



City of Pflugerville

Legislation Details (With Text)

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Title: Approving a resolution setting a Public Hearing date to discuss and review an update to the City's Land Use Assumptions and Capital Improvement Plan, for Water & Wastewater Utility Infrastructure, to determine whether to amend the plan and to consider amendments to the Land Use Assumptions, Capital Improvements Plan and Impact Fees.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. Draft Presentation_RES-1047

Date	Ver.	Action By	Action	Result
11/8/2022	1	City Council	Approved	Pass

Approving a resolution setting a Public Hearing date to discuss and review an update to the City's Land Use Assumptions and Capital Improvement Plan, for Water & Wastewater Utility Infrastructure, to determine whether to amend the plan and to consider amendments to the Land Use Assumptions, Capital Improvements Plan and Impact Fees.

The proposed Resolution is presented as a request for Council approval to proceed with a public hearing for discussion, review, and update of the City's Water and Wastewater Land Use Assumptions and Capital Improvement Plan and to determine whether to amend the plan. This item is supported by the Infrastructure pillar of the Strategic Plan.

Authorized by the State of Texas, impact fees allow municipalities to assess developers and builders a one-time charge in order to finance additional infrastructure necessitated by new residential and commercial developments. In this way, the cost burden of future growth is shared by the new developments.

City Staff provides information that is being presented on Monday, November 7, to the City's Capital Improvements Advisory Committee (CIAC) and the CIAC will have an opportunity to provide a recommendation whether to update the City's Water and Wastewater Land Use Assumptions, Capital Improvement Plan and Impact Fees based on the October 2022 Impact Fee Study Report, which projected updated needs for water and wastewater infrastructure. Among other things, the study evaluated land use assumptions, including population projections and employment growth. City impact fees were last updated January 28th, 2020 for water and wastewater.

Today's City Council presentation is to receive an update on the City's Water and Wastewater Capital Improvements Plan, Land Use Assumptions, and Water and Wastewater Impact Fee from Freese and Nichols, Inc. and discuss and consider action to adopt a resolution setting a public hearing to amend the Water and Wastewater Impact Fee.

The City of Pflugerville utilizes water and wastewater impact fees to ensure that new development assumes a portion of the cost of growth and development within the utility system. City staff continues to support the goals for providing water distribution and storage and a wastewater conveyance system. October 2022 Updated Capital Project List will confirm the operations of each system to enhance reliability, efficiency and capability to service existing and new customers well into the future.

In August 2022, the City authorized Freese and Nichols, Inc. (FNI) to perform an impact fee analysis on the City's water and wastewater systems. The purpose of the report is to summarize the methodology used in the development and calculation of water and wastewater impact fees for the City of Pflugerville. The methodology used satisfies the requirements of the Texas Local Government Code Section 395 for the establishment and update of water and wastewater impact fees. Staff presented the studies' land use assumptions, CIP, impact fee calculation, and schedule for adoption to the Capital Improvements Advisory Committee (CIAC) at its July 18, 2022 meeting and November 7, 2022 meeting.

In order to continue moving forward with impact fees, it is necessary to set a public hearing date for the Impact Fee Capital Improvements Plan. Texas Local Government Code Chapter 395 requires the City Council adopt a resolution to set a public hearing date to consider impact fees. Once the public hearing date is set and prior to thirty days before the date set for the hearing, notice of the hearing shall be published in the newspaper and information for period of projections and a description of the impact fees shall be made available to the public.

This resolution provides for a 30-day publication notice for a public hearing to be set for the City Council's December 13, 2022 meeting.

Background

Texas State law requires that impact fees be updated every five years. The revision process required the Utility to update Land Use Assumptions (LUA) and the Capital Improvement Plan (CIP) that will serve new development over the next 10 years and determine the maximum allowable water and wastewater impact fees that can be collected. The Texas Local Government Code (TLGC), Chapter 395 governs financing capital improvements in municipalities.

Prior City Council Action

None

Deadline for City Council Action

Action is requested on November 8, 2022

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: N/A

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: 10/30/2022

Supporting documents attached:

Resolution to set date for public hearing

Draft Presentation

Recommended Action

Approve a resolution setting a Public Hearing date to discuss and review an update to the City's Land Use Assumptions and Capital Improvement Plan, for Water & Wastewater Utility Infrastructure, to determine whether to amend the plan and to consider amendments to the Land Use Assumptions, Capital Improvements Plan and Impact Fees.