

MEMORANDUM FOR RECORD
August 16, 2016, RS-16-095

The consideration of impact fees came before the council during a May 13, 2014 regular meeting. The agenda item was CA-14-061. The agenda item considered a professional agreement to develop Land Use Assumptions, Water, Wastewater, and Roadway Impact Fees, and the viability of a Transportation Utility Fee. Last calendar year, the governing body disposed of the consideration by consensus during a workshop meeting. The body consented not move forward to develop Land Use Assumptions, Water, Wastewater, Roadway Impact Fees, and a Transportation Utility Fee.

The consideration presently before us is to complete the process of implementing Impact Fees for Water, Wastewater, and Roadways. Part of the process is to establish the shell (outlay) of the fees, without establishing rates associated with the fees that will be determined during another consideration. My understanding and comprehension is that the governing body is not considering a Transportation Utility Fee within the scope of this consideration.

What the governing body is considering is what various comparable municipalities have implemented, since the inception of Impact Fees, in accordance with Local Government Code, Chapter 395. My unqualified opinion and estimate is that Impact Fees have been in place, a staple of municipalities since 1989, approximately twenty-seven years. While other municipalities have instituted and repealed Impact Fees as appropriate during 27 years, our municipality chose to provide funding for infrastructure systems through City/Owner Agreements. Essentially through the years we have provisioned infrastructure funding through either General Obligation or Certificates of Obligation, the latter approved without benefit of municipal ballot processes.

My mail is still unanswered regarding my request for reporting that delineates all City/Owner Agreements. I would like to receive in black and white, a textual balance sheet of the information, sometime within this lifetime preferably, rather than a PowerPoint presentation explaining ad nauseam the City/Owner Agreement mechanism. If the information exists and has been provided to council, I thank Staff in advance and welcome all assistance in helping council plainly identify and interpret the data. My sole interests in obtaining the information, in the format that I propose, is that the information may be publically known, that the public is fully aware of the participation levels of publically funded City/Owner Agreements, in terms of percentages and the dollar cost of the percentages.

I believe that implementing Impact Fees, which other municipalities have done and that we charismatically tend to mimic, to serve purposes in other instances of consideration, will readily provide fiscal data as plats and zonings are considered. Instituting Impact Fees will evidence and articulate pure ability to grow, to grow without aid. Impact Fees provides additional funding for infrastructure (Water, Wastewater, and Roadways). Impact Fees is a smart way to grow and to grow responsibly which is growth brought about by well-provisioned fiscal soundness. With Impact Fees, we may reallocate and do what we are supposed to do within the General Fund those things we must do as they pertain to maintenance and operation of transportation infrastructure; we should not ask ratepayers to continue to pay for transportation infrastructure over and over again at the rate of new transportation infrastructure.

Jonathan L. Okray



Councilmember At-Large