

PUBLIC HEARING & ORDINANCE

ADOPTING SANITARY SEWER
CAPITAL IMPROVEMENTS PLAN
& IMPACT FEE SCHEDULE.

ITEM NO. 7

DATE: JUN 14 1990

MEETING OF THE CITY COUNCIL

DATE:

MOTION BY: Dubmer

SECONDED BY: Vera

ORD. NO. 71728

ZONING CASE _____

RESOL. _____

PETITION _____

ARTS & CULTURAL AFFAIRS
AVIATION
/ BUDGET & RESEARCH
BUILDING INSPECTIONS
BUILDING INSPECTIONS-HOUSE NUMBERING
CITY ATTORNEY
LUIS GARCIA, MUNICIPAL COURT
REAL ESTATE (FASNIDGE)
REAL ESTATE (WOOD)
TRIAL SECTION
CITY MANAGER
KAREN DAVIS, ASST. TO THE MANAGER
CODE COMPLIANCE
SPECIAL PROJECTS
CITY PUBLIC SERVICE
CITY PUBLIC SERVICE-MAPS & RECORDS
/ CITY WATER BOARD
COMMERCIAL RECORDER
COMMUNITY DEVELOPMENT (BASEMENT)
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
DOME DEVELOPMENT OFFICE
DOWNTOWN INITIATIVES
ECONOMIC & EMPLOYMENT DEVELOPMENT (DEED)
/ ENVIRONMENTAL MANAGEMENT
FINANCE DIRECTOR
ASSESSOR
/ CONTROLLER
GRANIS
RISK MANAGEMENT
TREASURY
FIRE DEPARTMENT
HUMAN RESOURCES & SERVICES
INFORMATION RESOURCES
INTERNATIONAL RELATIONS
LIBRARY
MARKET SQUARE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION (PUBLICATION)
MUNICIPAL COURTS
PARKS & RECREATION
PERSONNEL
/ PLANNING
ZONING ADMINISTRATION
POLICE DEPARTMENT
/ PUBLIC UTILITIES
/ PUBLIC WORKS
CAPITAL PROJECTS MANAGEMENT
CENTRAL MAPPING
/ ENGINEERING
REAL ESTATE (BILL TOUDOUZE)
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
WATER RESOURCES MANAGEMENT
/ <u>ACRU</u>

	ROLL CALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1		/	
JOE WEBB PLACE 2		/	
HELEN DUTMER PLACE 3		/	
FRANK D. WING PLACE 4		/	
WALTER MARTINEZ PLACE 5		/	
BOB THOMPSON PLACE 6		/	
YOLANDA VERA PLACE 7		/	
NELSON WOLFF PLACE 8		/	
WEIR LABATT PLACE 9		/	
JAMES C. HASSLOCHER PLACE 10		<u>Asst</u>	
LILA COCKRELL PLACE 11 (MAYOR)		/	

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90-26

FILE "C.W.B."



AN ORDINANCE **7 1728**

ADOPTING THE SANITARY SEWER CAPITAL
IMPROVEMENTS PLAN AND IMPACT FEE RATE SCHEDULE
BOTH IN ACCORDANCE WITH CHAPTER 395 OF LOCAL
GOVERNMENT CODE, VERNON'S TEXAS CODES
ANNOTATED.

* * * * *

WHEREAS, the City of San Antonio is authorized by Chapter 395 of the Local Government Code, Vernon's Texas Codes Annotated, (hereinafter referred to as the Local Government Code) to enact impact fees to finance capital improvements required by new development; and

WHEREAS, in accordance with Chapter 395 of the Local Government Code, on August 10, 1989, after a duly publicized public hearing, the City adopted a Land Use Assumptions document projecting levels of new development to occur within the City limits and extraterritorial jurisdiction over a ten year period from 1988 to 1998; and

WHEREAS, in accordance with Chapter 395 of the Local Government Code, on May 10, 1990, after a duly publicized public hearing, the City designated the service areas to be used to develop a capital improvement plan for sanitary sewer facilities, and adopted an amendment to the Land Use Assumptions document clarifying certain forecasting assumptions; and

WHEREAS, in accordance with Chapter 395 of the Local Government Code, the City has prepared a capital improvement plan and impact fee rate schedule for sanitary sewer facilities to provide service to new development within designated service areas; and

WHEREAS, the Planning Commission on June 13, 1990, by resolution recommended to the City Council that the capital improvement plan and impact fee rate schedule be approved; and

WHEREAS, in accordance with Chapter 395 of the Local Government Code, the City Council duly publicized and held a public hearing June 14, 1990, on the proposed capital improvement plan and impact fee rate schedule for sanitary sewer facilities; and

WHEREAS, immediately upon adoption of such capital improvements plan for water service facilities, the Council has directed staff to commence an action plan for updating the City's impact fee program; and

WHEREAS, the Council directed staff to commence such an action plan for numerous reasons including the following:

- the City of San Antonio has an opportunity to assess the cost of new development to those that benefit from it;

- the rate payers in San Antonio are struggling to meet costs to provide basic services to our city;
- responsible growth in San Antonio is more likely to occur when an accurate assessment of cost is identified and charged; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Sanitary Sewer Capital Improvements Plan given at Attachment I is hereby adopted and incorporated herein for all purposes.

SECTION 2. The impact fee rate schedule for sanitary sewer facilities given at Attachment II is hereby and incorporated herein for all purposes.

SECTION 3. The accurate assessment of impact fees necessarily includes the cost of surface water attributable to new development. It is the City Council's intent to see the cost of Appplewhite attributable to new development included in future impact fee calculations.

SECTION 4. Council calls for further work by staff to develop new land use assumptions and update capital improvement plans so fees reflect all eligible costs. The staff is directed to establish a calendar to provide for a public hearing on land use assumptions on or about September 1990 and for a public hearing on Capital Improvement Plans and new fees on or about January 1991.

SECTION 5. Should any article, Section, Part, Paragraph, Sentence, Phrase, Clause or word of this Ordinance, for any reason, be held illegal, inoperative or invalid, or if, any exception to or limitation upon any general provision herein contained be held unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

PASSED AND APPROVED this 14th day of June, 19 90.

Rita Cockrell
M A Y O R

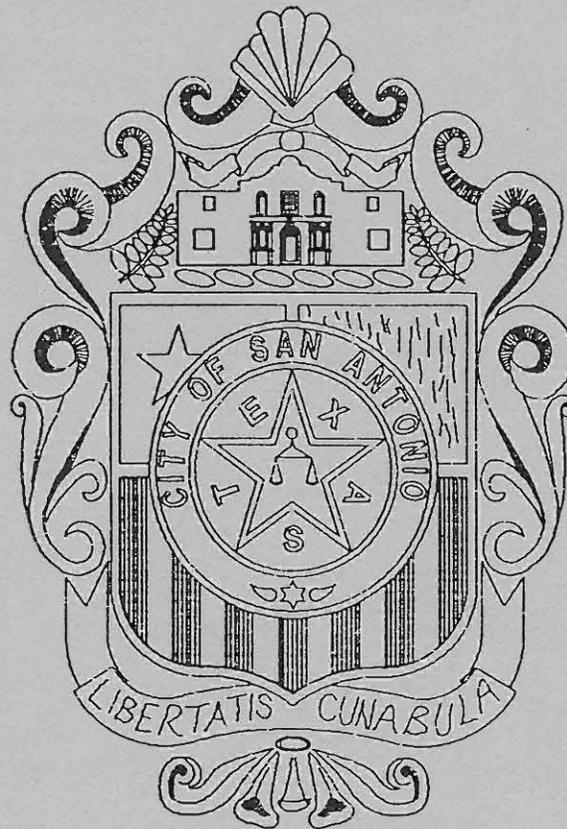
ATTEST: *Tom J. Rodriguez*
City Clerk

APPROVED AS TO FORM: *Tom J. Rodriguez*
City Attorney

90-26

CITY OF SAN ANTONIO

SANITARY
SEWER
CAPITAL
IMPROVEMENTS
PLAN

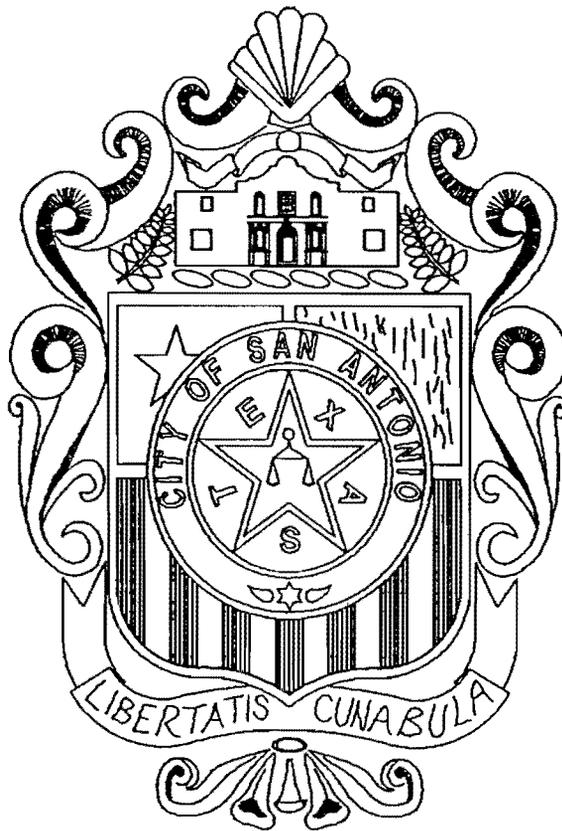


JUNE 1, 1990

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CITY OF SAN ANTONIO

SANITARY
SEWER
CAPITAL
IMPROVEMENTS
PLAN



JUNE 1, 1990



A handwritten signature in black ink, appearing to read 'J. Jackson Suddath, Jr.', is written over the bottom right portion of the professional engineer seal.

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Appendix A Capital Improvements Program Budget

Section 1
INTRODUCTION

Section 1 INTRODUCTION

PURPOSE

This document represents the City of San Antonio's Sanitary Sewer Capital Improvements Plan developed to comply with the State of Texas impact fees statute. It contains data on the capital project costs necessitated by and attributable to the wastewater collection and treatment infrastructure needs of new development and sets the maximum impact fee rates which may be assessed and collected by the City of San Antonio.

The goal of this proposed impact fees program is to maintain the current sewer platting fee rate structure until the wastewater master plan can be thoroughly updated and a more comprehensive wastewater capital improvements plan subsequently prepared. No recommendation for adjustment of the current sewer platting fee rate is warranted until a comprehensive update to the wastewater master plan is accomplished.

BACKGROUND

In May 1987, the Texas Legislature enacted Senate Bill 336, codified as Chapter 395 of the Local Government Code, Vernon's Texas Codes Annotated, which relates to the financing of capital improvements required by new development in political subdivisions. Specifically, this statute sets forth a process which political subdivisions must follow in order to impose legally authorized impact fees as a means to fund, or recoup the costs of, capital improvements necessitated by and attributable to new development. In addition to wastewater infrastructure, the statute permits the establishment of impact fees for infrastructure associated with water systems, drainage facilities, and roadways. The City of San Antonio is proceeding only to develop impact fees for wastewater capital improvements. The City Water Board of Trustees is developing the city's capital improvements plan for water separately from this Sanitary Sewer Capital Improvements Plan.

To oversee the impact fees establishment process as required by the statute, the City Council appointed a Capital Improvements Advisory Committee. This committee has worked closely with city staff in the preparation of all impact fee documentation required by the statute.

On August 10, 1989, the San Antonio City Council approved a set of Land Use Assumptions. This was the impact fee statute's required first step toward compliance. The Land Use Assumptions represent a description of changes in projected water and wastewater demand over a 10 year period (1988 to 1998) within the corporate limits and extraterritorial jurisdiction (ETJ) of the City of San Antonio. The Land Use

Assumptions include projections of changes in land uses, densities, intensities and population over the 10-year period (1988 to 1998).

As required by the statute, this Sanitary Sewer Capital Improvements Plan has been prepared based directly on the planning data and wastewater demand projections provided in the approved Land Use Assumptions for the wastewater service area defined in the same Land Use Assumptions.

SCOPE OF THE SSCIP

This SSCIP is designed to meet the specific requirements of Section 395.014 of the Local Government Code, which sets forth the required contents of an impact fees capital improvements plan. This plan has been prepared by a qualified professional engineer licensed in the State of Texas. The capital improvements described are necessitated by and attributable to the needs for wastewater service within the city's Impact Fee Planning Area (IFPA), which includes the area within the city's corporate limits and ETJ less that area within the jurisdiction of other political subdivisions, other wastewater utilities, and all military installations. Two impact fee service areas are specifically set forth in this plan: Inside the Regional Agent Boundary (IRAB) and Outside the Regional Agent Boundary (ORAB). The required capital improvements in each service area are delineated.

Section 2 of the SSCIP, "Sewerage Inventory", meets the requirements of Section 395.014(a)(1) by providing a description of the existing sewerage system within the two service areas, along with the estimated capital costs to enable the existing system to meet current needs and regulatory requirements (Appendix A).

Section 3 of the SSCIP, "Analysis of Total Capacity", meets the requirements of Section 395.014(a)(2) by providing a description of the total wastewater collection and treatment system capacity, the level of current usage, and current commitments of capacity for existing infrastructure.

Section 4 of the SSCIP, "Usage Table", meets the requirements of Section 395.014(a)(4). A definitive table is presented that accomplishes two purposes. The Usage Table presents the quantity of use, consumption, generation, or discharge in terms of EDU's per gross acre or service units for each category of capital improvement which is expressed as a demand level. The Usage Table also presents an equivalency or conversion table establishing the ratio of EDU's or service units to various types of land uses, including residential, commercial, and industrial.

Section 5 of the SSCIP, "Total Projected Service Units", meets the requirements of Section 395.014(a)(5) by describing the number of projected new EDU's and resulting wastewater flows, as derived from the approved Land Use Assumptions, within the two service areas, up to the year 1998.

Section 6 of the SSCIP, "Required Capital Improvements and Maximum Allowable Impact Fee", meets the requirements of Sections 395.014(a)(3) and 395.014(a)(6), respectively, by describing the capital improvements necessitated by and attributable to the new wastewater demand described in Section 5, along with the cost of such improvements. These descriptions and costs are broken down by the capital improvement categories of treatment and collection and are further identified by their location in the IRAB or ORAB service areas. This section will also describe the maximum fee per EDU allowable in accordance with the required calculation given of Section 395.015.

METHODOLOGY

The following discussion and formulas provide the City of San Antonio's methodology for calculating the maximum allowed impact fee per service unit for each service area (ORAB or IRAB).

- The first step is to determine a unit of wastewater service. This has been accomplished by defining an Equivalent Dwelling Unit (EDU) as the unitary measure of wastewater flow and measure by which an impact fee would be assessed. The City has completed this task in the approved Land Use Assumptions (LUA). In the LUA, one EDU equates to 375 gallons per day average wastewater flow and 750 gallons per day peak wastewater flow.
- The next step is to establish a projection of wastewater demand expressed in terms of EDU's for the IFPA and divided between the service areas IRAB and ORAB. This step was also accomplished with the approval of the LUA. The LUA projected 72,202 new EDU's to develop in the IFPA over the period of 1988 to 1998.
- The final step is to determine the maximum wastewater impact fees that may be charged. The formula for computation of the maximum allowable impact fees is:

$$\frac{\text{Total Recoverable Costs}}{\text{Total Projected New EDU's}} = \$/\text{EDU (Maximum Fee)}$$

Where:

$$\frac{\text{Cost of New Projects to Serve New Development} + \text{Value of Existing Facilities to Serve New Development}}{\text{Total Projected New EDU's}} = \text{Total Recoverable Costs}$$

NEW PROJECTS

Projects have been identified from the Wastewater Management Department's capital improvements program which will expand the capacity of the sewerage system to enable it to serve new development. The total dollar value of these projects was estimated and is presented in Section 6. The impact fee statute permits inclusion of these costs in the calculation of the maximum allowable impact fee.

EXISTING FACILITIES

To include the cost of existing collection facilities with capacity to serve new development among those eligible for recoupment under impact fees, the following steps must be taken:

- First, estimate the value of equity the City owns in the existing collection system:

Total Value of Existing Facilities

- Grant funding contributions
- Debt-financed costs
- Developer contributions

= City's Equity in the Existing System

- Secondly, determine what percentage of the current collection system is excess and available to serve new development. In this SSCIP, the City shall use the percentage of excess capacity at the three principal treatment plants as a guide to this determination. Calculation of the actual value of the existing excess collection system capacity is discussed in detail in Section 6 of this SSCIP.
- Finally, the City will by explicit policy adjust the value of the existing system excess capacity to partially account for the capital expenditure debt service contribution of monthly rates to ensure that the maximum allowable fee is consistent with the current sewer platting fee rates. Calculation of this adjustment will be shown in Section 6 of this SSCIP.

Section 2
SEWERAGE SYSTEM INVENTORY

Section 2 SEWERAGE SYSTEM INVENTORY

This section provides the sewerage inventory portion of the Sanitary Sewer Capital Improvements Plan. The existing sewerage system of San Antonio is depicted on the map shown in Figure 1.

The existing system consists of the following components:

- Approximately 3,800 miles of pipe
- Approximately 50,000 manholes
- 105 pump stations
- The Dos Rios Wastewater Treatment Plant
- The Leon Creek Wastewater Treatment Plant
- The Salado Creek Wastewater Treatment Plant

The total estimated capital required to upgrade, update, improve, expand, or replace the existing improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards is \$106.5 million, with \$63.6 million required for the IRAB service area, \$36.3 million required for the ORAB service area, and \$6.5 million required for projects serving both service areas. A detailed breakdown of this cost is given in Appendix A.

Section 3
ANALYSIS OF TOTAL CAPACITY

Section 3

ANALYSIS OF TOTAL CAPACITY

This section provides the analysis of total capacity, current level of usage, and commitments for usage of the existing capital improvements. In general the method or approach taken to arrive at a system capacity was based on the assumption that the overall system capacity is limited by the treatment capacity. Therefore the treatment capacity determines the capacity of the San Antonio sewerage system.

EXISTING CAPACITY

The existing average capacity of the San Antonio treatment plants is given below.

- Dos Rios Wastewater Treatment Plant--83 mgd
- Leon Creek Wastewater Treatment Plant--36 mgd
- Salado Creek Wastewater Treatment Plant--35 mgd

The total system capacity is therefore 154 mgd.

CURRENT LEVEL OF USAGE

The current level of usage, or current flow of the existing system was determined as the arithmetic mean of the average monthly flows for the period from March 1989 to March 1990. The current flow for the three treatment plants in the system are given below.

- Dos Rios Wastewater Treatment Plant--73.9 mgd
- Leon Creek Wastewater Treatment Plant--22.4 mgd
- Salado Creek Wastewater Treatment Plant--29.3 mgd

The total current flow therefore is 125.6 mgd, or 81.6 percent of the existing capacity is utilized.

SAN ANTONIO SEWERAGE INVENTORY

AS OF JAN. 1990

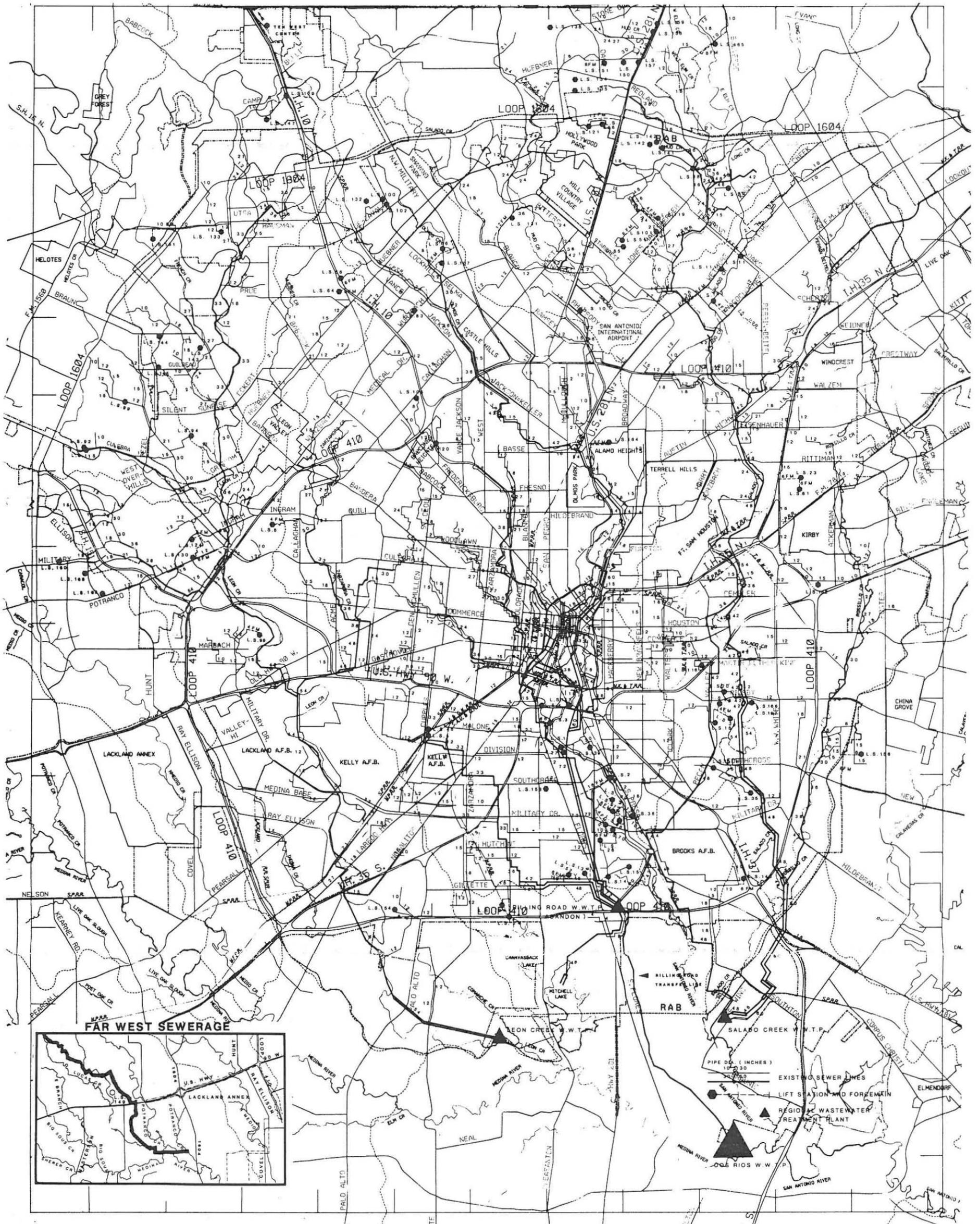


FIGURE NO. 1

Section 4
USAGE TABLES

Section 4 USAGE TABLE

This section presents a definitive table that accomplishes two purposes as required by Section 395.01(a)(4) of the Local Government Code. The Usage Table presents the quantity of use, consumption, generation, or discharge in terms of EDU's per gross acre or service units for each category of capital improvement which is expressed as a

Table 1
USAGE TABLE

<u>Demand Level</u>	<u>Demand (EDU/acre)</u>	<u>Land Use</u>
0 - None	0	EX - Extractive Industrial
0 - None	0	RS - Restricted Open Space
0 - None	0	IC - Incidental Open Space
0 - None	0	WT - Water
0 - None	0	AG - Agricultural
0 - None	0	RW - Rights-of-Way
0 - None	0	PL - Parking
0 - None	0	VC - Vacant
0 - None	0	DI - Dispersed Residential
1 - Low	2.8	SD - Subdivision
1 - Low	2.8	CC - Commercial
1 - Low	2.8	CR - Cultural/Recreational
1 - Low	2.8	LT - Light Industrial
1 - Low	2.8	PK - Parks
2 - Medium	5.0	MH - Mobile Homes
2 - Medium	5.0	OF - Office/Financial
2 - Medium	5.0	MX - Mixed Use
2 - Medium	5.0	ML - Military Services
3 - High	9.0	MF - Multi-Family Residential
3 - High	9.0	HM - Hotel/Motel
3 - High	9.0	HV - Heavy Industrial
3 - High	9.0	IN - Institutional Services

demand level. The Usage Table also presents an equivalency or conversion table establishing the ratio of EDU's or service units to various types of land uses, including residential, commercial, and industrial.

This table will not be used as a basis for calculating or otherwise assessing an impact fee for any development. The procedures set forth in the Unified Development Code will be used exclusively to determine and assess an impact fee for a given development.

Section 5
TOTAL PROJECTED SERVICE UNITS

Section 5 TOTAL PROJECTED SERVICE UNITS

This section provides an analysis of the future sewerage system demand. The projected demand is given in terms of EDU's, or the flow generated by an equivalent dwelling unit. An EDU equates to 750 gallons per day peak flow for collection system projections, and 375 gallons per day average flow for wastewater treatment plant projections. The total projected service units are presented in three sections below:

- Total Projected Demand
- EDU's in Other Jurisdictions
- Total Projected Service Units

TOTAL PROJECTED DEMAND

A breakdown of the total projected demand is presented in Table 2. The flows indicated in Table 1 were derived from the Land Use Assumptions. The number of EDU's in each sub-basin can be converted into flows by multiplying each EDU by 375 gallons per day, which is the established average flow rate per EDU in the LUA.

Table 2
PROJECTED EDU's BY WATERSHED

<u>Watershed</u>	<u>Projected EDU's</u>
Salado Creek	23,828.0
San Antonio River	12,953.6
Leon Creek	29,237.6
Medina River	2,704.0
Medio Creek	4,508.0
Calaveras Creek	2,704.8
TOTAL	75,936.8

The total projected increase in wastewater flow for the IFPA, including other jurisdictions is therefore:

$$75,937 \times 375 \text{ gpd/EDU} = 28.48 \text{ mgd}$$

This total does not include EDU's/flow projections for areas served by other wastewater utilities (Lackland City Water Company, San Antonio River Authority, Cibolo Creek Municipal Authority), but does include flow contributions from other municipal

jurisdictions such as Helotes or Shavano Park which are served by the San Antonio wastewater system and must be excluded from the impact fee calculation. An evaluation of the exclusions is presented below.

EDU's IN OTHER JURISDICTIONS

This total projected demand must be reduced to account for projected EDU's in other jurisdictions served by the San Antonio sewerage system, but outside the impact fee jurisdiction of the City. An impact fee cannot be charged by the City of San Antonio in these jurisdictions. A summary of the total EDU's projected for these jurisdictions is given in Table 3, with the total non-San Antonio EDU's projected to be 3,735.4.

Table 3
EDU's IN OTHER JURISDICTIONS

Jurisdiction	Projected EDU's
Grey Forest	0.0
Helotes	128.8
Shavano Park	1,159.2
Hollywood Park	257.6
Hill Country Village	0.0
Windcrest	386.4
Kirby	257.6
Camp Bullis	0.0
Ft. Sam Houston	128.8
Terrell Hills	0.0
Alamo Heights	0.0
Olmos Park	0.0
Castle Hills	0.0
Leon Valley	128.8
Balcones Heights	128.8
San Antonio MUD #1	257.6
Brooks AFB	128.8
Lackland AFB	257.8
Kelly AFB	515.2
<hr/>	
TOTAL Non-San Antonio	3,735.4

TOTAL PROJECTED SERVICE UNITS

Deducting the EDU's in other jurisdictions from the total EDU's projected for the sewerage system results in 72,201.4 new EDU's that are projected to be served by the San Antonio wastewater system in the IFSA.

Section 6
REQUIRED CAPITAL IMPROVEMENTS AND
THE MAXIMUM ALLOWABLE IMPACT FEE

Section 6

REQUIRED CAPITAL IMPROVEMENTS AND THE MAXIMUM ALLOWABLE IMPACT FEES

This section presents the capital improvements required to provide service to projected new EDU's in the two service areas (IRAB and ORAB), and calculation of the maximum allowable impact fee based on the cost of these capital improvements and the value of the reserve capacity in the existing system as adjusted according to the methodology given in Section 1. The methodology to be used in establishing the maximum allowable impact fees will correspond to the description given in Section 1.

CAPITAL IMPROVEMENT PROJECTS

A total of 18 capital improvement projects have been identified as required to meet the future demand presented in Sections 4 and 5. Table 4 presents the list of projects and their associated cost. All 18 projects are identified on Figure 2, New Sewerage Capital Projects. Their location relative to the regional agent boundary (RAB) is also shown.

Of the 18 projects presented, 16 are collection system projects with a total cost of \$5,366,000. Two of the projects are for additional wastewater treatment capacity with a total cost of \$20,383,000. The total capital project cost attributable to new development that is expected to be recovered through impact fees is \$25,749,000.

EQUITY IN THE EXISTING SYSTEM

The existing wastewater facilities have excess capacity that may be used to serve new development. The first step in assessing a cost attributable to new development is to determine the equity in the existing system. The equity analysis of the existing collection and treatment components of the wastewater system is given in Table 5. The equity in the collection components of the system is \$150,539,199. The equity in the treatment components of the system is \$36,395,028, however, the City has elected to not include treatment system equity in calculating impact fees and further calculations will only include collection system equity.

EXISTING EXCESS COLLECTION SYSTEM CAPACITY VALUE

To set the maximum collection fee component for the IRAB and ORAB service areas, a value for the available existing excess collection system capacity needs to be established for each. The values are determined based upon the proportion of new

IRAB and ORAB EDU's to the potential EDU capacity of the current city sewer system.

- Potential EDU capacity of current system:

$$\begin{array}{r} 154 \text{ MGD (Capacity of 3 principal treatment plants)} \\ / 375 \text{ gallons per EDU} \\ \hline = 410,667 \text{ EDU's} \end{array}$$

- Proportion of new EDU's to current system potential EDU capacity:

$$\begin{array}{l} \text{IRAB} = 45,025 / 410,667 = 10.96\% \\ \text{ORAB} = 27,177 / 410,667 = 6.62\% \end{array}$$

- Value of existing excess capacity is determined as follows:

$$\begin{array}{r} \text{Net Value of Collection System:} \quad \quad \quad \$150.54 \text{ M} \\ \text{New IRAB EDU's to Current Capacity Ratio:} \quad \quad \quad \times \quad \underline{10.96\%} \end{array}$$

$$\text{Value of IRAB Existing Excess Collection Capacity:} \quad \$ 16.50 \text{ M}$$

$$\begin{array}{r} \text{Net value of Collection System:} \quad \quad \quad \$150.54 \text{ M} \\ \text{New ORAB EDU's to Current Capacity Ratio:} \quad \quad \quad \times \quad \underline{6.62\%} \end{array}$$

$$\text{Value of ORAB Existing Excess Collection Capacity:} \quad \$ 9.96 \text{ M}$$

- Gross values are then adjusted based upon a policy to account for contributions to sewer system capital expenditure debt service by monthly sewer rate payers; this policy will be reviewed with every future iteration of the capital improvements plan:

$$\begin{array}{r} \text{Gross Value of IRAB Collection Capacity:} \quad \quad \quad \$16.504 \text{ M} \\ \text{Debt Service Contribution Adjustment} \quad \quad \quad - \quad \underline{7.948 \text{ M}} \end{array}$$

$$\text{Net Value of IRAB Collection Capacity:} \quad \quad \quad \$ 8.556 \text{ M}$$

$$\begin{array}{r} \text{Gross Value of ORAB Collection Capacity:} \quad \quad \quad \$ 9.962 \text{ M} \\ \text{Debt Service Contribution Adjustment:} \quad \quad \quad - \quad \underline{6.964 \text{ M}} \end{array}$$

$$\text{Net Value of ORAB Collection Capacity:} \quad \quad \quad \$ 2.998 \text{ M}$$

MAXIMUM IRAB IMPACT FEE CALCULATION

Existing Collection Capacity:	\$ 8.556 M
New Collection Systems:	+ <u>2.250 M</u>
Total IRAB Capital Costs:	\$ 10.806 M
Number of New IRAB EDU's:	/ <u>45,025</u>
Maximum IRAB Impact Fee:	\$240.00 per EDU

MAXIMUM ORAB IMPACT FEE CALCULATION

Existing Collection Capacity:	\$ 2.998 M
New Collection Systems:	+ <u>3.126 M</u>
Total ORAB Collection Capital Costs:	\$ 6.124 M
Number of New ORAB EDU's:	/ <u>27,177</u>
Maximum ORAB Collection Impact Fee:	\$225.00 per EDU (rounded off to nearest dollar)

ORAB Treatment Capital Costs:

- 27,177 x 375 gallons per EDU = 10.19 MGD
- 10.19 MGD x \$2.00 per gallon = \$20.383 M

Maximum ORAB Treatment Impact Fee:

- \$20.383 M / 27,177 New EDU's = \$750.00 per EDU

Table 4
NEW SEWERAGE CAPITAL PROJECTS

Project No.	Project Name	Project Cost
1	Alamodome Outfall ^a	1,000,000
2	Braunig Lake Industrial Park Outfall ^b	920,000
3	Camp Bullis Oversizing ^b	449,550
4	French Creek Outfall Ph. III ^b	145,000
5	Huesta Creek Outfall ^b	88,000
6	Interpark Unit II & III San. Swr. Main ^a	90,000
7	Inwood Subdivision Outfall ^a	405,240
8	La Canterra On-Site/Oversize ^b	75,210
9	Leon Springs Elem. School Outfall ^b	32,000
10	Meadowood Acres ^b	927,000
11	Mission Del Lago/Pleasanton Road ^a	200,000
12	Schaefer/Hausman Subdivision ^a	200,000
13	Southwest I.S.D. Middle School ^a	65,000
14	Standard Industries Outfall ^b	500,000
15	Woller Creek ^a	211,000
16	Woodland Hills ^b	68,000
SUBTOTAL FOR: COLLECTION		5,376,000
17	Northeast Water Factory ^b (5 MGD)	10,191,500
18	Leon Creek Watershed Treatment System Improvements ^b (5 MGD)	10,191,500
SUBTOTAL FOR: TREATMENT		20,383,000
TOTAL:		25,759,000

^aInside Regional Agent Boundary (IRAB)

^bOutside Regional Agent Boundary (ORAB)

Appendix A
CAPITAL IMPROVEMENTS PROGRAM BUDGET

CITY OF SAN ANTONIO
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

CAPITAL IMPROVEMENTS PROGRAM BUDGET

May 11, 1990

// BUDGET SUMMARY //

FISCAL YEARS 89/90 THROUGH 95/96

A-1

FUND TYPE	SERVICE AREA	TYPE	PROJECT NAME	FY 89/90	FY 90/91	FY 91/92	FY 92/93	FY 93/94	FY 94/95	FY 95/96
52-009	BOTH	General	Edwards Recharge Zone Pipe Monitoring	0.00	2,000,000.00	0.00	0.00	0.00	0.00	0
52-009	BOTH	General	Manhole Rehab., Contracts 1-5	4,471,000.00	0.00	0.00	0.00	0.00	0.00	0
*** SUBTOTAL FOR SERVICE AREA BOTH				4,471,000.00	2,000,000.00	0.00	0.00	0.00	0.00	0
52-002	IRAB	General	36th St & Bangor Ave Relief Line	25,000.00	200,000.00	0.00	0.00	0.00	0.00	0
52-002	IRAB	General	Aband. Cadillac L.S.	0.00	0.00	0.00	185,000.00	0.00	0.00	0
52-002	IRAB	General	Aband. Oak Bluff L.S.	0.00	75,000.00	0.00	0.00	0.00	0.00	0
52-002	IRAB	General	Flame & Amber St. Relief	0.00	0.00	122,000.00	0.00	0.00	0.00	0
52-002	IRAB	General	Free & Part. Prog. (Single Cust Ext)	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000
52-002	IRAB	General	Northside Lift Stations Elim.	178,250.00	0.00	0.00	0.00	0.00	0.00	0
52-002	IRAB	General	Northwest Lift Stations Elim.	84,185.00	0.00	0.00	0.00	0.00	0.00	0
52-002	IRAB	General	Pleasanton Road Outfall	100,000.00	0.00	0.00	0.00	0.00	0.00	0
52-003	IRAB	General	Holding Tanks	30,000.00	0.00	0.00	0.00	0.00	0.00	0
52-003	IRAB	General	Jones-Maltsberger Middle School	20,000.00	0.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Brackenridge Pk Relief Ln/St. Mary's	27,995.00	255,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Camelot Rehabilitation	0.00	1,000,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Culberson-Cupples Rehabilitation	50,000.00	295,230.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Dogwood Reconstruction	0.00	631,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	East Terrell Hills Rehabilitation	0.00	500,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	East Village Rehabilitation	0.00	500,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Eleanor Relocation	0.00	50,000.00	566,000.00	0.00	0.00	0.00	0
52-009	IRAB	General	Hillcrest Park Rehabilitation	0.00	500,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Hot Wells Area Rehabilitation	50,000.00	450,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Lincolnshire Rehabilitation	0.00	893,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	North Alamo Heights Rehabilitation	0.00	1,000,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Northeast Service Center-SM&C	180,000.00	1,720,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Northwest Relief Main	0.00	100,000.00	1,000,000.00	0.00	0.00	0.00	0
52-009	IRAB	General	Old Salado Creek Outfall Rehab	929,930.00	0.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Old Salado Creek Siphon Rehab	0.00	3,500,000.00	1,000,000.00	0.00	0.00	0.00	0
52-009	IRAB	General	Dimos Park Terrace Rehab. Ph. II	0.00	303,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Park Village Rehabilitation	0.00	500,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Salado Creek at Robard St (42")	0.00	1,000,000.00	0.00	0.00	0.00	0.00	0
52-009	IRAB	General	Six Mile Creek Siphons Rehab/Stinson	0.00	2,000,000.00	0.00	0.00	0.00	0.00	0

A-3

FUND TYPE	SERVICE AREA	TYPE	PROJECT NAME	FY 89/90	FY 90/91	FY 91/92	FY 92/93	FY 93/94	FY 94/95	FY 95/96
52-009	ORAB	W W T P	Air Force Village II Treatment Plant	225,000.00	0.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Belt Press Repair	0.00	1,500,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios CL2 Facility Structural Enhancements	0.00	100,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Digester Gas to Energy	0.00	3,616,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Distributed Control System	133,920.00	0.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Instrument Air Imps.	0.00	140,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Leopold Modification	0.00	100,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Odor Control Modification	10,050,000.00	1,000,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Site Work	0.00	200,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Treatment Plant/Civil Group 1 (TACB)	209,000.00	0.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Treatment Plant/Civil Group 2	14,000.00	488,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Treatment Plant/Landscaping	0.00	500,000.00	400,000.00	400,000.00	400,000.00	400,000.00	0
52-009	ORAB	W W T P	Dos Rios Treatment Plant/Mech	0.00	0.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Treatment Plant/Struc.	38,000.00	354,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios Underground HV Cable Repair	0.00	250,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios WWT Contract 4A	0.00	0.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios/Leon/Salado BFP All-Weather Shelter	0.00	330,000.00	0.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios/Leon/Salado Dechlor & Phos. Removal	0.00	100,000.00	3,150,000.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Dos Rios/Leon/Salado High In-Flow Telemetry	0.00	150,000.00	2,122,000.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Far West Water Transfer Facility	340,000.00	3,600,000.00	2,800,000.00	0.00	0.00	0.00	0
52-009	ORAB	W W T P	Southside H.S. WWT Standby Generator	0.00	150,000.00	0.00	0.00	0.00	0.00	0
*** SUBTOTAL FOR SERVICE AREA ORAB				12,840,714.00	12,578,000.00	8,472,000.00	580,000.00	1,400,000.00	400,000.00	0
***** TOTALS				23,913,074.00	44,086,650.00	29,557,000.00	4,405,000.00	2,700,000.00	1,200,000.00	500,000

Sanitary sewer impact fees.

Sanitary sewer impact fees shall be paid prior to plat recordation.

1. Inside the regional agent boundary and inside the city limits:
\$120.00 per equivalent dwelling unit
2. Inside the regional agent boundary and outside the city limits:
\$240.00 per equivalent dwelling unit
3. Outside the regional agent boundary - treatment component:
\$750.00 per equivalent dwelling unit
4. Outside the regional agent boundary - collection component:
\$225.00 per equivalent dwelling unit

Brigging
PUBLIC HEARING

CITY OF SAN ANTONIO

INTERDEPARTMENTAL CORRESPONDENCE SHEET

To: City Council AGENDA ITEM NO. 7-10
From: Director of Wastewater Management
Copies To: File
Subject: IMPACT FEES UPDATE ACTION PLAN

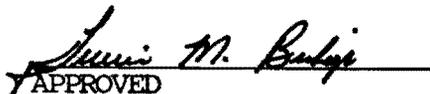
Date: June 12, 1990

This memorandum transmits for your information staff's action plan for updating the city's impact fee program immediately upon completion of the current impact fee implementation effort. This plan will be discussed with the Council as part of staff's presentation at the June 14 impact fees public hearing.

As you will recall, the goal of the impact fee program proposed for your consideration on the June 14 agenda is to maintain the current sewer platting fee rate structure until the wastewater master plan can be thoroughly updated. The attached action plan provides an outline for how staff proposes to accomplish the wastewater master plan update in a timely manner.

A central activity in staff's effort to update the sanitary sewer impact fees program will be to deal with the issues of the relationship of sewerage impact fee charges to city policy objectives in such areas as furthering economic development, encouraging the construction of affordable housing, and encouraging contiguous development. Staff intends to bring to the Council a comprehensive policy package addressing these matters.


Joe A. Aceves, P.E.
Acting Director
Wastewater Management Department


APPROVED
Alexander E. Briseno
City Manager

ATTACHMENT "A"

IMPACT FEES UPDATE ACTION PLAN

June 14, 1990

I. Objective

- * Implement impact fee programs for water and sewer utilities based upon:
 - Comprehensive facilities master planning
 - Understanding of impact fees' effect on other policies such as encouragement of contiguous growth, furtherance of economic development and enhancement of affordable housing availability.
- * Plan represents comprehensive follow-up to the interim impact fee programs proposed to be enacted for water and sewer to maintain compliance with state law deadline of June 20, 1990

II. Background

- * State impact fees law (Senate Bill 336 - 1987) requires two-step process, involving public hearings, to enact impact fees
- * First, comprehensive planning must be done to project demand for infrastructure over a not-greater-than 10 year period
 - Manifested in a Land Use Assumptions document
 - Must be subjected to a City Council-conducted public hearing after a 30-day period of public notice
- * Second, from Land Use Assumptions, needed additional infrastructure must be identified with associated costs
 - Manifested in a Capital Improvements Plan prepared by a registered professional engineer in Texas
 - Also must be subjected to a City Council-conducted public hearing after a 30-day period of public notice
- * While technically possible to combine the two hearings under a 1989 amendment to Senate Bill 336, all it takes is one person's request in writing to force the city to separate the two hearings
- * The two-step process was followed to develop the interim impact fee programs, and must be followed again for any contemplated updates
 - Our milestones for impact fees update must take into account the time needed to publish and prepare for two public hearings

III. Proposed Tasks and Milestones

- * Update Land Use Assumptions
 - Propose to use projection data being prepared for update to City Water Board's (CWB) Master Plan
 - Joint committee of CWB and city staff would be established to oversee this work
 - Projected date for completion (formal City Council public hearing): **September 27, 1990**

- * Update of CWB's fee Water Capital Improvement Plan
 - Ongoing update of CWB Master Plan under existing contract with Black & Veatch will be vehicle
 - Updated Land Use Assumptions data will serve as basis
 - Projected date for completion (formal City Council public hearing): **January 10, 1991**

- * Update of city's Sanitary Sewer Capital Improvement Plan
 - Parallel to the Land Use Assumptions update process, Wastewater Management staff would begin updating present wastewater facilities examining existing facilities on a watershed-by-watershed basis
 - Based on updated Land Use Assumptions and updated facilities plan, staff would develop Capital Improvements Plan of projects to serve projected growth
 - Consulting engineer would be hired to cost out proposed Capital Improvements Plan
 - Staff would propose necessary revisions to extension policies and develop alternative capital financing methods
 - Projected date for completion (formal City Council public hearing): **January 10, 1991**

- * Continuing coordination with other affected policies at each step
 - Housing Master Plan development (Housing Task Force)
 - Strategic Initiatives for Economic Development Plan (DEED)
 - Annexation policy (Planning)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
INTERDEPARTMENT CORRESPONDENCE

TO: City Council Through the City Manager

FROM: Rebecca Quintanilla Cedillo, Director of Planning

COPIES: Joe Aceves, Acting Director Wastewater Management, Frank Perry, Assistant Director, Department of Planning, Files

SUBJECT: PUBLIC HEARING ON, AND CONSIDERATION OF, SANITARY SEWER CAPITAL IMPROVEMENTS PLAN, IMPACT FEE RATE SCHEDULE, CITY CODE AMENDMENTS, CITY WATER BOARD CAPITAL IMPROVEMENTS PLAN, AND AMENDMENTS TO THE REGULATIONS FOR WATER SERVICE

DATE: June 6, 1990

SUMMARY AND RECOMMENDATIONS

There are four ordinances proposed for City Council consideration following a public hearing required by the state impact fees law, Vernon's Texas Code Annotated, Local Government Code, Chapter 395. The Attachment "A" ordinance adopts the Sanitary Sewer Capital Improvements Plan and impact fee schedule. The Attachment "B" ordinance adopts amendments of the Unified Development Code which establish the sanitary sewer and water facilities impact fee programs for the City. The Attachment "C" ordinance adopts the City Water Board Capital Improvements Plan. The Attachment "D" ordinance adopts the City Water Board amendments to the Regulations for Water Service which also includes the impact fee rate schedules.

In order for the City to implement the impact fees program, all four ordinances must be adopted. It is recommended that all four attached ordinances be approved.

POLICY ANALYSIS

The Sanitary Sewer Capital Improvements Plan and corresponding impact fee rate schedule (Attachment "A") has been prepared with the participation of the Capital Improvements Advisory Committee. This Plan was discussed with the City Council at the May 10, 1990, regular meeting.

Since the implementation of impact fees modifies the City's water and sewer extension policies, amendments to the Unified Development Code are necessary to enact both the sanitary sewer and water impact fees programs. The Attachment "B" proposed amendments meet this requirement. The Capital Improvements Advisory Committee participated in the preparation of the these amendments. These amendments by Planning Commission resolution (Attachment "E") were approved and recommended for City Council adoption after conducting a public hearing on June 6, 1990.

PUBLIC HEARING ON AND CONSIDERATION OF, SANITARY SEWER CAPITAL IMPROVEMENTS PLAN, IMPACT FEE RATE SCHEDULE, CITY CODE AMENDMENTS, CITY WATER BOARD CAPITAL IMPROVEMENTS PLAN, AND AMENDMENTS TO THE REGULATIONS FOR WATER SERVICE

June 4, 1990

The City Water Board Capital Improvements Plan (Attachment "C") has been prepared with the participation of the Capital Improvements Advisory Committee and was approved by the Water Works Trustees on April 30, 1990. This plan was discussed with the City Council and appropriate backup material provided at a work session on April 12, 1990.

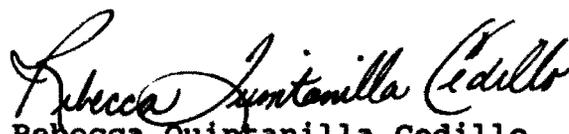
Implementation of impact fees for water services requires amending the Regulations For Water Service to incorporate the requirements of Chapter 395 of the Local Government Code. The Attachment "D" amends the Regulations For Water Service to include those requirements and also includes Schedules "O" and "P" which specify the actual impact fee rates. The amendments were approved by resolution (attachment "F") by the Water Works Trustees on April 30, 1990, and by the Planning Commission (attachment "E") on June 6, 1990. They were discussed with the City Council at a work session on April 12, 1990.

FINANCIAL IMPACT

Attachment "A" provides the proposed sanitary sewer capital improvements plan and impact fee rate schedule. Exhibit "E" of Attachment "B" is revised to include the sanitary Sewer impact fees. Attachment "C" provides the City Water Board capital improvements plan and maximum allowable impact fees. Attachment "D" provides the City Water Board amendments to the Regulations for Water Service which include Schedules "O" and "P", the proposed actual impact fee rates.

SUPPLEMENTARY COMMENTS

None.


Rebecca Quintanilla Cedillo
Director, Department of Planning

APPROVED:

Alexander E. Briseño
City Manager

Attachments:

- "A" -Sanitary Sewer Capital Improvements Plan
- "B" -Amendments to the Unified Development Code
- "C" -City Water Board Capital Improvements Plan
- "D" -Amendments to the Regulations for Water Service
- "E" -Planning Commission Resolutions
- "F" -Water Works Trustees Resolution

**SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. 90-06-03**

**RECOMMENDING TO THE CITY COUNCIL THE ADOPTION
OF THE SANITARY SEWER CAPITAL IMPROVEMENTS PLAN
AND IMPACT FEE RATE SCHEDULE BOTH IN ACCORDANCE
WITH CHAPTER 395 OF LOCAL GOVERNMENT CODE,
VERNON'S TEXAS CODES ANNOTATED.**

* * * * *

WHEREAS, the City of San Antonio is authorized by Chapter 395 of the Local Government Code, Vernon's Texas Codes Annotated, (hereinafter referred to as the Local Government Code) to enact impact fees to finance capital improvements required by new development; and

WHEREAS, in accordance with Chapter 395 of the Local Government Code, on August 10, 1989, after a duly publicized public hearing, the City adopted a Land Use Assumptions document projecting levels of new development to occur within the City limits and extraterritorial jurisdiction over a ten year period from 1988 to 1998; and

WHEREAS, in accordance with Chapter 395 of the Local Government Code, on May 10, 1990, after a duly publicized public hearing, the City designated the service areas to be used to develop a capital improvement plan for sanitary sewer facilities, and adopted an amendment to the Land Use Assumptions document clarifying certain forecasting assumptions; and

WHEREAS, in accordance with Chapter 395 of the Local Government Code, the City has prepared a capital improvement plan and impact fee rate schedule for sanitary sewer facilities to provide service to new development within designated service areas; and

WHEREAS, the Planning Commission held a public hearing on the proposed capital improvement plan and impact fee rate schedule for sanitary sewer facilities; **NOW THEREFORE:**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Sanitary Sewer Capital Improvements Plan given at Attachment I is hereby recommended for adoption by the City Council.

SECTION 2. The impact fee rate schedule for sanitary sewer facilities given at Attachment II is hereby recommended for adoption by the City Council.

PASSED AND APPROVED this 13th day of June, 19 90.

APPROVED:

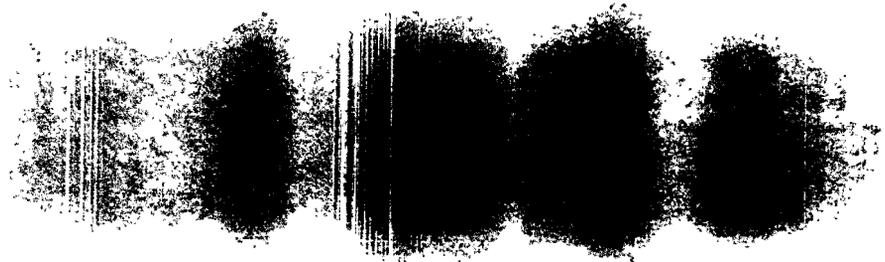


Ruth Jones-McLendon
Chairman

ATTEST:



Executive Secretary



REVISED ORDER FOR CONSIDERATION OF IMPACT FEE ORDINANCES

**AGENDA
ITEM
NUMBER**

- 9 Public Hearing and Consideration of An Ordinance adopting the City Water Board Capital Improvements Plan.
- 10 Public Hearing and Consideration of An Ordinance adopting the City Water Board amendments to the Regulations for Water Service which also includes the impact fee rate schedules.
- 7 Public Hearing and Consideration of An Ordinance adopting the Sanitary Sewer Capital Improvements Plan and impact fee schedule.
- 8 Public Hearing and consideration of An Ordinance adopting amendments of the Unified Development Code which establishes the sanitary sewer and water facilities impact fee programs for the City.

THIS REVISED ORDER FOR CONSIDERATION OF THE IMPACT FEE ORDINANCES IS NECESSARY BECAUSE THE ORDINANCE ADOPTING THE AMENDMENTS TO THE CITY WATER BOARD REGULATIONS FOR WATER SERVICE SHOULD OCCUR PRIOR TO THE ORDINANCE ADOPTING THE AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE.

San Antonio Communities Organized for Public Service



P.O. Box 9555
512-222-2367

RECEIVED
CITY OF SAN ANTONIO
CITY OFFICE

San Antonio, Texas 78204-0555

1990 JUN 14 P 2:20



230 Vargas

San Antonio, Texas 78203

(512) 534-5266

To: Mayor & City Council Members

From: COPS & Metro Alliance

Date: June 14, 1990

We have attached an updated version of the proposed resolution you received yesterday.

We checked with the city attorney to clean up language.

DRAFT

BECAUSE, the City of San Antonio has an opportunity to assess the cost of new development to those that benefit from it; and

BECAUSE, the rate payers in San Antonio are struggling to meet costs to provide basic services in our city; and

BECAUSE, responsible growth in San Antonio is more likely to occur when an accurate assessment of cost is identified and charged: Therefore be it

RESOLVED,

A) The accurate assessment of impact fees necessarily includes the cost of surface water attributable to new development. It is the city council's intent to see the cost of Applewhite attributable to new development included in future impact fee calculations.

B) Council calls for further work by staff to develop new land use assumptions and update capital improvement plans so fees reflect all eligible costs. The staff is directed to establish a calendar to provide for a public hearing on land use assumptions on or about September 1990 and for a public hearing on Capital Improvement Plans and new fees on or about January 1991.

*For Items 7, 8, 9, 10
To Be Included in all 4 Ord.*