



Weatherford City Council

AGENDA REPORT

Meeting Date: November 16, 2021

Staff Contact: Rick Shaffer, Director of Water Utilities

Item Number: 2021-614-AR

Phone: 817-598-4473

SUBJECT: Consider recommendations and approve the 2021 Water and Wastewater Impact Fee Study Update, and adopt Ordinance O2021-59 updating water and wastewater impact fees.

BACKGROUND/DISCUSSION

In 2003, the City approved water and wastewater impact fees to help finance infrastructure related to new development. Chapter 395 of the Local Government Code requires cities to review and update their Impact Fee Program at least every five years. The water and wastewater impact fees were previously updated in 2008, 2013 and lastly in 2016, with the most recent ordinance being adopted by City Council on February 14, 2017.

There are several steps required to update the Impact Fee Program.

- In May 2021, City Council appointed an Advisory Committee in accordance with Chapter 395 of the Local Government Code.
- City staff, and our consultant, met with the Advisory Committee on August 11th, August 25th and September 8th, 2021 to present and discuss the proposed amendments to the Impact Fee Program. The Advisory Committee recommended amendments to the 2016 Water and Wastewater Impact Fee Program.
- On September 14, 2021, City Council adopted a resolution setting a public hearing date for October 26, 2021
- On September 20, 2021, the Advisory Committee submitted letters of recommendation.
- The proposed 2021 Water and Wastewater Impact Fee Program, and the Advisory Committee's comments, were posted on the City website and in the City Secretary's office for public review.
- On September 30, 2021, the Municipal Utility Board accepted the recommendation of the advisory committee and recommended adoption of the proposed amendments.
- A public hearing was held on October 26, 2021, at the City Council's regularly scheduled meeting, to receive public comments regarding proposed amendments to the land use assumptions, capital improvements plans, and impact fees. Within 30 days of the public hearing on the proposed amendments, the City Council must accept or reject the amendments, if any are recommended.

Local Government Code requires an ordinance, order or resolution adoption for amendments to the land use plan, capital improvements plans and/or impact fees. A copy of the proposed ordinance updating the water and wastewater impact fees has been included in your packet.

FINANCIAL IMPACT

Approval of the proposed water and wastewater impact fees will increase the water impact fee from \$2,157 to \$2,332 per standard residential unit, and will increase the wastewater impact fee from \$1,839 to \$2,227 per standard residential unit.

SUGGESTED ACTION

Staff recommends that the City Council accept the Advisory Committee's and Municipal Utility Board's recommendations for approval of the 2021 Water and Wastewater Impact Fee Study Update, including updates to the proposed Land Use Plan, Capital Improvement Plans, and recommended impact fees, and adopt Ordinance O2021-59 updating the water and wastewater impact fees.

ATTACHMENTS

- [Land Use Plan and Service Areas](#)
- [CIP Maps](#)
- [CIAC Recommendation Letters](#)
- [Ordinance O2021-59](#)