

# WATER, WASTEWATER & ROADWAY IMPACT FEE

August 27, 2026

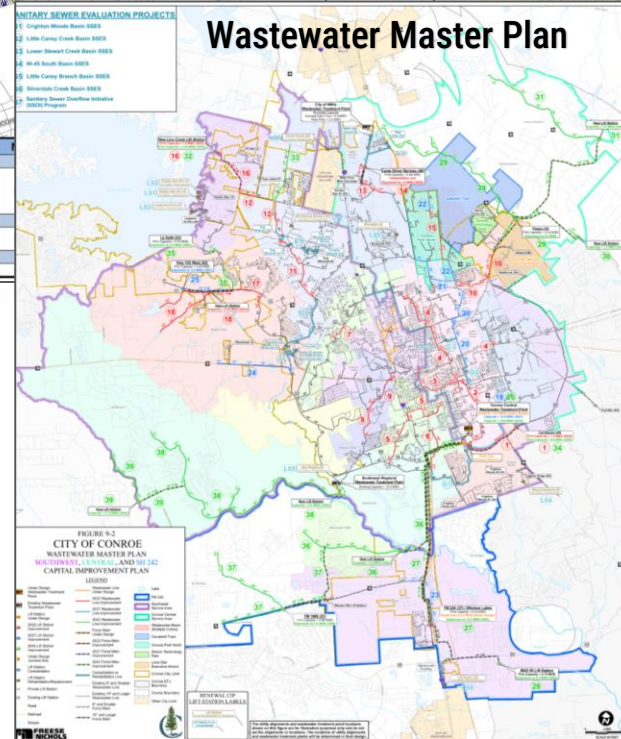


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ST. LOUIS, MISSOURI

14th and Freese Nichols

Slide 2



One-time charge assessed to all new developments for a portion of costs related to specific capital improvements in impact fee eligible Capital Improvement Plan (CIP)



*Systematic, structured approach to assessment of fees*

# THE BASIC QUESTION

**WHO PAYS FOR  
INFRASTRUCTURE TO  
SERVE GROWTH?**

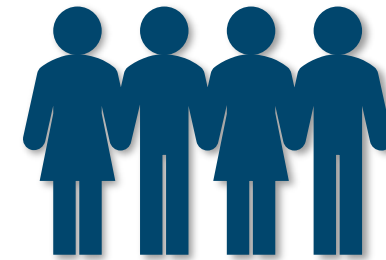
## IMPACT FEES

New development  
shares the cost



## NO IMPACT FEES

Existing and future  
rate payers pay for all  
capital projects



# IMPACT FEE BACKGROUND

- >>> Governed by Chapter 395 of the Texas Local Government Code (TLGC)
- >>> State law requires impact fees to be updated every 5 years
- >>> Why have impact fees?
  - ✓ **Funding Tool** to help address growth related capital improvements
  - ✓ Allows cities to **recoup costs** associated with infrastructure needed to serve future development, and **makes growth pay for a share of the growth**
  - ✓ Reduces full cost burden of new facilities on **existing customers**

# IMPACT FEE BACKGROUND

A **Capital Improvements Advisory Committee (CIAC)** is appointed by the City Council for the impact fee process per TLGC Chapter 395 to guide the conduct of the study.

## Role of CIAC

### >>> Provide input on:

- ✓ Land Use Assumptions
- ✓ Capital improvement plans (CIPs) for Water and Wastewater

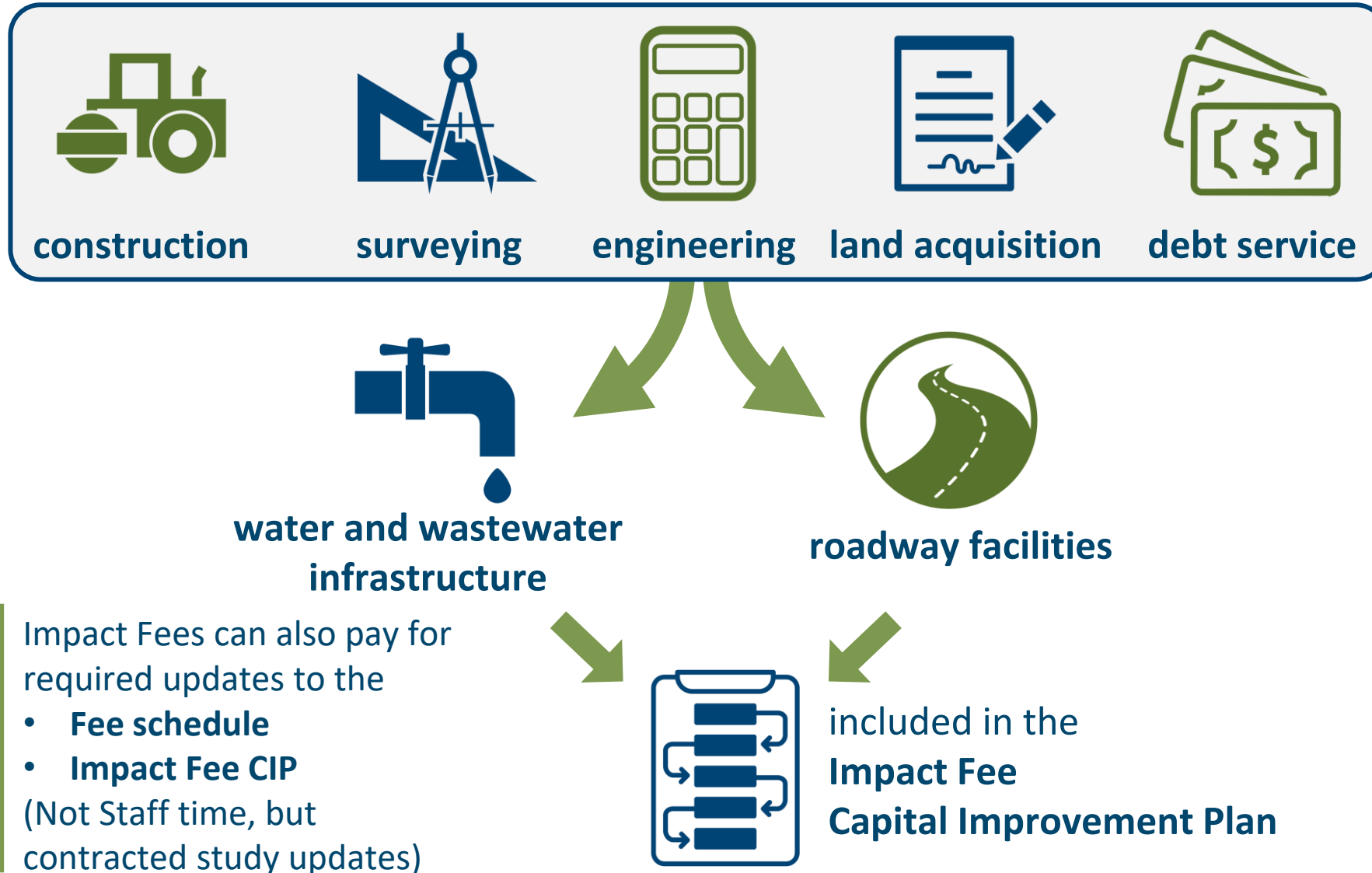
### >>> Provide written comments to Council on the recommended impact fees

## Composition

- Not less than 5 members
- Not less 50% of the membership must present real estate, development, or building industries

**City Council sets the impact fee to be collected**

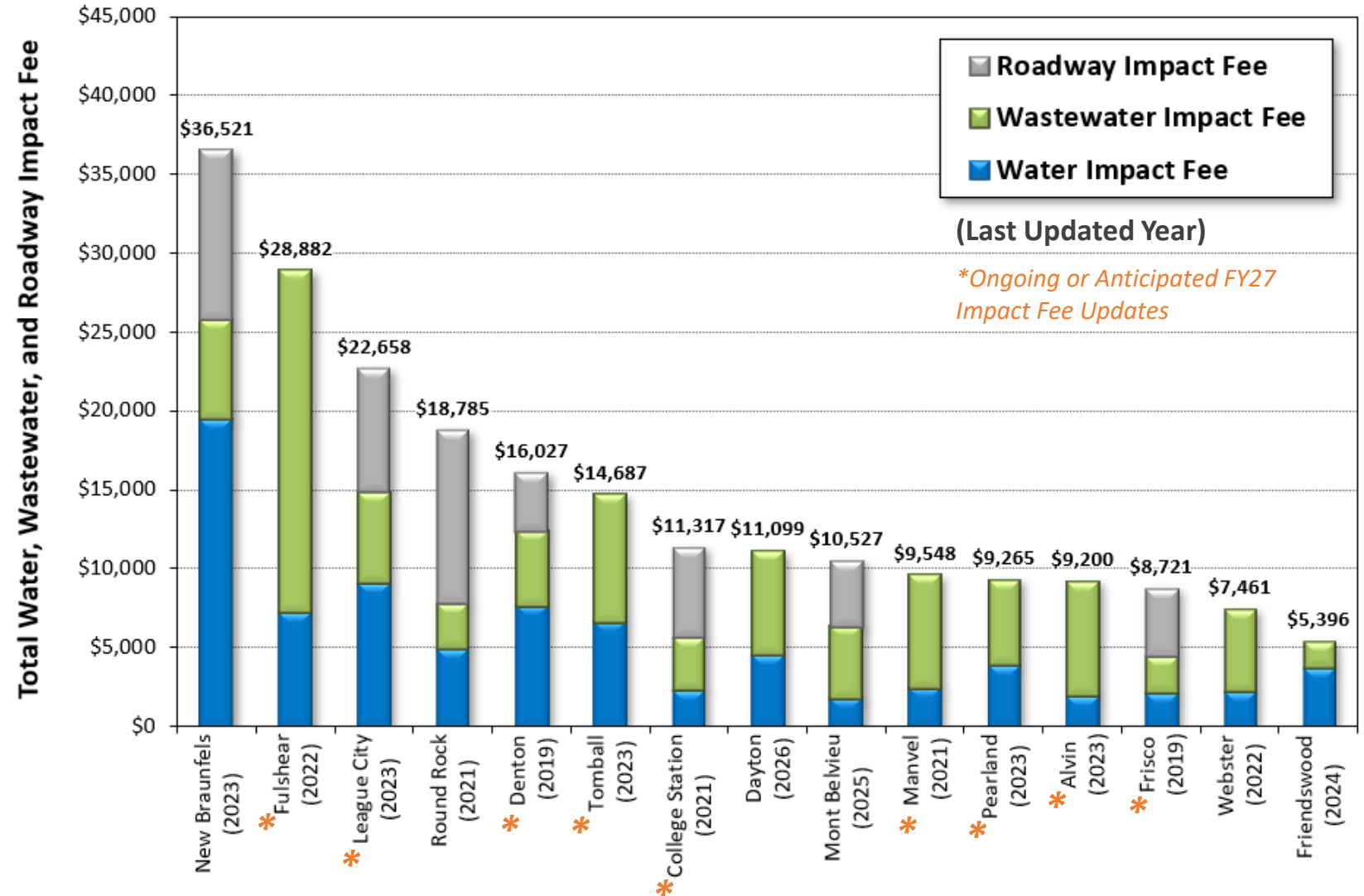
# WHAT CAN FEES PAY FOR?



# BENCHMARKING

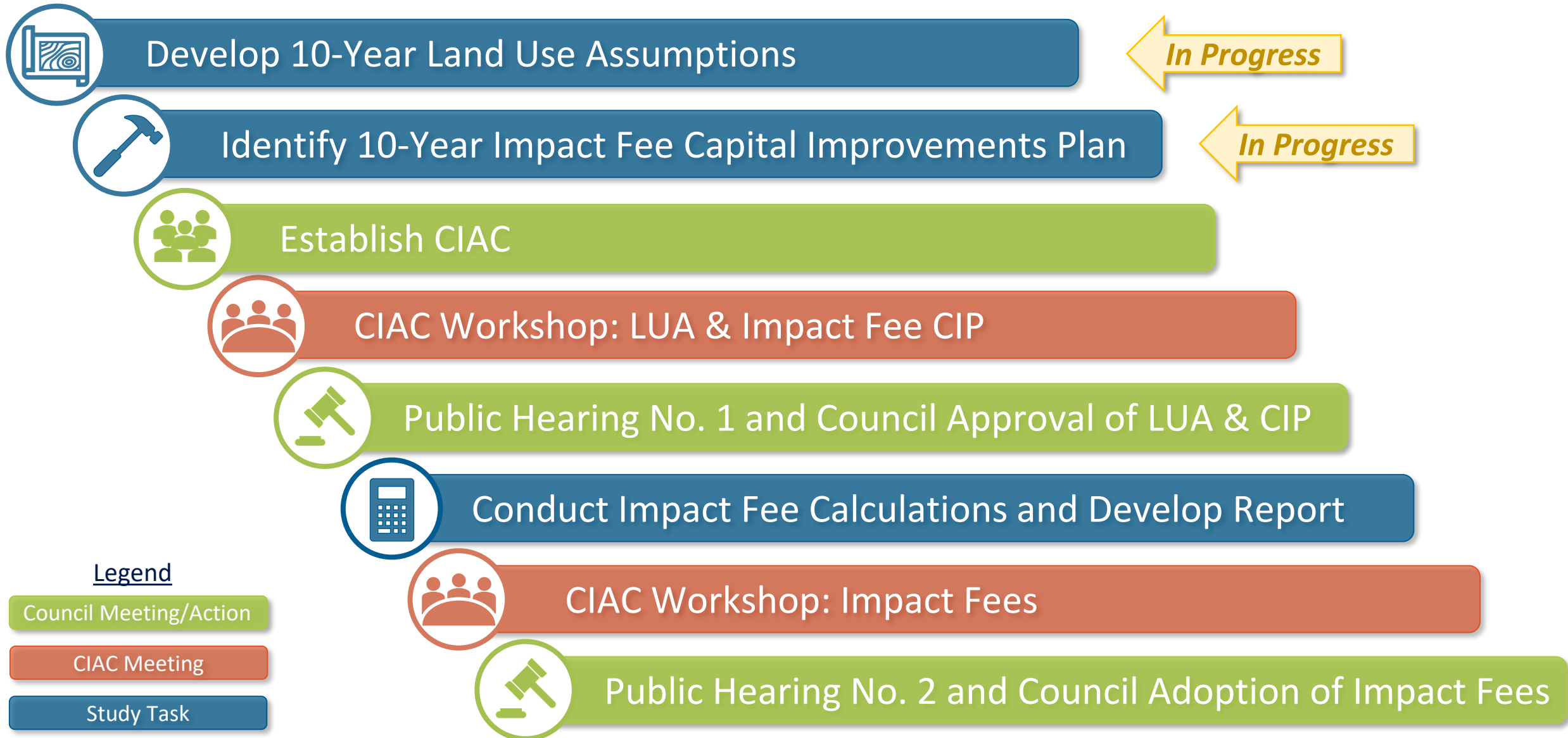
## Comparison of Adopted Impact Fees per Single-Family Residential Home

- Study = Technical derivation of fee; maximum allowable fee that can be Assessed
- Policy direction as to what will be Collected



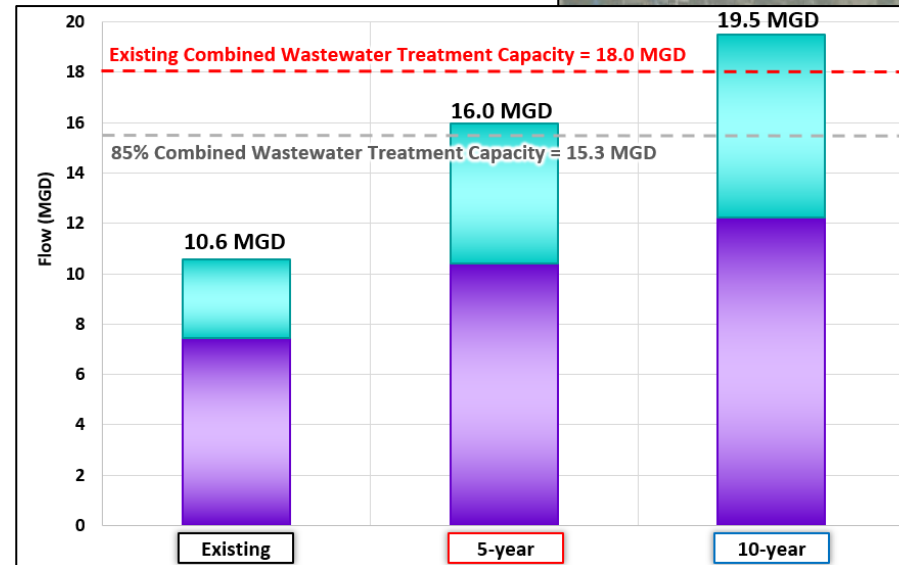
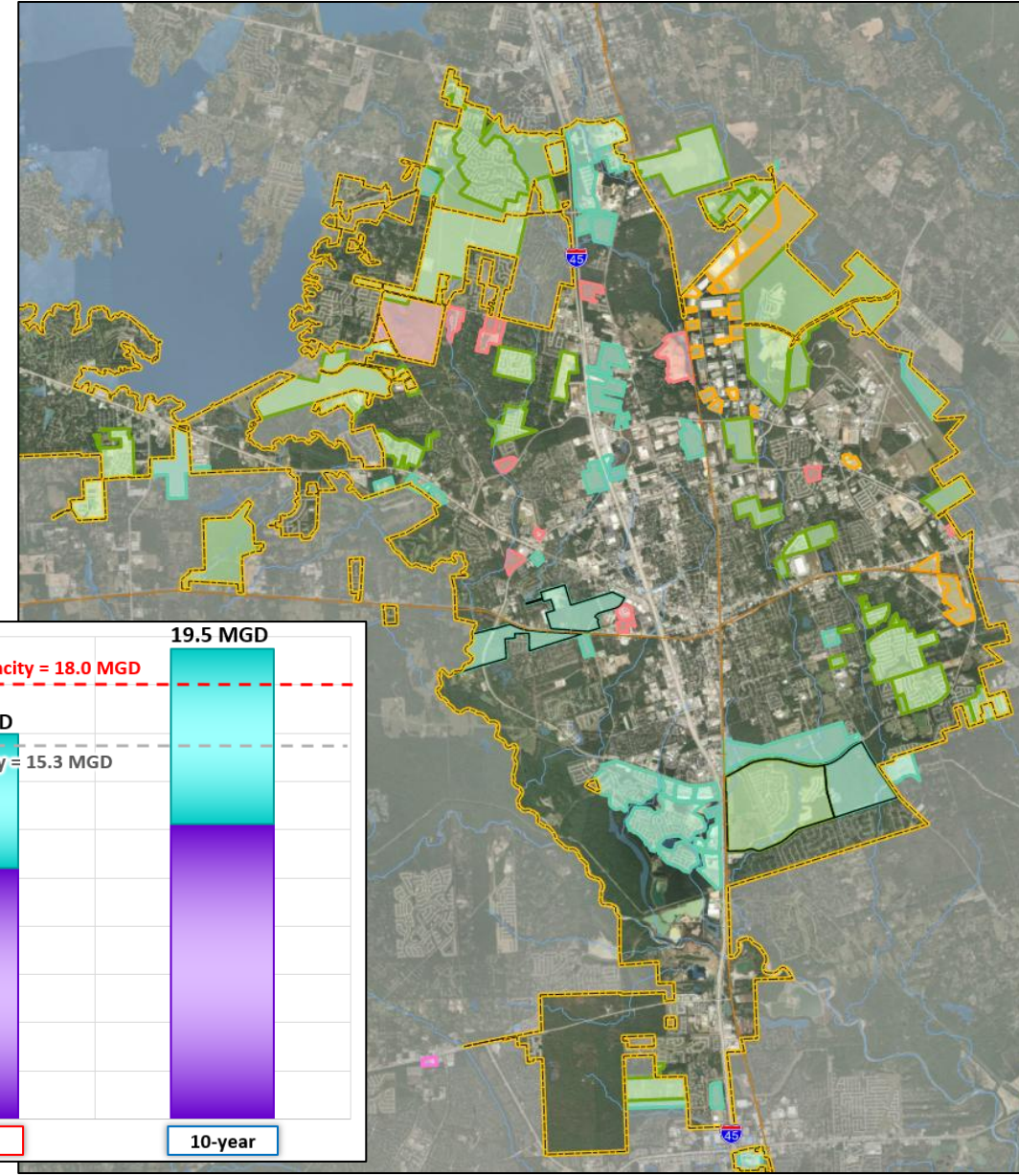
Roadway Impact Fee shown is maximum in city and can vary by service area

# IMPACT FEE PROCESS



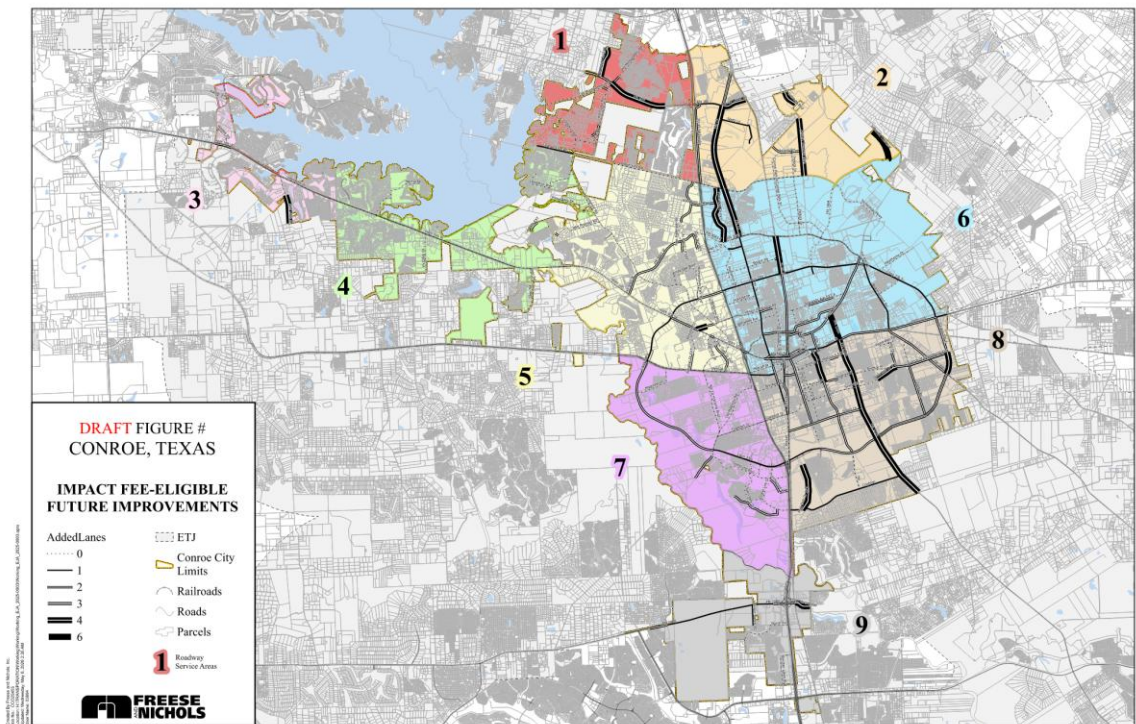
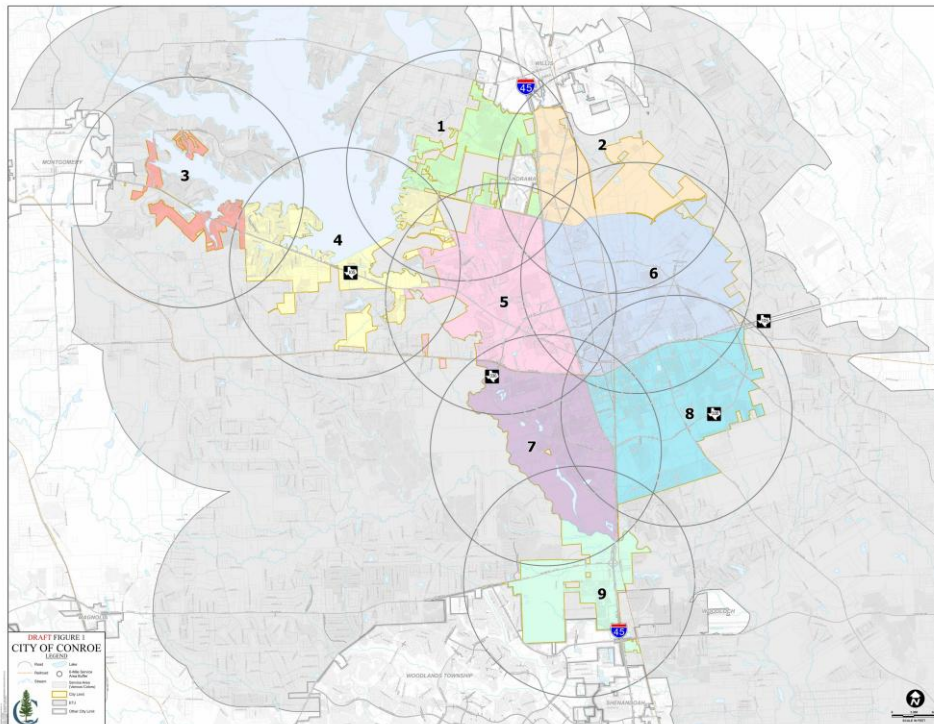
# W/WW PROGRESS

- >>> Developed updated growth, demand and flow projections
  - ✓ Received latest anticipated development data from city staff in March 2026
  - ✓ Updated projections have been incorporated into the wastewater model
- >>> Began identification of impact fee eligible CIP projects



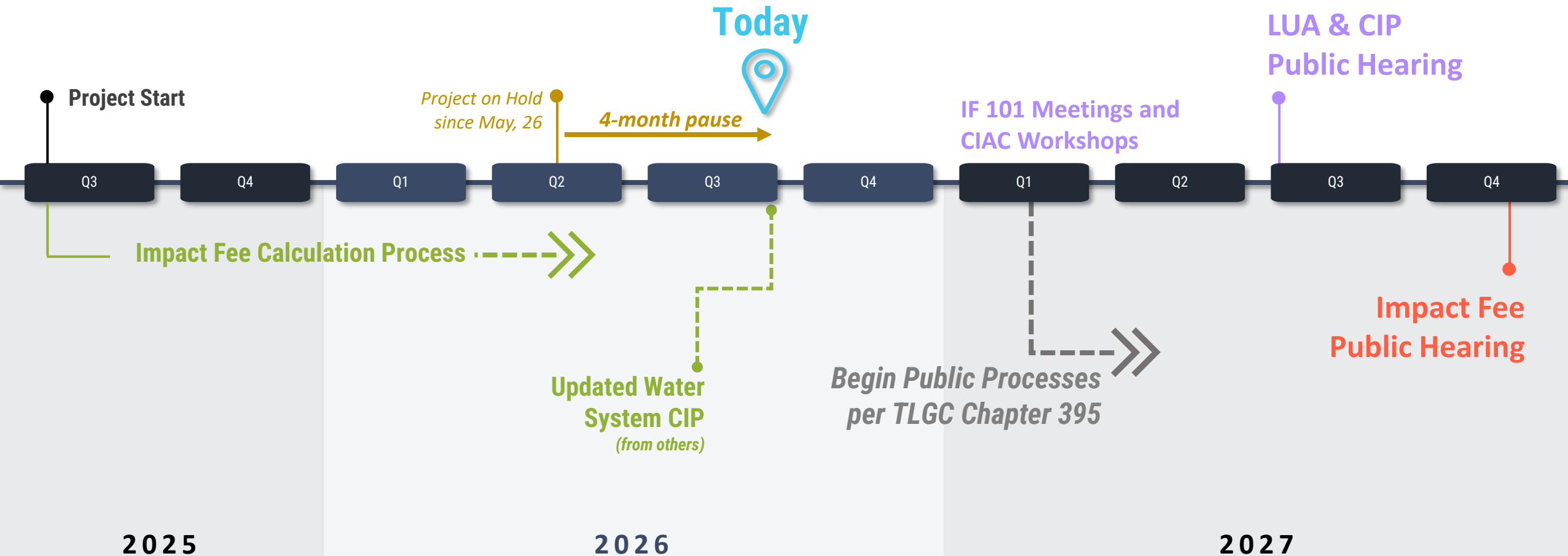
# ROADWAY PROGRESS

- Defined roadway impact fee service areas
- Current roadway network analyses and forecasted growth prepared
- Began impact fee eligible CIP projects identification process



# IMPACT FEE PROCESS SCHEDULE

CIP = Capital Improvement Plan  
LUA = Land Use Assumptions  
IF = Impact Fee  
CIAC = Capital Improvements Advisory Committee



# *Thank you!*

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