**City of Sachse, Texas**
Impact Fee Advisory Committee
Minutes of the IFAC Meeting of November 12, 2012
Time: 10:00 p.m. Place: Sachse City Hall

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**Members Present:**
Warren Becker
Scott Williams
Stephen Curtis
Scott Everett
Charles Ross
David Hock

**Members Absent:**
Wally Sparks

**Staff Present:**
Marc Kurbansade, Community Development Director
Billy George, City Manager
Charlotte Youngblood, Secretary

Chairman Stephen Curtis opened the meeting of the Impact Fee Advisory Committee at 10:19 p.m. and a quorum was declared.

**1. Consider and act upon additional information regarding the recommended Impact Fees to be considered by the City Council for the proposed updates and amendments to the Water, Sanitary Sewer, and Roadway Impact Fees.**
Marc Kurbansade, Community Development Director, introduced the item. He stated that previously the Committee had spent a lot of time discussing this issue. He stated that the discussion focused on the flat rate for water, sewer, and roadway impact fees and compared them to adjacent municipalities. He then stated that at the last meeting the Committee recommended to go with a 30% reduction of the maximum water impact fee and accepted the maximum rate for sewer and roadway fees. He stated perhaps it was a short-coming on staff's part for not leading the discussion further and looking at the individual uses themselves as to what the actual impact to those land uses would be on roadway impact fees. He said our City Manager, Billy George is here tonight to discuss what the affect the impact fees have on the land uses themselves.

Billy George, City Manager, explained because of staffing changes he is helping out with the Impact Fee Advisory Committee. He said he knows the Committee is familiar with how the maximum impact fees are calculated. He stated that staff presented a table to City Council containing about 64 different land use categories with the focal point being the Land Use Category table. We compared the ones that jumped out at us the most as far as being competitive with Wylie's and Rowlett's Roadway Impact Fees. He explained that the City of Murphy does not have Roadway Impact Fees. We did a gut-check so to speak to where our maximum impact fees landed in comparison to our neighbors. The real conclusion when you look at this table and the land uses is there are no generalizations that can be made from looking at Sachse's maximum calculations of roadway impact fees. For example looking at "General Light Industrial" Sachse's maximum roadway impact fee is $2,300, Wylie's is in the ballpark with $2700, and Rowlett is significantly lower at $544 at 1,000 square feet. For this instance, Sachse is right in line with Wylie and Rowlett being significantly lower. Something we discussed a lot at City Council was the Coffee / Donut Shop Land Use, say for something like a Starbucks. The City of Sachse's maximum allowable impact fee is $52,000 per 1,000 square foot, Wylie's is no more than half that at $26,000 per 1,000 square foot and Rowlett is just over $1,000. Mr. George explained that he did not want to rehash where the numbers come from but jump ahead to the City Council meeting. We really talked about roadway impact fees and looked at the big picture of what this might mean for development if we do adopt the maximum allowable roadway impact fees. For

example going back to the Coffee / Donut Shop type land use for a 2,000 square foot shop would be $100,000 in roadway impact fees which are really steep. I understand that the information was not presented to the Committee in this way. We also found some arithmetic errors from the Consultant and had to make a few adjustments to some of the fees which are included in your packets. That is the background and City Council asked that staff bring it back to the committee to reconsider these roadway impact fees. He stated he also invited Carlos Vigil, Economic Development Director, to be with us tonight. He stated that City Council is looking for direction on how to make Sachse more competitive or perhaps selectively competitive. If we look at our current roadway impact fees on the basis of competiveness today we land somewhere along the spectrum of being competitive. He said he has not received any push back from developers saying the fees are too high. In saying that he feels our current fees are a measure of competitiveness and are not onerous.

Charles Ross stated it seems the City Council focused on the roadway impact fees and he appreciated the level of detailed analysis on the breakdown presented tonight on the roadway impact fees. He asked if it was possible to get the same sort of breakdown for the water and sewer impact fees. Mr. George stated that the water and sewer impact fees are calculated strictly by meter size and not land use. He stated that the water and sewer impact fees did not seem out of line.

David Hock asked if we are good with the impact fees we are currently charging today. Mr. George stated that is the determination to be made by the Committee. Mr. George also stated that the purpose of the fees is to recoup cost from development itself and the other perspective is that the fees are a burden on the development.

Stephen Curtis said the impact fees have never been an issue for development. Do we anticipate push back from the new fees? He feels most companies view these fees as the cost of doing business. If they are too high they will go to the City and asked for them to be lowered.

Scott Everett said he would like to hear from EDC on whether it would be good to keep the fees high and you can negotiate to lower those fees and use it as a marketing tool. More discussion followed among the commissioners about the appropriate way to adjust the roadway impact fee rates and balancing the need to be competitive with surrounding cities.

The Committee requested that staff return with the following benchmarks for the Land Use Category table: comparison with Rowlett Service Area 2; Wylie West minus 5%; calculate the 2005 impact fee equivalent with a comparison to all of them. The Committee also requested more time to review the material.

There being no further business David Hock moved to adjourn. The meeting was adjourned at 12:01 a.m.

Secretary

Chairperson