



City of Harker Heights

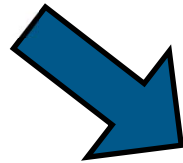
WASTEWATER IMPACT FEE STUDY

June 30, 2021



What are Impact Fees?

One-time charge assessed to new development for a ***portion of costs*** related to specific capital improvements



*State Law: Chapter
395 Texas Local
Government Code*

Impact Fee Principles and Purpose

- Allows cities to recoup a portion of cost of providing improvements
- Provides an equitable structured approach to assessment of fees
- Impact fees for a new development based on how much water the site will consume

Basic Question

Who Pays for Growth?



No Impact Fees:
Existing and future
taxpayers build all
capital facilities.

Impact Fees:
New development
shares in part of
this responsibility.

Program Development Process

CIAC COORDINATION

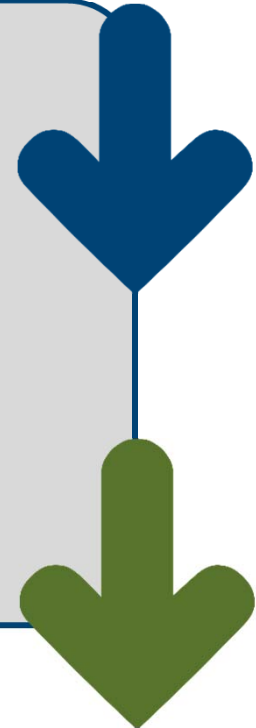
1 Develop Land Use Assumptions

2 Develop Capital Improvement Plan

3 Conduct Impact Fee Calculations/
Prepare Technical Report

4 Public Hearings and Council Consideration

5 Approve and Adopt Impact Fee Ordinance



Role of CIAC

- Planning and Zoning + Member from ETJ
- Provide Comment:
 - Land Use Assumptions
 - Impact Fee Capital Improvements Plan (CIP)
 - Provide Recommendation to Council

What is eligible for Impact Fees?

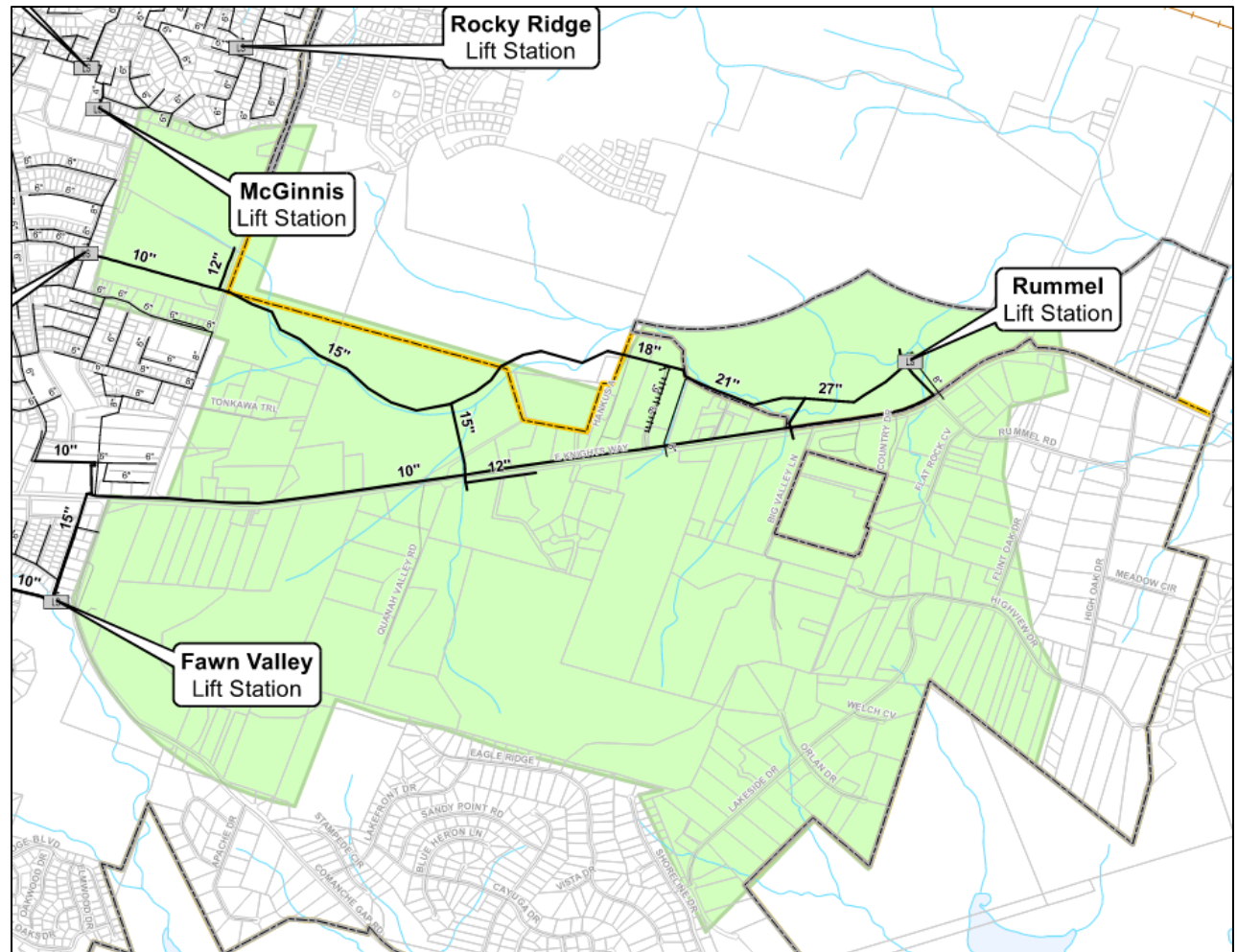
- Recently constructed improvements with excess capacity to accommodate growth
- Proposed projects that will accommodate growth within the next 10 years
 - Construction Cost, ROW Acquisition, Engineering and Surveying Fees, etc.
- Financing Costs
- Cost of Impact Fee Study

Impact Fee Calculations

- Only percent of project utilized in the 10-year period is eligible
- Performed analysis to credit any portion of project costs that will be included in future water rates
- Impact fees calculated by dividing eligible CIP by growth in service units

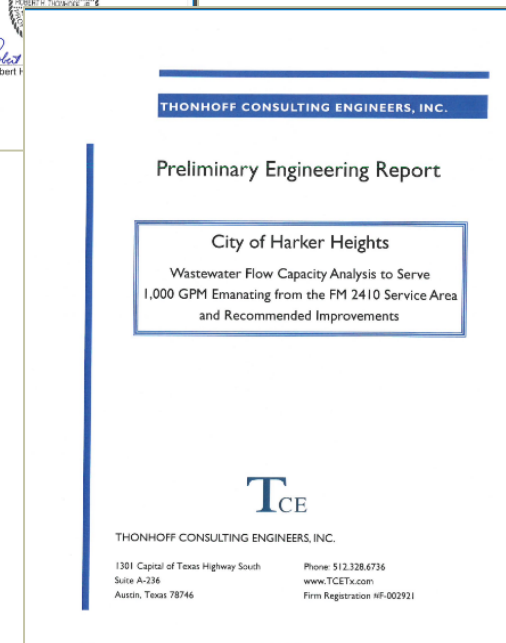
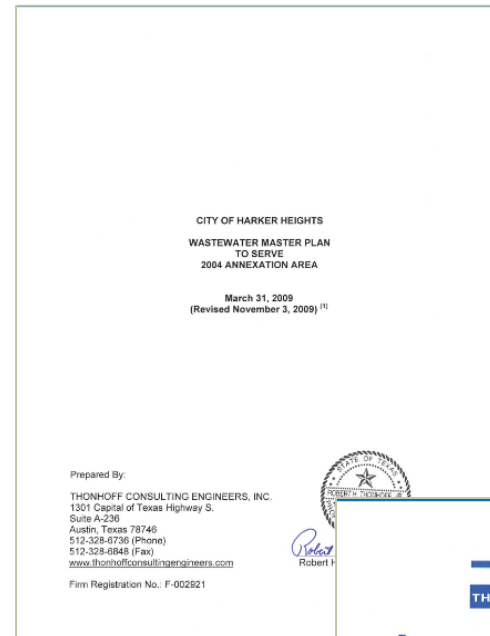
$$\text{Impact Fee per Service Unit} = \frac{\text{IFCIP Cost - Credit}}{\text{New Service Units}}$$

Impact Fee Service Area

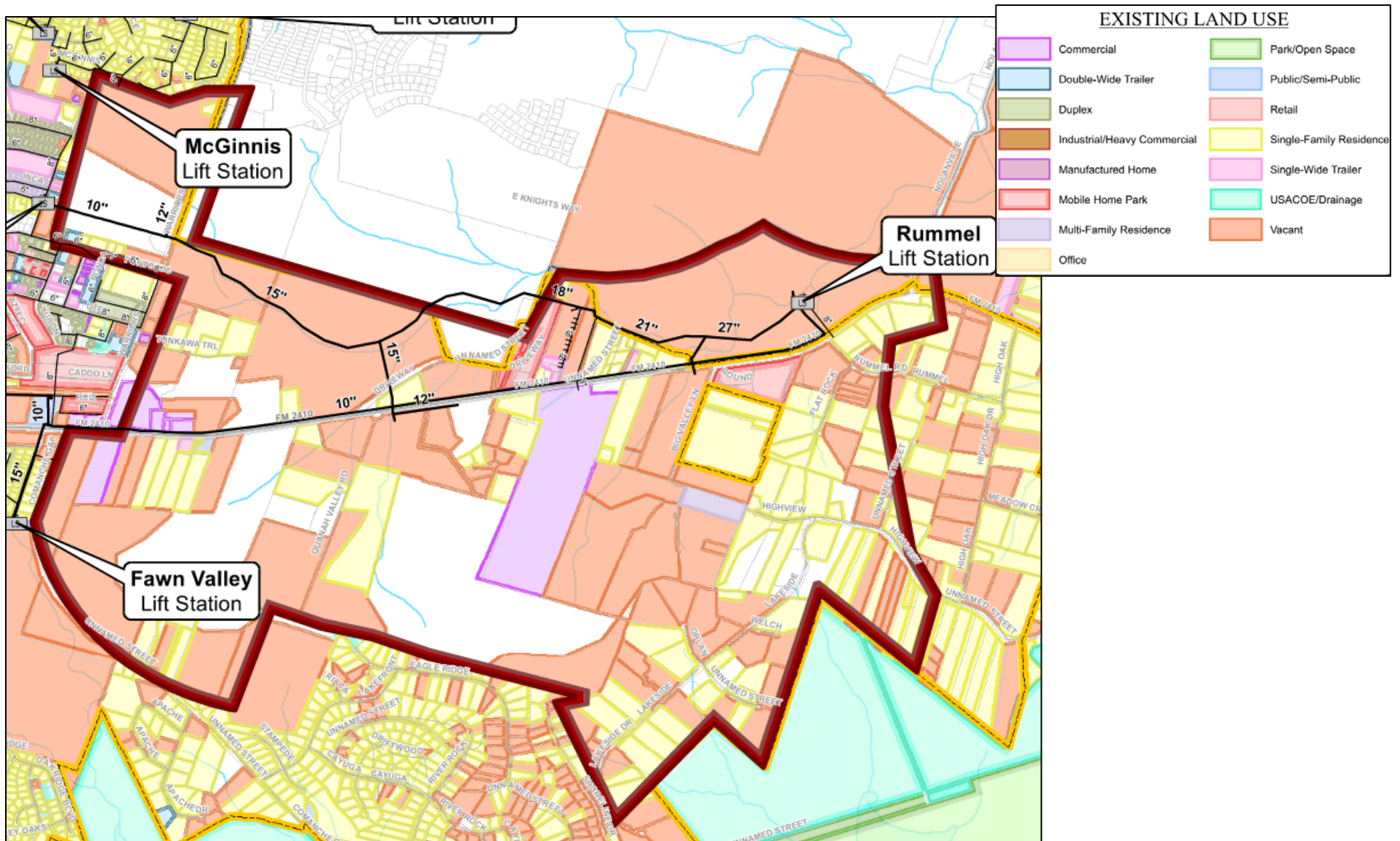


Previous Studies

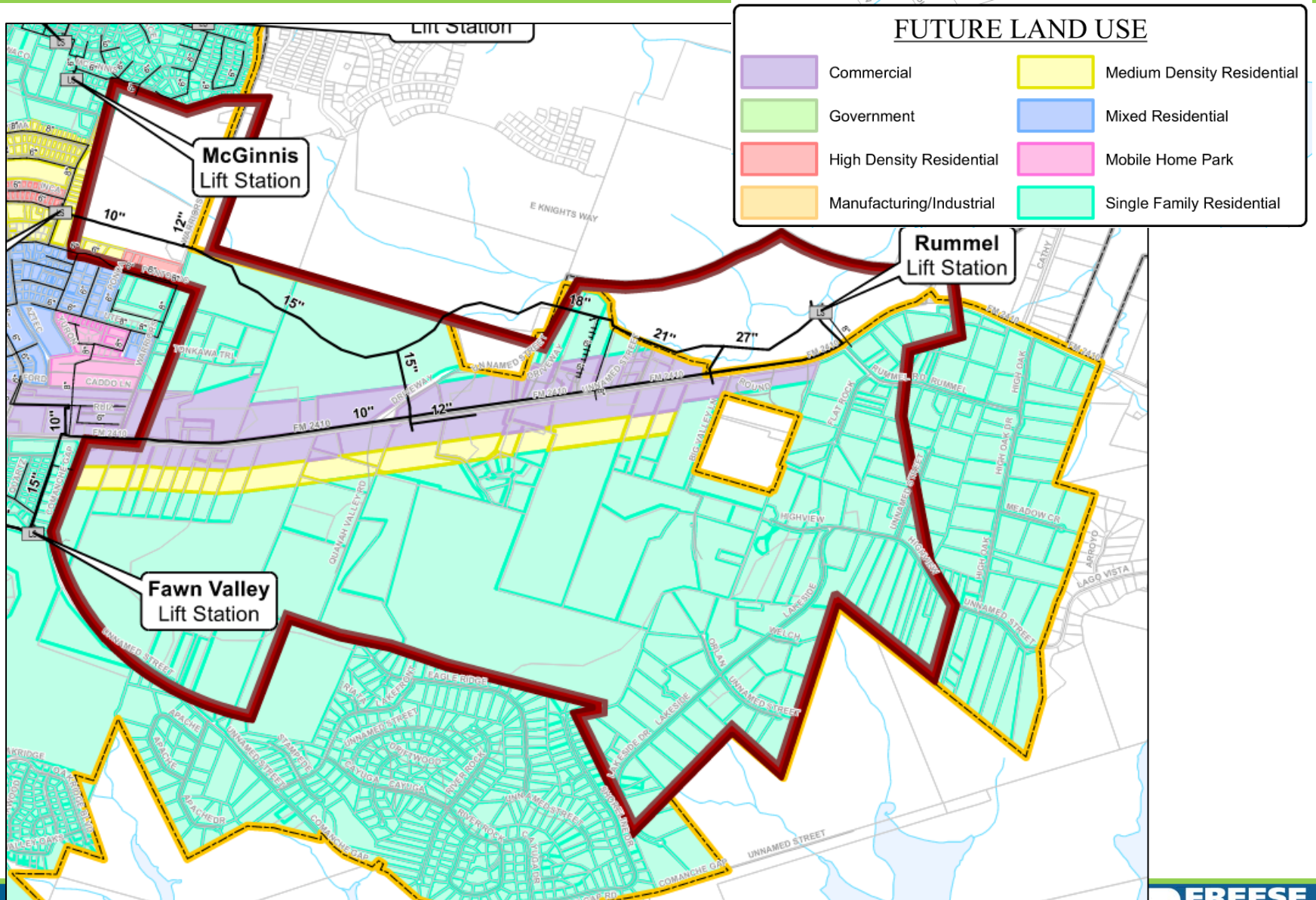
- Thonhoff Consulting Engineers, Inc. – Wastewater Flow Capacity Analysis to Serve 1,000 gpm Emanating from the FM 2410 Service Area and Recommended Improvements- February 2021
- Thonhoff Consulting Engineers, Inc. – Wastewater Master Plan to Serve 2004 Annexation Area – November 2009



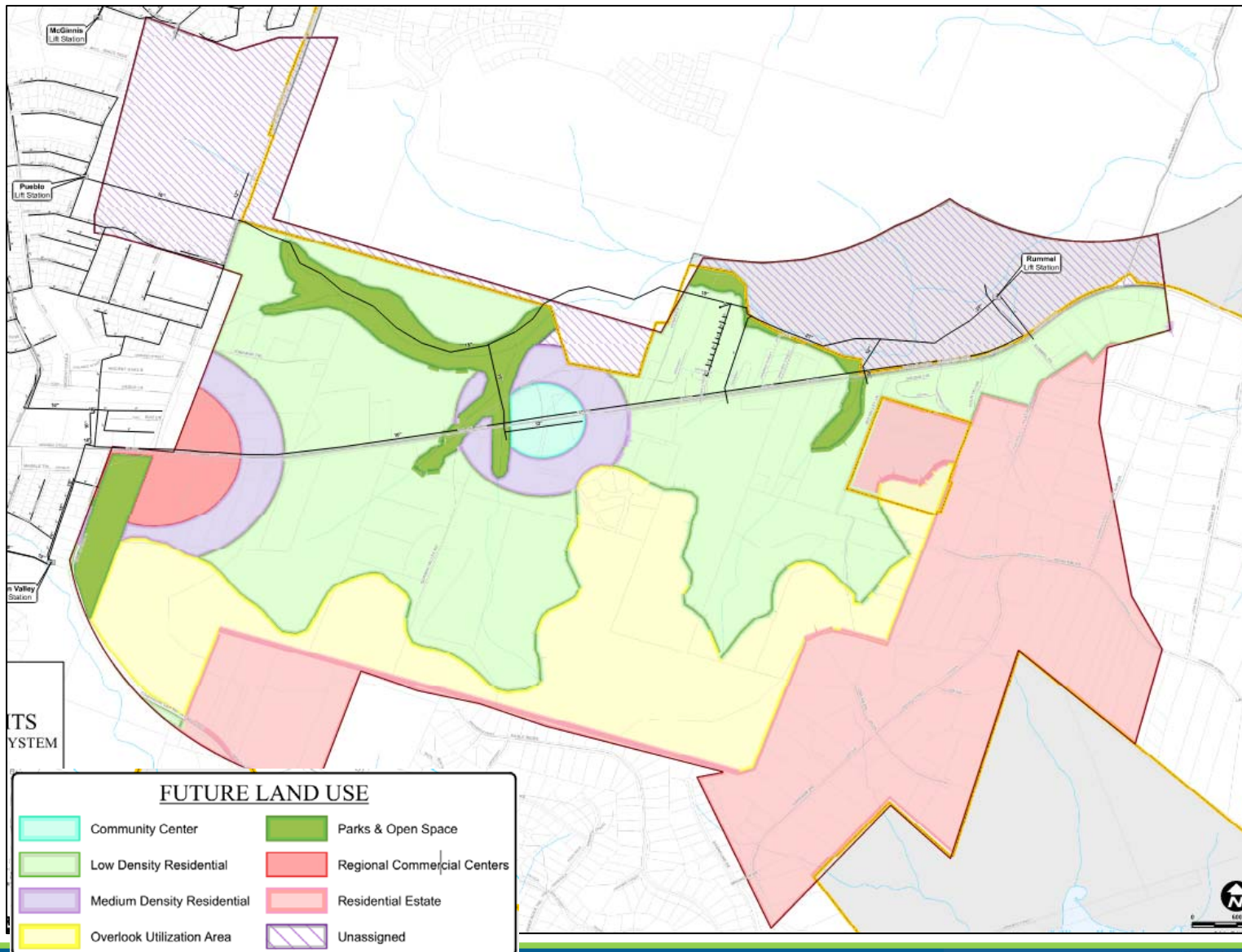
Existing Land Use



Future Land Use



Proposed Future Land Use



Service Area Growth Assumptions

Year	Connections
2021	125
2031	1,500

Project Schedule

- June 30: CIAC Meeting #1: Impact Fee 101
- August 25: CIAC Meeting #2: Land Use and CIP
- September 14: Council Resolution to set Public Hearing #1
- October 26: Public Hearing #1: Land Use and CIP
- November 9: Public Hearing #1: Land Use and CIP
- January 5: CIAC #3: Calculations and Recommendations
- January 11: Council Resolution to set Public Hearing #2
- February 22: Public Hearing #2: Impact Fee Ordinance
- March 8: Public Hearing #2: Impact Fee Ordinance



QUESTIONS AND DISCUSSION