



MEMORANDUM

To: Mayor and City Council

From: Edmund Haas, Chairman
Coppell Capital Improvements Advisory Committee (CIAC)

Date: April 14, 2020

Reference: **CIAC Recommendation – 2020 Impact Fee Program Update**

In accordance with Section 395.056 and 395.058 of the Texas Local Government Code, the Planning and Zoning Commission, seated as the Capital Improvement Advisory Committee (CIAC), has met with City staff and the City's consultants for the purpose of commenting on technical data relative to the update of the Coppel Water, Wastewater, and Roadway Impact Fee program. The Texas Local Government Code (395.052) mandates that such finance programs be reviewed at least every five (5) years to ensure such programs are consistent with growth and needs of the community. Technical elements reviewed included Land Use Assumptions (2018-2028), respective Capital Improvement Plans, and the resultant cost per service unit calculations for determining impact fees.

After consideration and deliberation of the information, the CIAC recommends the following:

1. Concurrence with the information presented in the Land Use Assumptions for Impact Fees, the Impact Fee Capital Improvement Plans, and resultant cost per service unit calculations.
2. Amend the collection rates to the following:
 - a. Water: \$1,328.00 per service unit
 - b. Wastewater: \$446.00 per service unit
 - c. Roads: \$178.00 per service unit

The Committee came to these conclusions after reviewing comparable cities' impact fees to ensure that Coppel would remain competitive if collection rates were adjusted. The consensus of the Committee was a desire to reduce the tax-payers burden to the extent possible while maintaining reasonable rates that would not negatively impact development. The CAIC believes these updated collection rates should not affect growth in Coppel over the next five (5) years.

The CIAC recommends that the City Council approve the updated Land Use Assumptions Report, Capital Improvements Plan, and the identified collection rates for water, wastewater, and roadway impact fees identified above.

End of Memorandum.