



1111 Bayou
La Marque, Texas 77568
409-938-9202

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
& Impact Fee Advisory Committee
Special Meeting
MINUTES
OF
August 28, 2018**

Public Hearing / Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on August 14, 2018, beginning at 4 p.m. at 1109-B Bayou Road with the following members present: Deanna Bethea, Greg Cornett, Augustino Molis, Nancy Vidotto and Deb Jamail.

(1) CALL TO ORDER

Chairperson Deanna Bethea called the meeting to order at 4:01 p.m.

(2) ROLL CALL

PRESENT:

Chairperson Deanna Bethea - Present
Vice Chairperson Greg Cornett - Present
Commissioner Hugh Cash - Absent
Commissioner Jean Gutierrez - Absent
Commissioner Augustino Molis - Present
Alternate Nancy Vidotto - Present
Alternate Lillian Petty - Absent
Caron Muntzel - Absent
Deb Jamail - Present

OTHER OFFICIALS/STAFF PRESENT:

Robert Michetich - Council Member
Charlene Warren - Asst. to the City Manager
Ellis Ortego - City Attorney
Kathleen Van Stavern - Code Compliance Supervisor
Sussie Sutton - Development Coordinator

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was dispensed by the Planning & Zoning Commission, led by Commissioner Cornett.

(4) CITIZENS PARTICIPATION

None.



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(5) NEW BUSINESS

- a. Discussion/possible action regarding a draft report, including input and direction from ARKK Engineers, consultant for the Water & Waste Water Impact Fee Study.

The Chair introduced Dave Kasper of ARKK Engineers and turned the floor over to him to discuss the Water & Waste Water Impact Fee Study.

Dave Kasper with ARKK Engineers introduced Jimmy Thompson of JET Engineering, who is working in unison to develop the Impact Fee Study for the City of La Marque.

Mr. Kasper noted that the purpose of the Impact Fee Study is to justify a legal justification to charge developers to tie onto your water and wastewater system. It is not legal to charge an impact fee without adoption by the City Council.

Mr. Kasper went on to discuss the study. Below are some highpoints but not necessarily all the points made at the meeting:

- The designated service area was discussed and a map was presented
- Land use assumptions and population projections were discussed and a map was presented
- Study will reveal the maximum allowable fee to charge as an impact fee.
- Previous ten year growth is about 102 connections added to the systems yearly.
- Currently there are 5,740 residential connection and 5,589 equivalent (equivalent to residential) connections by commercial business.
- Major tracks of land that are developable were considered in the study

Some of the Capital Improvement Projects that could be funded from Impact Fees are as follows:

- Major water main extensions (Four projects currently considered)
2 million
- Purchase of new water capacity from Gulf Coast Water Authority to service a ten year growth
1.2 million
- Cost of expanding the wastewater sewer plant or a new plant
1.9 million



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- Cost of influent lift station to serve new wastewater sewer plant 3.4 million
- Maximum impact fee calculation was explained
- Maximum fee to charge for impact fee \$3,770 per connection for residential connection
- Commercial impact fees will vary and cost more

Mr. Thompson approached the Commission and noted that the subdivisions that are already platted cannot be charged an impact fee for one year. Infill developments will pay the fee at permit issuance.

Impact fees are familiar to developers and now considered standard. The study needs to be updated every five years. However, an update can be done at any time with a public hearing by city council should the council need to address the costs being charged.

The chair asked of all the surrounding communities the only other city that is imposing a lower rate than the City of La Marque will be the City of Alvin? Mr. Thompson noted that the City of Alvin's city council is soon to vote on an impact fee for over \$4,000, as they have many new capital improvement program that they need help funding. He went on to say that the growth will come and you have to accommodate with new utilities which have to be paid. The existing residents will still pay some of the cost because of the 50% rule. You will have some money to offset the cost for the Capital Improvements needed with this impact fee.

The chair then noted that the rate we are proposing will put our fee right in the middle of what other cities such as Alvin, Friendswood, Manvel and League City and nearer cities are currently imposing; and who have a rate higher than what our proposed maximum will be.

Chair asked the commission for a motion indicating the amount they would like to see charged as an Impact Fee.

Commissioner Cornett motioned to approve to charge \$3,784.00 as an Impact Fee. Second by Commissioner Molis, **MOTION PASSED UNANIMOUSLY**

Mr. Thompson added that the next step would be for the Impact Study Advisory Committee to present this report and its recommendations to City Council for consideration. At which time the City Council would call for a Public Hearing 30 days after the initial presentation to City Council.



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(6) CHAIRPERSON'S REPORT

Requested to know when the Impact Study Advisory Report will be presented to City Council so members of the committee can attend.

(7) REQUESTS AND ANNOUNCEMENTS.

Staff announced if any of the members of the Commission would like to be a member of the American Planners Association to please contact her.

(8) ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at 4:32 P.M.



Greg Cornett, Vice Chairperson
Planning & Zoning Commission