

PUBLIC NOTICE

**City of Lockhart
Impact Fee Advisory Committee
6:30 PM, Wednesday, November 12, 2025
Municipal Building — Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
2. Consider the Minutes of the June 25, 2025, meeting.
3. Consider semi-annual report to City Council concerning the status of implementation of Chapter 31 "Impact Fees" of the Code of Ordinances, and advise of the need to update the ordinance, land use assumptions, capital improvements plans, or impact fees.
4. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 W. San Antonio St., Lockhart, Texas, at 11:00 P.A.M. on the 6th day of November, 2025.

City of Lockhart
Impact Fee Advisory Committee
Wednesday, June 25, 2025

MINUTES

COMMITTEE MEMBERS PRESENT: Philip Ruiz, Phil McBride, Rick Arnic, Julia Haug

COMMITTEE MEMBERS ABSENT: Ron Peterson, Bradley Lingvai, Manuel Oliva, Larry Metzler

STAFF PRESENT: David Fowler, Kevin Waller, Romy Brossman

VISITORS/CITIZENS ADDRESSING THE COMMITTEE: None

1. Call meeting to order. Chair Ruiz called the committee to order at 6:35 p.m.

2. Consider the Minutes of the December 11, 2024, meeting.

Member McBride moved to approve the minutes with correction, and Member Haug seconded. The motion passed by a vote of 4-0.

3. Consider semi-annual report to City Council concerning the status of implementation of Chapter 31 "Impact Fees" of the Code of Ordinances, and advise of the need to update the ordinance, land use assumptions, capital improvements plans, or impact fees.

Mr. Fowler reviewed the impact fee revenues, expenditures, account balances, and impact fees. He said no changes are recommended at this time. Following discussion, the Committee agreed with his recommendation.

Member Haug moved to have the Chair of the Impact Fee Advisory Committee forward the informational semi-annual report to City Council in order to meet the deadline. Member Arnic seconded, and the motion passed by a vote of 4-0.

4. Adjourn.

The meeting adjourned by consensus at 6:50 p.m.

Approved: _____
Philip Ruiz, Chair

Date

MEMORANDUM

TO: Impact Fee Advisory Committee
FROM: David Fowler, Planning Director
DATE: November 5, 2025

PURPOSE

State law requires a continuing semi-annual role for the Impact Fee Advisory Committee in monitoring the progress of implementation of the impact fee ordinance, and in advising the City Council on needed revisions. More specifically, State law provides that the Committee:

- 1) Monitor and evaluate implementation of the capital improvements plans;
- 2) File semi-annual reports with respect to the progress of the capital improvements plans and report to City Council any perceived inequities in implementing the plans or imposing the impact fees; and,
- 3) Advise the City Council of the need to update or revise the land use assumptions, capital improvement plans (CIP's), and impact fees.

The Committee's last meeting was June 25, 2025, at which the committee reviewed the previous semi-annual update of fee activity. This is the 46th status report since the impact fee ordinance was originally adopted on January 15, 2002, and is for the period from October 1, 2024 through March 31, 2025. This is the sixth report since the update adopted on May 2, 2023, and is based on the current capital improvement plans and impact fees. The six-month reporting dates align with the fiscal year quarters.

STATUS OF ACCOUNTS

Exhibit A shows revenue totaling \$1,761,463 during the period covered by this report. Fees collected during the six-month period were for 66 new houses (53 last period) and 13 new commercial buildings. The most notable commercial projects submitting impact fees included a new strip shopping center on West San Antonio Street and a new building in Lockhart Industrial Park III. The water, wastewater, and road impact fee account balances for the previous semi-annual report, as well as the current balances as of April 1, 2024, including accrued interest, are shown in the table.

The total estimated cost of all the projects in the capital improvement plans in effect during the six-month reporting period was \$120,118,135. However, the City Council adopted one-half that amount as the maximum to be collected by April 1, 2033, which is the end of the ten-year CIP period, so the maximum fees are based on an estimated cost of all three CIP's being \$60,059,068. The total of all impact fees spent on CIP projects so far since the April 4, 2017 update is \$673,073, which does not include payments to the impact fee update consultants. The total amount still to be spent is \$59,941,329. The total balance available remaining collectively in the

four impact fee accounts that can be used toward meeting that goal is currently \$14,571,102. This is the sixth report to reflect the 2023 impact fee rates and their effect on fund balances.

TRENDS

The bar graph in **Exhibit B** illustrates the impact fee collection trends beginning with the first semi-annual report in July 2003. The trends generally reflect the state of the economy, as well as the availability of lots for residential development. Housing production and platting of new subdivisions have decreased slightly, with the total impact fee revenue in this six-month reporting period significantly higher than the previous reporting period, reversing the trend of declining revenue since the second half of fiscal year 2023. It is important to build a healthy balance in all of the accounts because there is interest in development where the City does not currently have adequate infrastructure, but where many of the needed projects are already listed in the impact fee CIP's.

UPDATE

This report reflects the impact fee update completed and adopted in 2023, as the statutory five year up-date was still in process through the report period. The Impact Fee Advisory Committee will have several opportunities to provide feedback to the consultants on the impact fee update project. The five-year update will be needed in just over two years primarily due to increases in the cost of construction. The impact fees are based on the estimated cost of the projects in each CIP, recently updated in the 2023 fee study. A CIP update may be initiated next due to new projects being added, especially larger developments approved or being negotiated through Development agreements.

RECOMMENDATION

Considering that the five-year impact fee update is still only two years old, there is nothing new to report at this time in terms of a recommendation to the City Council. Typically, the Impact Fee Advisory Committee's action is to direct the Chair to submit the required written report to the City Council. The Council will receive this report at their December 3, 2025 meeting.

EXHIBIT A

FALL 2025 IMPACT FEE ACCOUNT BALANCES¹

	<u>April 1, 2025</u>	+	Revenue ²	-	Expense ³	<u>October 1, 2025</u>
Water	4,520,614		641,250		12,261	5,149,603
Wastewater	4,154,949		690,884		45,697	4,800,136
Roads (Service Area 1)	2,513,187		236,261		0	2,749,448
Roads (Service Area 2)	1,678,847		193,068		0	1,871,915
TOTAL	\$12,867,597		\$1,761,463		\$57,958	\$14,571,102

1. All amounts have been rounded to the nearest dollar.

2. Revenue amounts include accrued interest.

3. Expenses were due to invoices from water/wastewater master plan consultants.

One-half total CIP estimated cost (estimated 100% cost of all projects is \$120,118,135): \$60,059,068
 Total spent on projects since adoption of Ordinance 2023-09 on May 2, 2023: \$117,739
 Remaining amount of 1/2 estimated cost not yet spent: \$59,941,329
 Current balance on October 1, 2025: \$14,571,102

EXHIBIT B
IMPACT FEE SEMI-ANNUAL REVENUE
July 2003 - September 2025

