



City Council Agenda Item Summary Report

Meeting Date: May 3, 2022			
Submitted by: Karl Zook, P.E. City Engineer and Candy McQuiston, Capital Improvement Program Manager			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance to adopt the completed Roadway Impact Fee Study Update and to update the roadway impact fee rates. [Read Ordinance Caption]			
Attachments: Ordinance Final Report CIAC Recommendation Letter			

Summary Statement: Forney currently charges impact fees to developers as a means to fund construction of offsite capital improvements necessary to serve new development. Chapter 395 of the Texas Local Government Code dictates the process municipalities must follow to adopt and revise the impact fees they charge. Therefore, municipalities are required to reassess their development impact fees every five years.

The City last reviewed and adopted development impact fees in 2013. To reassess these fees this year, the City established a Capital Improvement Advisory Committee (CIAC) and hired consultant Freese and Nichols to perform an impact fee study update. The CIAC and Freese and Nichols met on March 3, 2022. At that meeting, the Committee recommended forwarding the report to City Council for their consideration. In summary, the report assumptions are as follows:

- Land Use Assumptions and associated population and employment growth forecasts over the ten-year planning period 2021-2031;
- The impact fee Capital Improvements Plan, and the calculated cost per service unit for each service area for roads; and
- The calculated maximum collection rate per service unit and infrastructure type.

The CIAC also recommended adopting the recommended roadway impact fee rates of \$692.00 per service unit in Service Area A and \$643.00 per service unit in Service Area B.

As a final part of this process, the City is required to hold a public hearing to allow for community input on the fees before adoption of the study. The notice to the public for the public hearing tonight included information on the availability of the report in the City Secretary's office and no comments were received.