact fees
- Review preparation of Land Use Assumptions and Capital Improvements Plan
- Provide written comments to City Council on impact fee update
- File semi-annual reports on the progress of the Capital Improvements Plan



Impact Fee Process

Develop Land Use Assumptions

- Determine existing customer base
- Estimate growth over next 10-years
- Develop water demand and wastewater flow projections

Establish Capital Improvement Plan

- Utilize Land Use Assumptions to determine required system improvements to serve 10-year growth

Conduct Impact Fee Calculations

- Determine 10-year capacity utilization for projects
- Establish growth in Living Unit Equivalents (LUEs)
- Calculate maximum allowable impact fee

Stakeholder Meetings

- Staff meetings
- Three IFAC meetings
- One City Council Presentation

Public Hearing and Adoption of Ordinance

- Public Hearing requires 30-day public notice
- Ordinance update requires two readings at City Council meeting



Presentation Overview

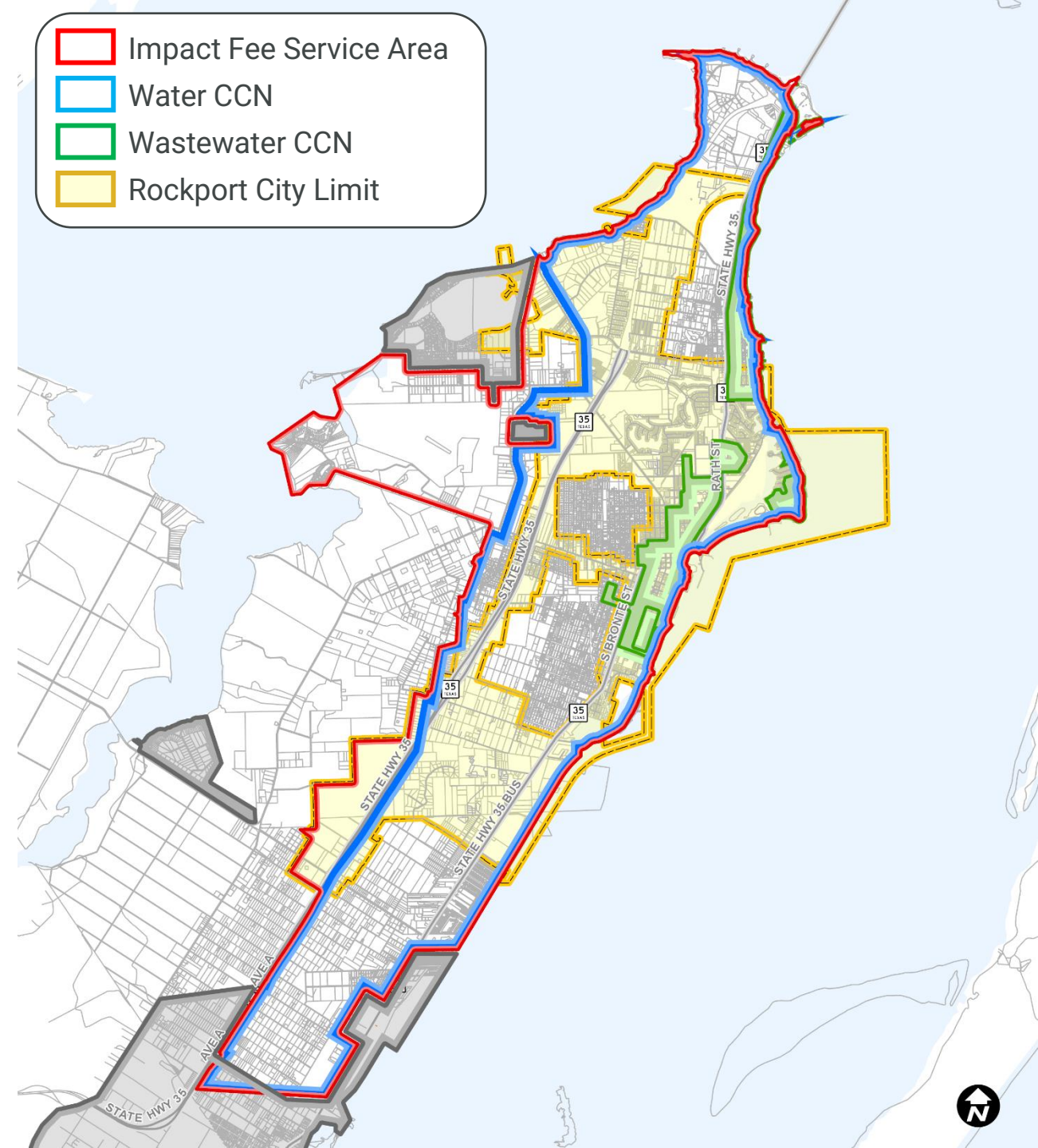
- 1 Impact Fee Process
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Land Use Assumptions

- Define impact fee service area
- Develop 10-year growth assumptions
- Estimate future water demands and wastewater flows

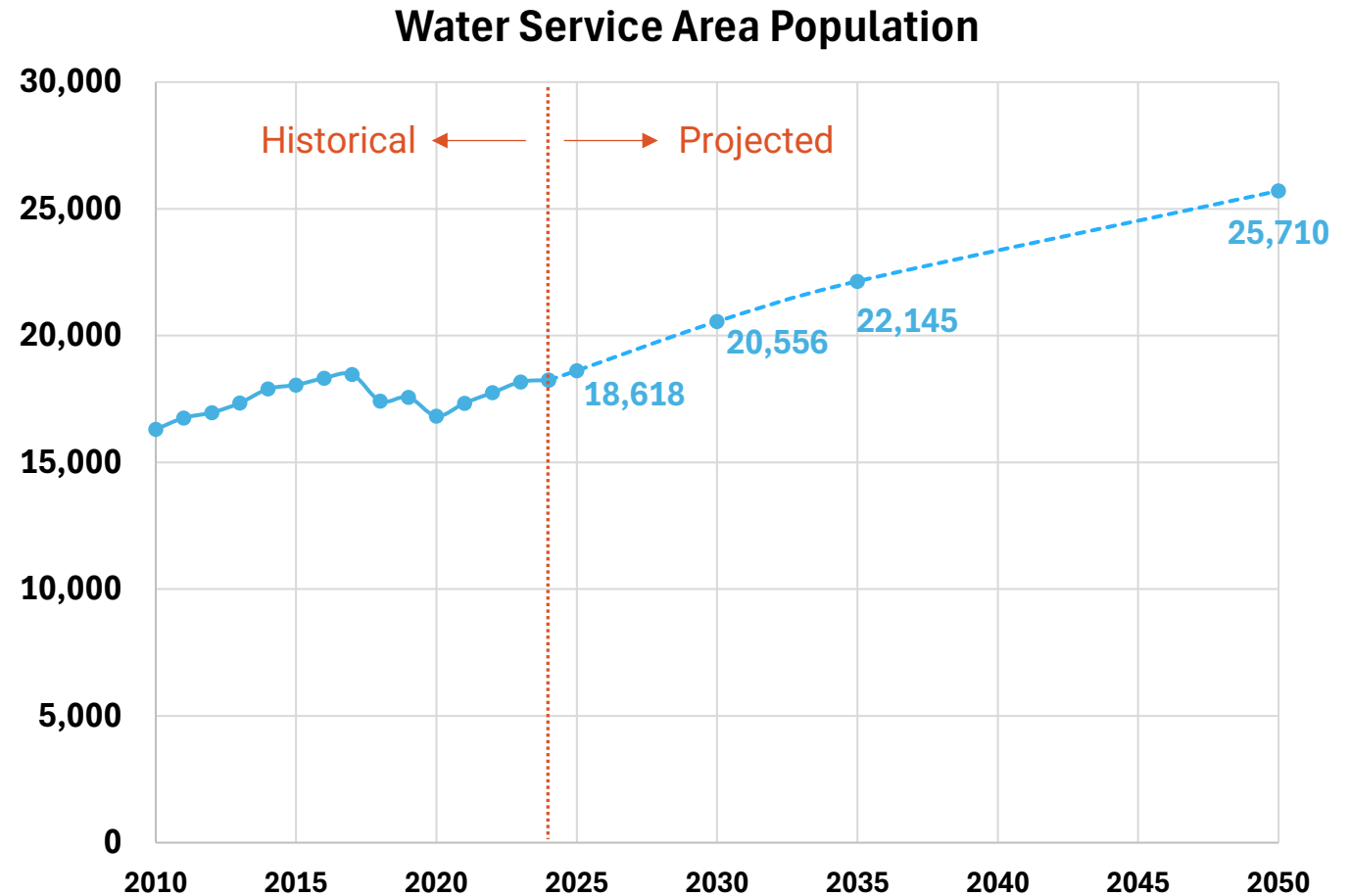
Service Area

Water/Wastewater Impact Fee Service Area encompasses the city limits and the existing water and wastewater Certificate of Convenience and Necessity (CCN) boundaries

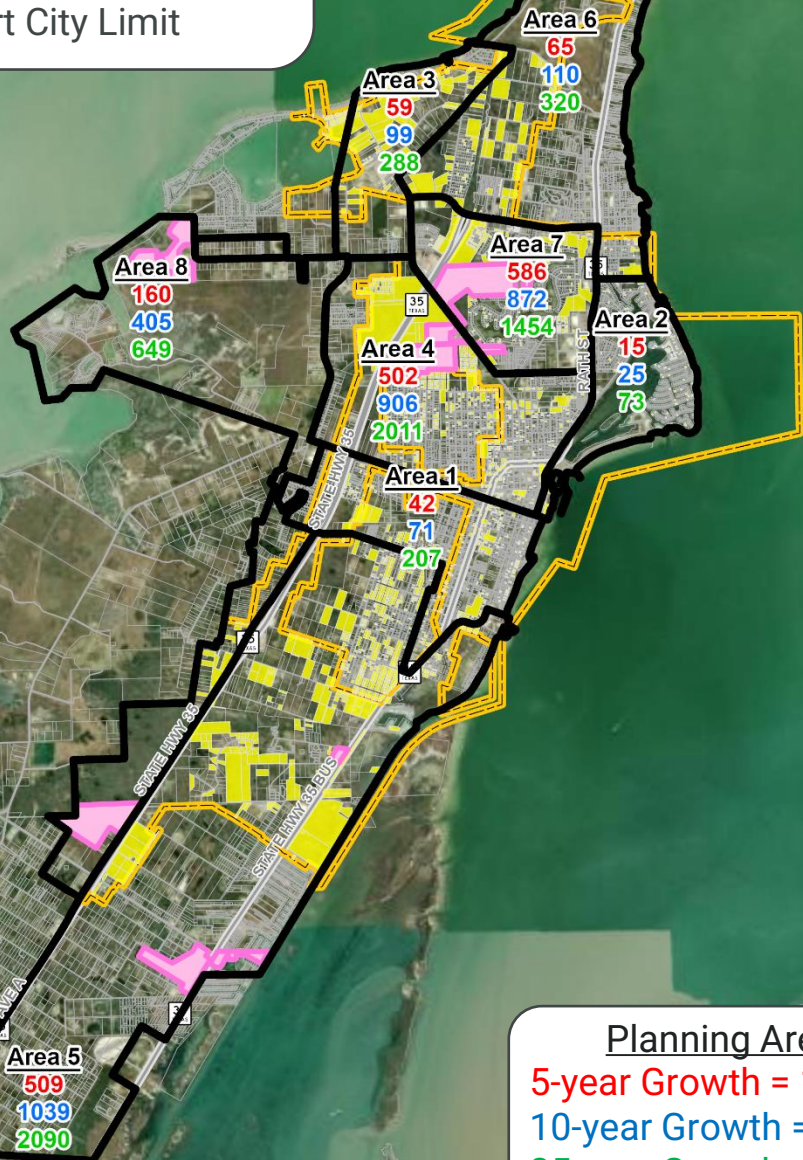


Growth Projections

- Population projections calculated for 2030, 2035, and 2050
- Selected growth rates based on historical trends and current development interest
 - 2.0% for next 5 years
 - 1.5% for 5 to 10 years
 - 1.0% for 10 to 25 years
- 10-year population growth = 3,527



- Planning Area
- Vacant Parcel
- Known Development
- Rockport City Limit



Planning Area
5-year Growth = 1,938
10-year Growth = 3,527
25-year Growth = 7,092

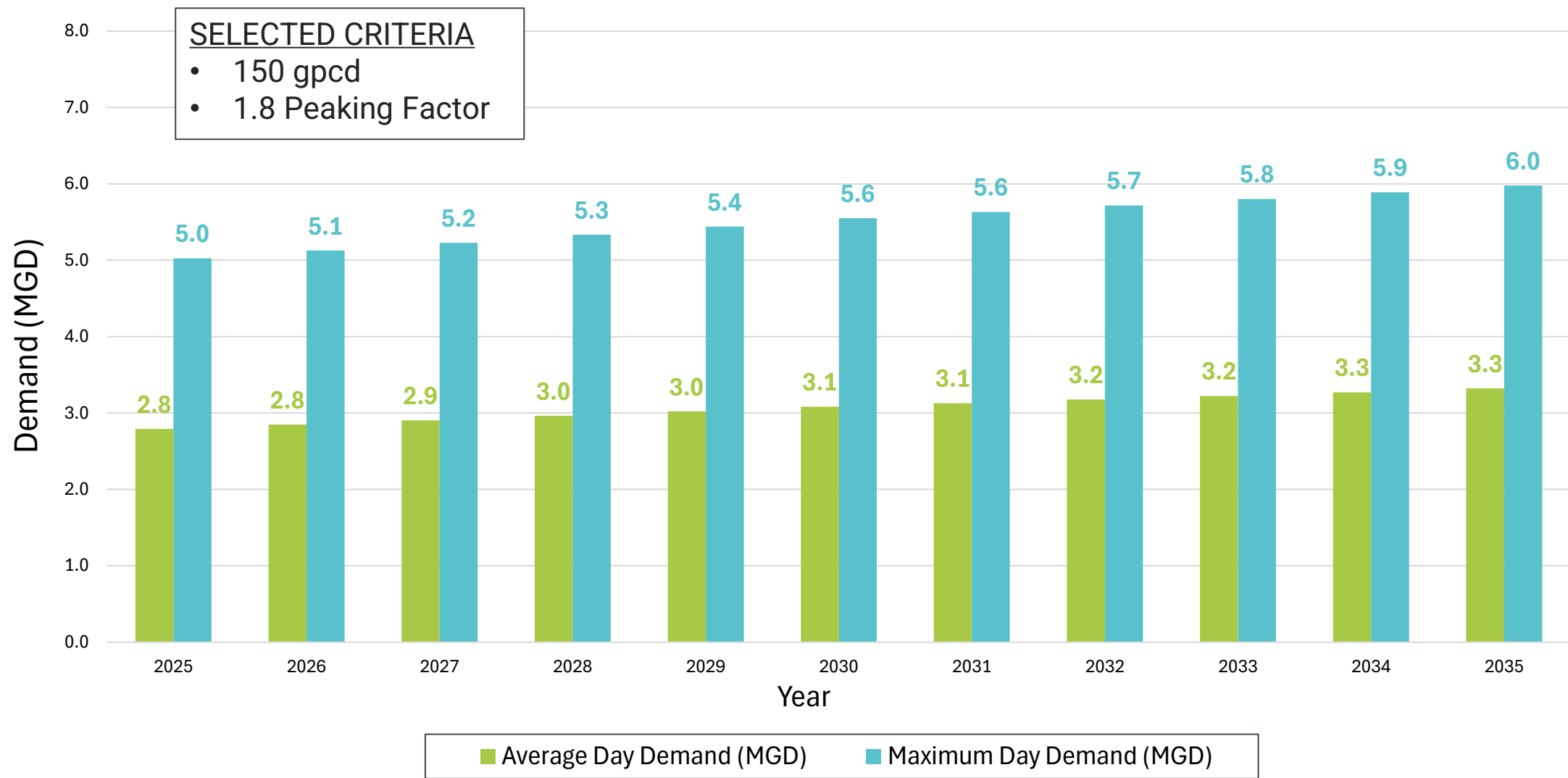
Planning Areas

Population growth was distributed across the service area based on known developments and vacant parcels

Water Demand Terminology

- Per-capita Demand – average water usage divided by the total population served
- Average Day Demand – annual water use divided by the number of days in the year
- Maximum Day Demand – maximum quantity of water used on any one day of the year
- Maximum Day to Average Day Peaking Factor – ratio of the maximum day demand to the average day demand

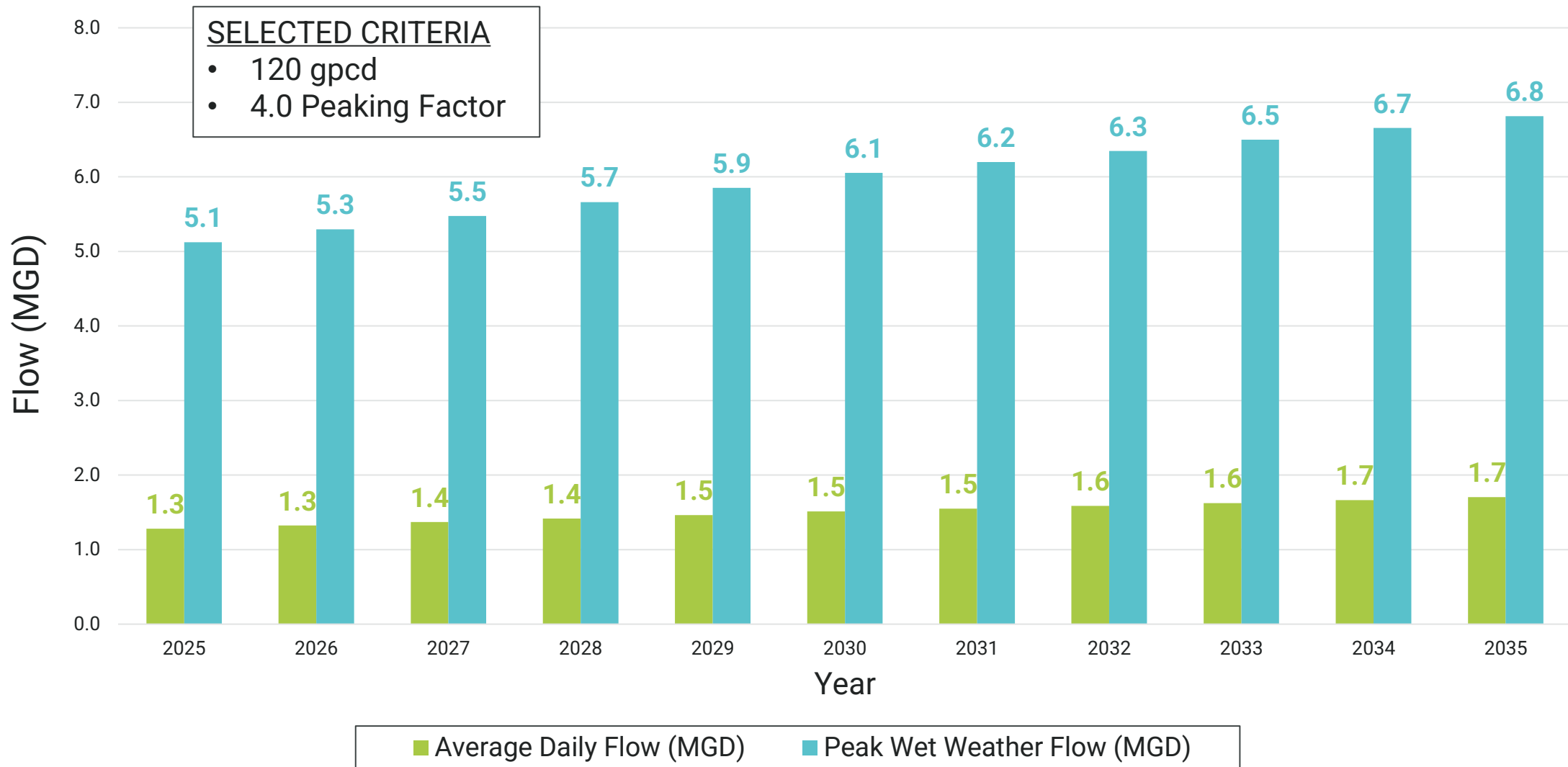
Water Demand Projections



Wastewater Flow Terminology

- Per-capita Flow – average wastewater flow divided by the total population served
- Average Daily Flow – total wastewater flow over a one-year period divided by the number of days in that year
- Peak Wet Weather Flow – highest hourly flow experienced in the wastewater system; includes infiltration and inflow

Wastewater Flow Projections





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Next Steps

Conduct hydraulic modeling of water and wastewater system


Perform existing system capacity analysis

Develop improvements for 25-year conditions

Identify projects needed for 10-year growth

Determine Impact Fee Capital Improvements Plan (CIP)

Upcoming Milestones

<u>Milestone</u>	<u>Date</u>
IFAC Meeting #1: Land Use Assumptions	September 9, 2024 
IFAC Meeting #2: Capital Improvements Plan	December 9, 2024
IFAC Meeting #3: Impact Fee Calculations	January 27, 2024
Impact Fee Report Submittal	March 14, 2024
City Council Public Hearing	April 22, 2024

Thank you

Stephanie Neises, PE | snj@freese.com | (512) 617-3192

