

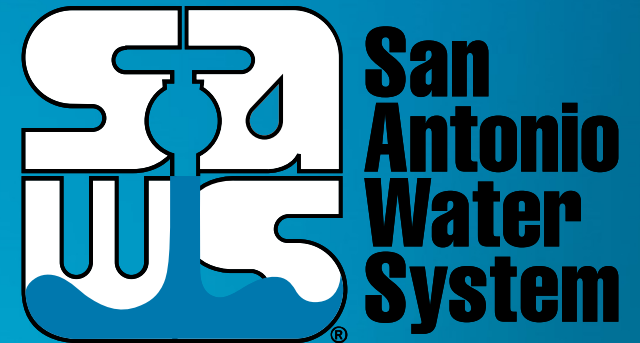
# Capital Project Impact Fee Update

Robert R. Puente

President/Chief Executive Officer

City Council Presentation

April 11, 2019



MAKING SAN ANTONIO  
**WATERFUL**



# Impact Fees

## Background

- A one-time payment made by new development at time of connection
- Provide financing for system expansions
- Assessed by many utilities in Texas
  - Houston      ▪ Fort Worth      ▪ El Paso
  - Austin      ▪ Arlington
- SAWS has been charging impact fees since 1990

# Successful Innovation

National Leaders in  
Conservation



Innovative Water  
Supply Projects



Environmental  
Sustainability



Capital Project Impact Fee Update



# SAWS Impact Fees

One-time charge for the cost of infrastructure for new development



Water Supply



Water Delivery  
Flow



Water Delivery  
System Development



Wastewater Collection

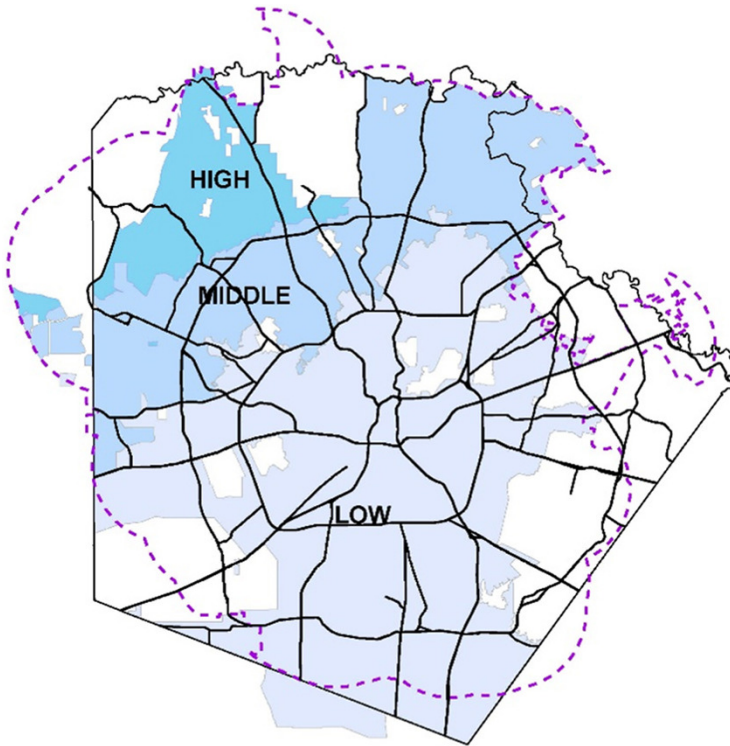


Wastewater Treatment

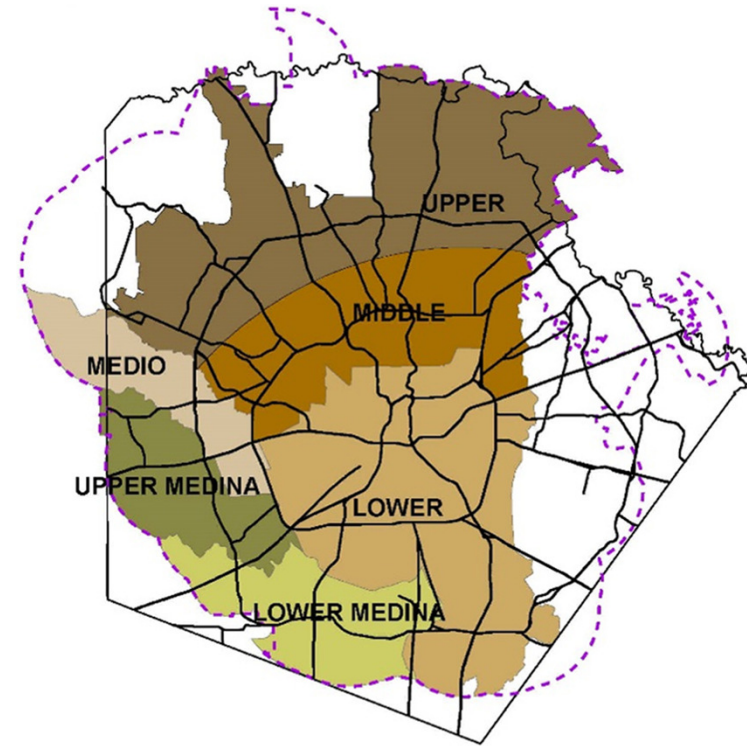
Capital Project Impact Fee Update

# Impact Fees Vary Based on Location

Water



Wastewater



# Impact Fee Review Process

## Texas Local Government Code 395

- Statutory requirements:
  - Updated every 5 years
  - Council appointed Capital Improvements Advisory Committee (CIAC) reviews and approves
    - Land Use Assumptions Plan (LUAP)
    - Impact Fee Capital Improvements Plan (CIP)
    - Calculation of Maximum Impact Fee
  - 40% of members must represent real estate development or building industry
    - CIAC – 7 of 10 members represent development/building industry



In Memoriam  
**Mr. Dan Kossel**

Member of CIAC Since 1997  
Vice-Chair 2006  
Chair 2010



### CIAC Approved 2019-2028 Maximum Impact Fee Calculation

	Impact Fee (\$/EDU)		Fee Change	
	Current	Proposed Max	\$	%
<b>Water Supply</b>	\$ 2,796	\$ 3,322	\$ 526	19%
<b>Water Flow</b>	\$ 1,182	\$ 1,188	\$ 6	1%
<b>Water System Development</b>				
High Elevation	\$ 883	\$ 1,203	\$ 320	36%
Middle Elevation	\$ 799	\$ 1,014	\$ 215	27%
Low Elevation	\$ 619	\$ 855	\$ 236	38%
<b>Wastewater Treatment</b>				
Medio Creek	\$ 1,429	\$ 1,222	\$ (207)	-14%
Leon/Dos Rios Creeks	\$ 786	\$ 651	\$ (135)	-17%
<b>Wastewater Collection</b>				
Medio Creek	\$ 838	\$ 861	\$ 23	3%
Upper Medina	\$ 1,565	\$ 1,422	\$ (143)	-9%
Lower Medina	\$ 475	\$ 520	\$ 45	9%
Upper Collection	\$ 2,520	\$ 2,800	\$ 280	11%
Middle Collection	\$ 1,469	\$ 2,013	\$ 544	37%
Lower Collection	\$ 719	\$ 902	\$ 183	25%
<b>Totals</b>	<b>\$ 7,205</b>	<b>\$ 7,843</b>	<b>\$ 638</b>	<b>9%</b>



# Water Supply

- Unique, only has one project with completion April 2020
- Impact fees based on 10-year forecast
- 1 year of Today's Maximum Fee, 9 years of Next Year's Maximum Fee

Supply Impact Fee	Current Fee (\$/EDU)	Proposed Fee (\$/EDU)	\$ Change	% Change
Maximum Impact Fee (Today)	\$ 2,796	\$ 3,322	\$ 526	19%
Maximum Impact Fee (Next Year)	\$ 2,796	\$ 2,637	\$ (159)	-6%
Hybrid	\$ 2,796	\$ 2,706	\$ (90)	-3%

**CIAC Recommended 2019-2028 Impact Fee Calculation**

	<b>Impact Fee (\$/EDU)</b>		<b>Fee Change</b>	
	<b>Current</b>	<b>Proposed</b>	<b>\$</b>	<b>%</b>
<b>Water Supply</b>	\$ 2,796	\$ 2,706	\$ (90)	-3%
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Middle Collection	\$ 1,469	\$ 2,013	\$ 544	37%
Lower Collection	\$ 719	\$ 902	\$ 183	25%
<b>Totals</b>	<b>\$ 7,205</b>	<b>\$ 7,227</b>	<b>\$ 22</b>	<b>0%</b>

# Community Outreach

- CIAC Public Meetings
  - 13 meetings between June 2018 and February 2019
  - Posted at [www.saws.org/ciac](http://www.saws.org/ciac) and City Clerk
- Updates at bi-monthly SAWWS/RECSA Development Task Force Meetings and Associated Builders and Contractor's Government Affairs Council Meetings
- SAWWS Development Engineering electronic Quarterly Newsletter and Information Updates
- Website: [www.saws.org/business\\_center/developer/ImpactFees/](http://www.saws.org/business_center/developer/ImpactFees/)
- One-on-one with City Council Members



# Impact Fee Timeline

Date	Task
June 2018 to February 2019	CIAC Presentations, Review and Deliberations
February 13, 2019	CIAC Approved Findings Report
April 2, 2019	SAWS Board Action
April 11, 2019	Council Briefing and Public Hearing Date Ordinance
May 16, 2019	Council Public Hearing and Action
June 2019	Updated Impact Fees in Effect



## Impact Fee

- Request for City Council approval of the proposed 2019 - 2028:
  - Land Use Assumptions Plan
  - Water, Water Supply and Wastewater Capital Improvements Plans
  - Maximum Impact Fee Calculation for Water, Water Supply and Wastewater
  - Implement the Maximum Calculated Water and Wastewater Impact Fee and Water Supply fee of \$2,706 per EDU

## Recommendation

- Establish public hearing date for May 16, 2019 and publish the notice in newspaper
- Hearing to discuss:
  - Updated 2019 – 2028 Land Use Assumptions Plan
  - Capital Improvements Plans
  - Maximum Impact Fee Calculations
  - Recommended Impact Fee Amounts



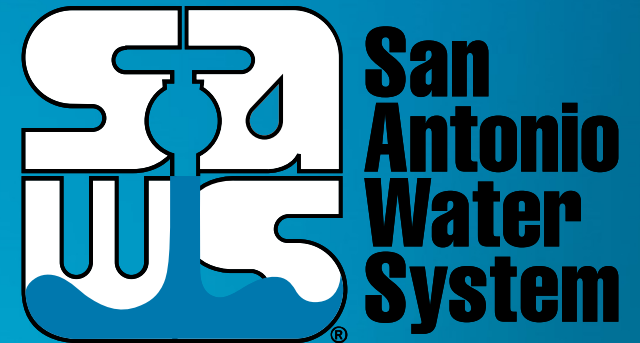
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