



City of Rockport
IMPACT FEE ADVISORY COMMITTEE REGULAR
MEETING AGENDA
MONDAY, MAY 19, 2025 - 6:00 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Notice is hereby given that the Rockport will hold a Impact Fee Advisory Committee Regular Meeting on Monday, May 19, 2025, at 6:00 PM. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments, and they will be summarized in the minutes of the meeting.

I. Opening Agenda

1. Call meeting to order. ()

II. Public Hearing

III. ITEMS FOR DISCUSSION AND POSSIBLE DIRECTIONS

2. Deliberate and act on approval of the regular meeting minutes of May 5, 2025. ()
3. Water and Wastewater Impact Fee Update - Presentation and Discussion by Freese & Nichols. ()
4. Deliberate and act on IFAC Comments to City Council. ()

IV. ADJOURN

CERTIFICATION

I certify that the above notice of the meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on May 16, 2025, at 2:30 pm and on the City's website at www.cityofrockport.com. I further certify that the following news media were properly notified of this meeting as stated above: The Rockport Pilot and Corpus Christi Caller Times.

Carey Dietrich
Director of Building & Development

IMPACT FEE ADVISORY COMMITTEE MINUTES

On this the 5th day of May 2025, the Impact Fee Advisory Committee held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis Chair
Kim Hesley – Secretary
Warren Hassinger – Vice Chair
Josh Dowling
Rocky Gudim
Tom Blazek

Members Absent

Patti Impens
Ric Young

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrative Coordinator
Stacy Cantu, Bldg. & Dev. Planning Technician
Finn Klanica, Desktop Support Technician

Guest(s) Present

Zero (0)

The Matter to be discussed and acted upon are as follows:

Open Agenda

1. Meeting called to order at 6:03 p.m.

Regular Agenda

2. Impact Fee Study Update; Land Use Assumption – Presentation and Discussion by Freese & Nichols.

Stephanie Neises spoke.

Impact fees is the one-time fee when new construction or expanded infrastructure impact the system the first time.

City Manager wanting to know the estimation on future consumption water demands and wastewater flows.

Update fee at any time due to projects and population growth.

Requesting to meet again with the finding of impact fee every 5 years (if possible).

Living Unit Equivalent (LUE)

- 3 + Bedrooms 1 LUE
- 2 Bedroom .75 LUE
- RV .5 LUE

Community Planner, Carey Dietrich stated the Board will need to provide written comment to City Council before the Public Hearing date. Discussion regarding another meeting to discuss comments provided to Council, will meet after the regular P&Z Meeting of May 19, 2025.

3. Adjournment 6:03 pm

Motion: Member Young made a motion to adjourn. Member Gudim seconded.
Motion passed unanimously.

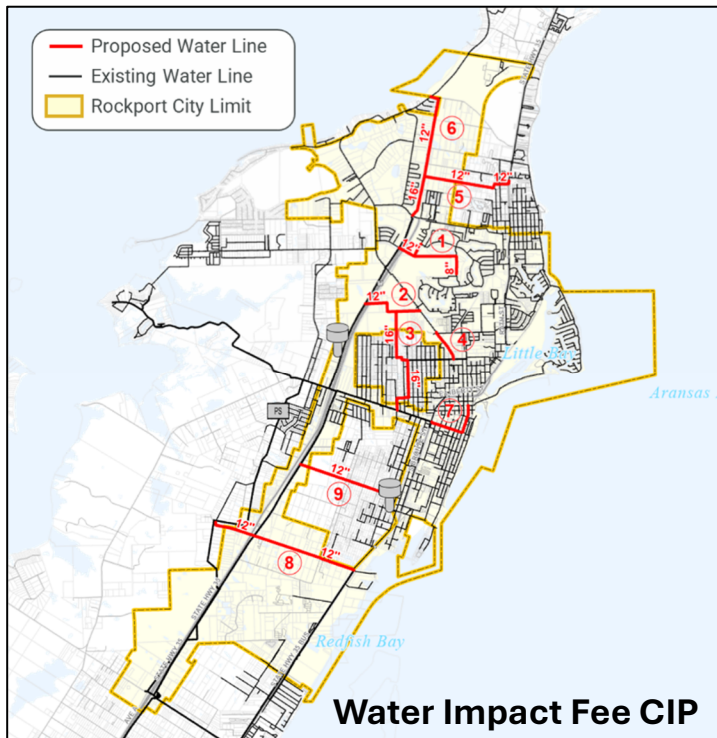
Prepared by:

Approved by:

Belinda Garcia Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary



IMPACT FEE CIP

- 9 proposed water projects
- 7 proposed wastewater projects
- Costs estimated for construction, engineering, and financing
- Only portion of cost is eligible based on 10-year project utilization

WATER IMPACT FEE

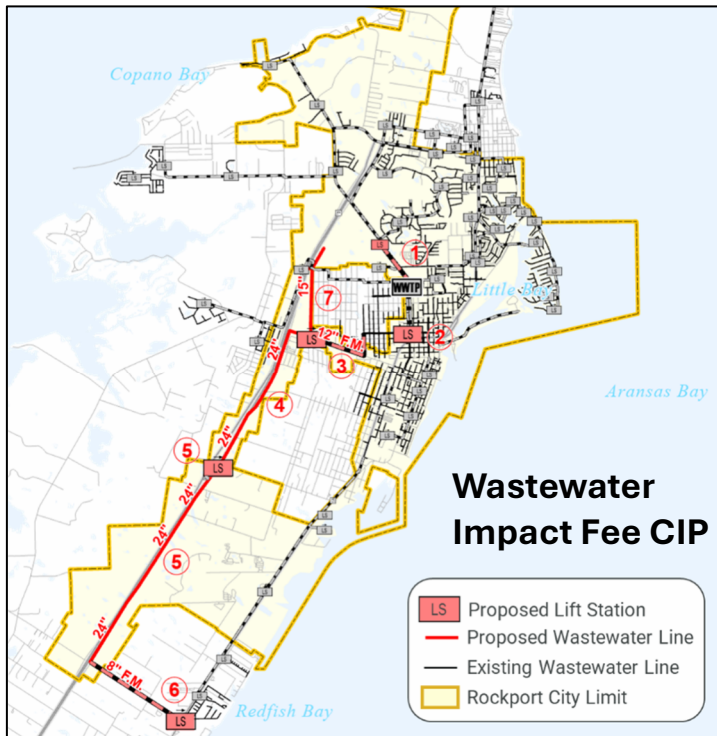
- Total Eligible Cost = \$14,311,417
- Costs with 50% Credit = \$7,155,708
- Growth in LUEs = 1,764
- **Maximum Allowable Impact Fee = \$4,056**
- Current Impact Fee = \$674

WASTEWATER

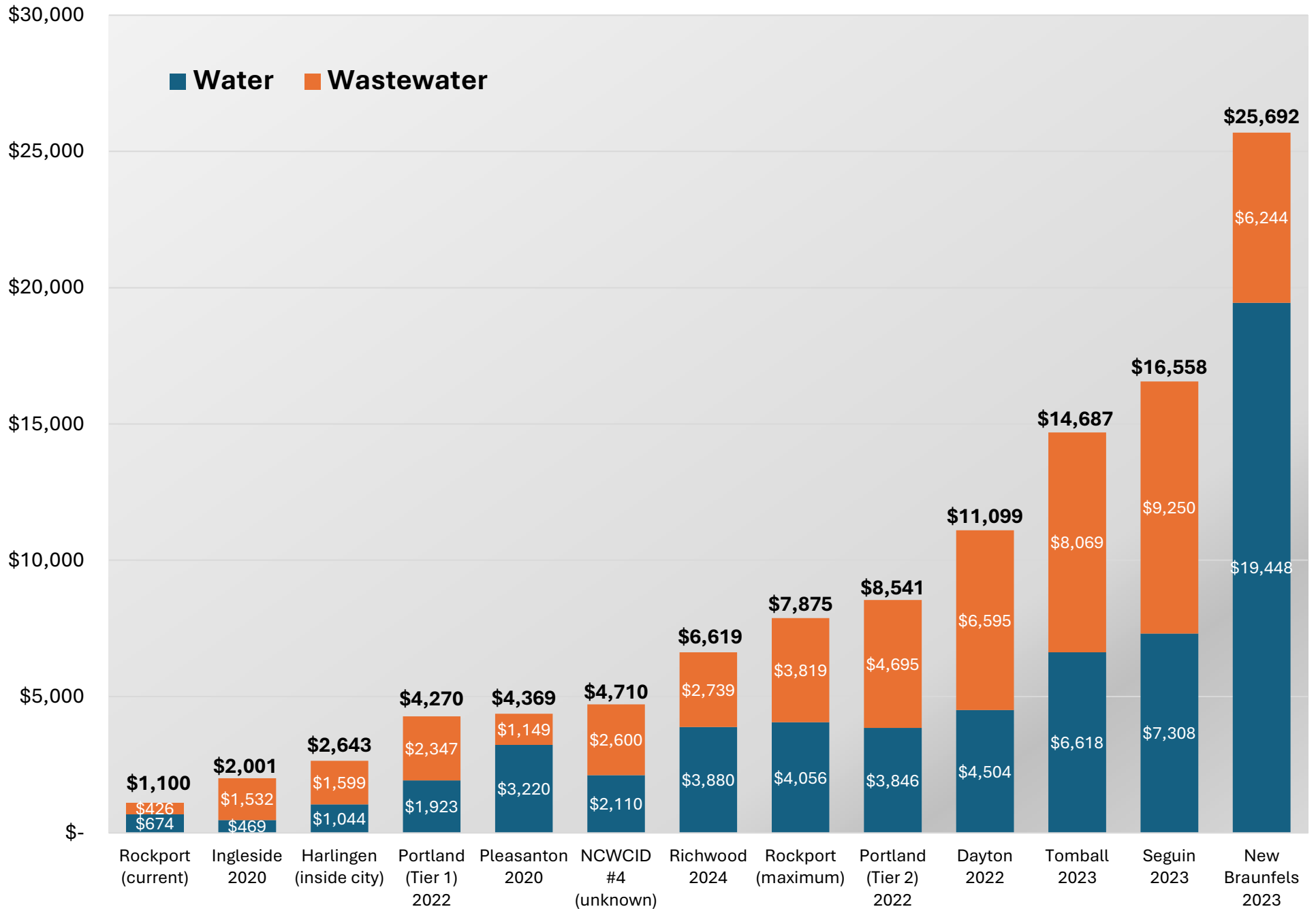
- Total Eligible Cost = \$13,475,369
- Costs with 50% Credit = \$6,737,684
- Growth in LUEs = 1,764
- **Maximum Allowable Impact Fee = \$3,819**
- Current Impact Fee = \$426

DISCUSSION

- The Impact Fee Advisory Committee must provide “written comments” to City Council at least 5 days before the public hearing
- June 10 – Council meeting to set Public Hearing
- July 22 – Public Hearing



Water and Wastewater Impact Fees per Service Unit Comparison



May 19, 2025

Honorable Tim Jayroe
Mayor
City of Rockport
2751 SH 35 Bypass
Rockport, Texas 78382

Re: Water and Wastewater Impact Fee Update

Dear City Council Members:

The Impact Fee Advisory Committee was appointed by City Council on May 14, 2024 to oversee the water and wastewater impact fee study. The Impact Fee Advisory Committee conducted three meetings where land use assumptions, capital improvements plan, and impact fee calculations were presented. The Committee discussed the components of the study and understand the purpose of impact fees is to provide additional revenue to help fund water and wastewater infrastructure projects needed to support growth. The consensus from the Committee is that impact fees should be increased from current amounts. Discussion from the Committee indicated that it would be reasonable to set the new impact fees in the range of 50%-80% of the maximum allowable fees.

Please let this letter serve as written comments provided to City Council prior to the impact fee public hearing as required by Chapter 395 of the Texas Local Government Code.

Sincerely,

Ruth Davis
Chair of the Impact Fee Advisory Committee

Attachments:

Meeting Minutes from 9/16/24
Meeting Minutes from 5/5/25
Meeting Minutes from 5/19/25