



**CAPTIAL IMPROVEMENT ADVSIORY COMMITTEE REGULAR MEETING
TUESDAY, FEBRUARY 15, 2022, 6:00 P.M.**

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

CALL TO ORDER

I. ACTION ITEMS:

1. Consider a recommendation to City Council to amend the water and wastewater impact fees and to adopt a roadway impact fee.

II. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Capital Improvement Advisory Committee of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 11th Day of February 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT OFFICE AT 940-648-2541 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED BY CITY OFFICES.



CAPTIAL IMPROVEMENT ADVISORY COMMITTEE MEETING
Staff Report
February 15, 2022

STAFF CONTACT: Chuck Ewings, City Manager

PROJECT: Consider a recommendation to City Council to amend the water and wastewater impact fees and to adopt a roadway impact fee.

EXECUTIVE SUMMARY:

Last November, City Council initiated a review of current impact fees. Impact fees are collected for each new home built to provide funding for new water and wastewater improvements required to keep up with the demand of growth. City Council is also considering a roadway impact fee to fund new road projects due to increased traffic related to population growth.

During the initial adoption of impact fees several years ago, City Council appointed the Planning and Zoning Commission members to also serve as the Capital Improvement Advisory Committee to make recommendations regarding impact fees as required by state law.

A capital improvements plan has been approved by city council and is available in the link below for review. Current impact fees are below:

Water Impact Fees	
Meter Size	Fee
¾"	\$3,554.00
1"	\$5,935.00
1 ½"	\$11,835.00
2"	\$18,943.00
3"	\$41,475.00
4"	\$74,634.00
6"	\$165,865.00
8"	\$284,320.00
10"	\$450,185.00

Wastewater Impact Fees	
Meter Size	Fee
3/4"	\$3,255.00
1"	\$5,436.00
1 1/2"	\$10,839.00
2"	\$17,349.00
3"	\$37,986.00
4"	\$68,355.00
6"	\$151,911.00
8"	\$260,400.00
10"	\$412,322.00

The proposed maximum impact fees to fund all projects are as follows:

CITY OF JUSTIN IMPACT FEES		
SCHEDULE OF MAXIMUM ASSESSABLE ROADWAY IMPACT FEES		
Development Type	Maximum Accessible Fee	
Single Family	\$ 3,771.29	/Dwelling Unit
Multi Family	\$ 2,396.92	/Dwelling Unit
Retail	\$ 1,889.89	/1,000 SQFT
Light Industrial	\$ 303.87	/1,000 SQFT
General Business	\$ 1,700.98	/1,000 SQFT

CITY OF JUSTIN IMPACT FEES		
SCHEDULE OF MAXIMUM ASSESSABLE WATER IMPACT FEES		
Actual Meter Size (inches)	Equivalency Factor	Impact Fee By Meter Size
3/4	1.00	\$ 4,761.00
1	1.67	7,951.00
1 1/2	3.33	15,855.00
2	5.33	25,378.00
3	11.67	55,566.00

4	21.00	99,991.00
6	46.67	222,219.00
8	80.00	380,920.00
10	126.67	603,139.00

CITY OF JUSTIN IMPACT FEES		
SCHEDULE OF MAXIMUM ASSESSABLE WASTEWATER IMPACT FEES		
Actual Meter Size (inches)	Equivalency Factor	Impact Fee By Meter
3/4	1.00	\$ 14,846.00
1	1.67	24,792.00
1 1/2	3.33	49,437.00
2	5.33	79,129.00
3	11.67	173,252.00
4	21.00	311,766.00
6	46.67	692,862.00
8	80.00	1,187,680.00
10	126.67	1,880,543.00

These are maximum amounts, meaning the City Council can not approve fees higher than those listed above. The CIAC and City Council may consider and approve amounts lower than the maximum amounts.

ACTION CONSIDERED:

- 1) Make a recommendation to approve, approve with conditions, or deny the amendment and adoption of the impact fees to City Council.

STAFF RECOMMENDATION:

Staff recommends the following:

Consider recommendation to council regarding amount of impact fees.

ATTACHMENTS:

(A) Impact Fee Report (in the link below)

<https://www.dropbox.com/sh/ri6y55whoz9a08z/AAD1M5KLSHh9R6011kkDMfQra?dl=0>