Impact Fees

City of Killeen

April 2, 2019

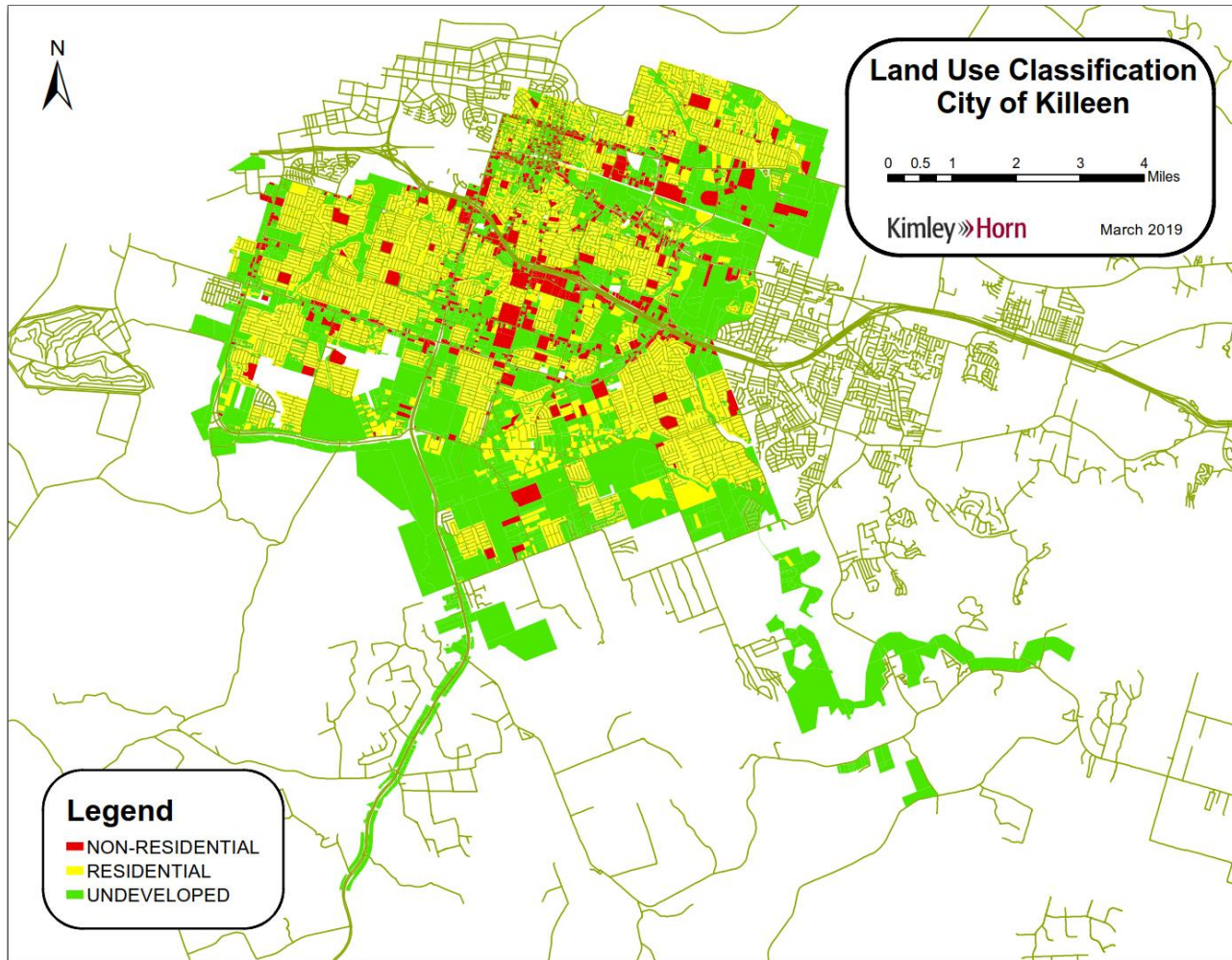Killeen, Texas

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Overview

- The Fundamentals

- Impact Fee Basics

- Service Areas

- Timeline

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The Fundamentals

- Land Use Assumptions
  - Establishes Infrastructure Demands and Master Plans

- Population and Employment Projections
  - Aggressive vs. Non-aggressive Growth Rates

- Consistent with Killeen's Future
  Land Use Plan

- Can be derived from other City planning
  efforts

Land Use Assumptions

Impact Fee Basics

- ## What Are They?
  - One-time fee assessed to recover infrastructure costs required to serve new development
  - Governed by Chapter 395 of the Texas LGC
- ## Why impact fees?
  - Provides an additional funding tool for infrastructure systems
  - Provides for the orderly growth of the community
  - Allows for a balanced funding combination that recognizes the benefits of growth
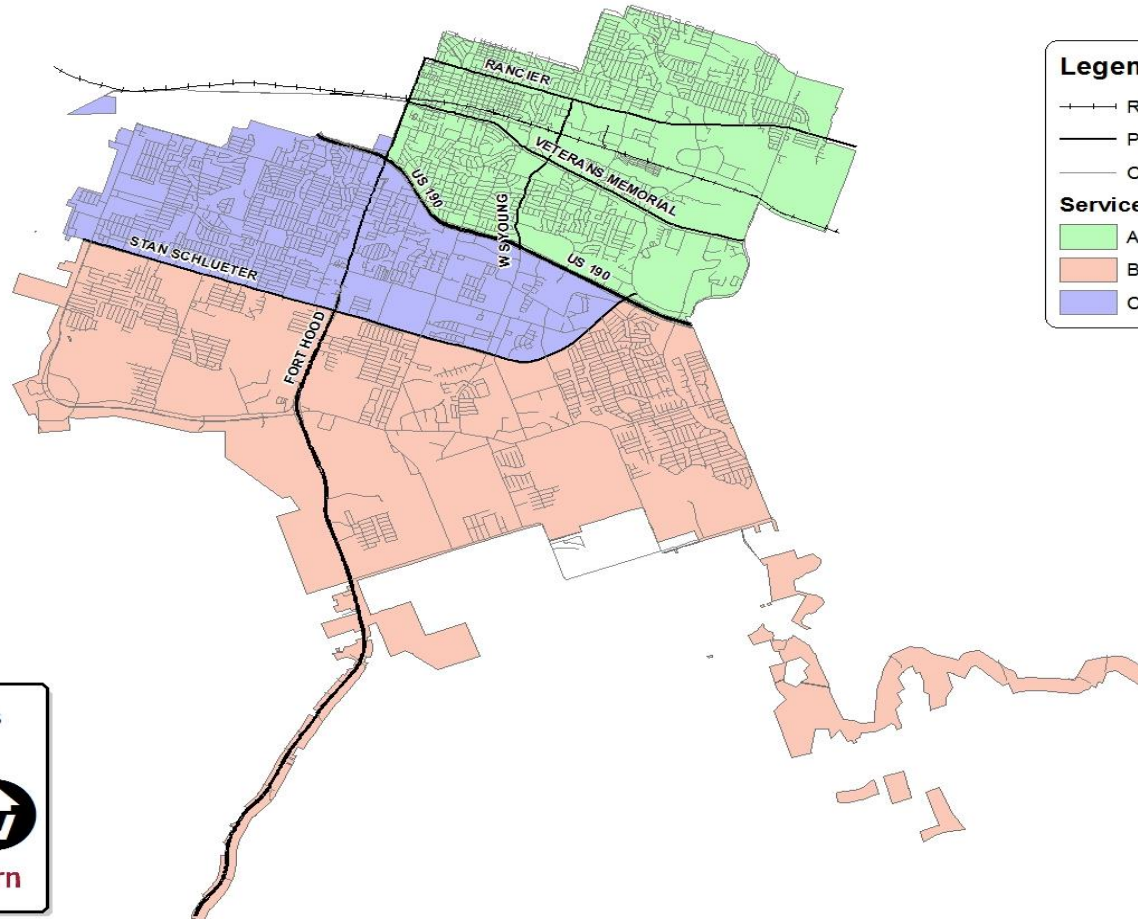
Impact Fee Basics

- What Costs Are Non-Recoverable?
  - Capital Improvements NOT Identified in the CIP
  - Operations and Maintenance Costs
  - Improvements to Remedy Existing Deficiencies
  - Administrative and Operational Costs of the City
  - Non-CIP Debt Service

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The Fundamentals – Service Areas
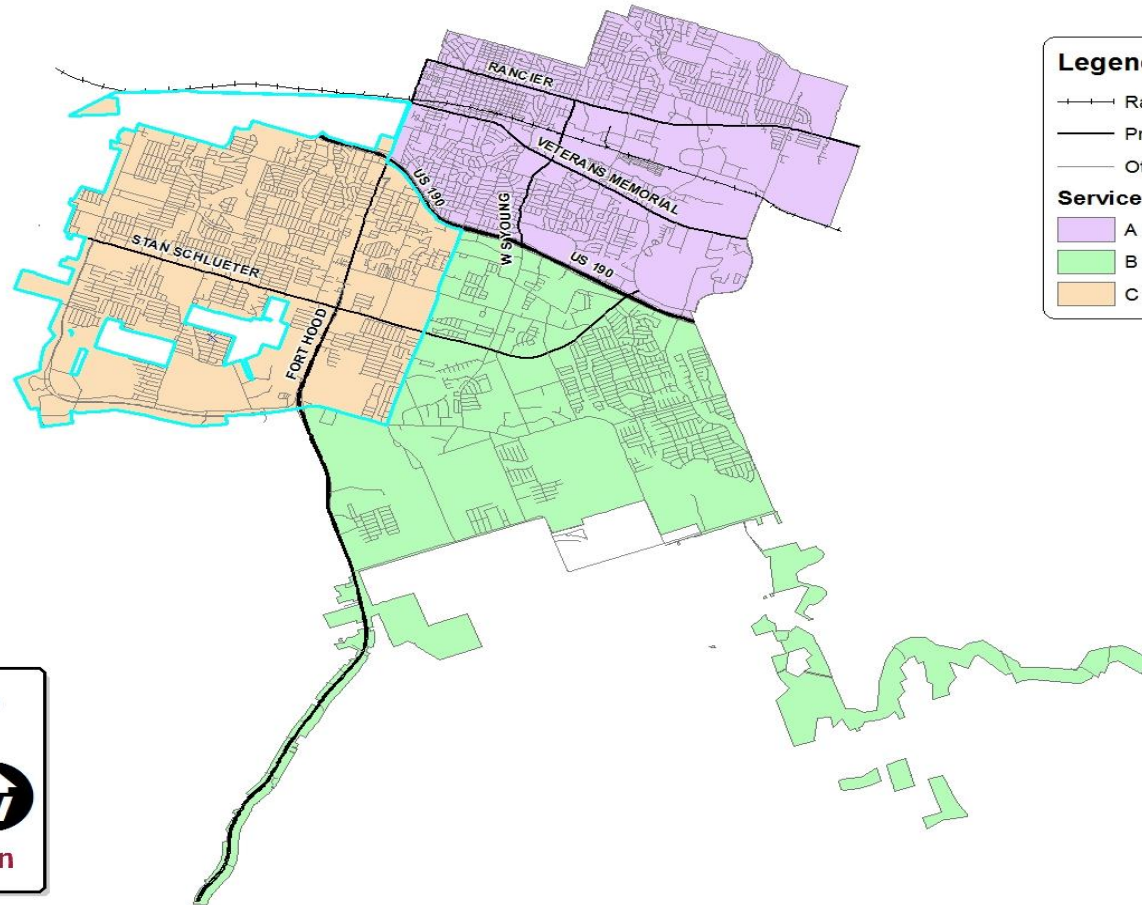
- Infrastructure Master Planning
    - Water (Service Area: Citywide)
    - Sewer (Service Area: Citywide)
    - Roadway (Service Area: 6 mile limit)
        - **3-4 service areas within Killeen (6 mile limit)**
        - Limited to Corporate Limits for roadway facilities
        - Cannot include ETJ for roadway facilities

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Roadway Service Area

Roadway Service Area Option 2

Timeline

- July 2019
    - Final Draft Impact Fee Study Report
    - Set Public Hearing Date – Land Use Assumptions and Impact Fee CIP
- August 2019
    - Conduct 1st Public Hearing & Council Action on Land Use Assumption and Impact Fee CIP
    - Set 2nd Public Hearing Date – Impact Fee Study
- September 2019
    - Conduct 2nd Public Hearing & Council Action on Impact Fee Study
- October 2019
    - Adoption of Impact Fee Ordinance

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