



Legislation Details (With Text)

File #:	20-213	Version:	1
Type:	Consent	Status:	Agenda Ready
File created:	4/23/2020	In control:	City Council
On agenda:	5/5/2020	Final action:	5/5/2020
Title:	Consider a resolution approving a professional services agreement with Kimley-Horn and Associates of Fort Worth, Texas, to provide engineering services to update the Impact Fee Study and the Major Thoroughfare Plan; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.		
Attachments:	1. 050520_Kimley-Horn Impact Fee Study_Resolution 4239, 2. 050520_Kimley-Horn Impact Fee Study_Exhibit A		

Date	Ver.	Action By	Action	Result
5/5/2020	1	City Council	approve the Consent Agenda	

To: Mark R. Hafner, City Manager

From: Alonzo Liñán, Director of Public Works

Subject:

Consider a resolution approving a professional services agreement with Kimley-Horn and Associates of Fort Worth, Texas, to provide engineering services to update the Impact Fee Study and the Major Thoroughfare Plan; and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller, Texas.

Action Requested:

Consider a resolution approving a professional services agreement with Kimley Horn & Associates to provide engineering services to update the Impact Fee Study and the Major Thoroughfare Plan for the amount of \$260,000 and authorizing the City Manager to execute all contract documents.

Background:

In 2009, Keller created the current impact fee program for new development in accordance with Chapter 395 of the Texas Local Government Code to establish impact fees for all new development and updated program in 2015. An impact fee is a one-time charge or assessment imposed by a city on new development in order to recoup the costs of capital improvements or facility expansions necessitated by and attributable to new development. The City has been collecting impact fees since at least 1995 and is required by Chapter 395 to update the program every ten years and confirm the program every five years. The Major Thoroughfare Plan was last updated in 2012.

Chapter 395 of the Texas Local Government Code details the procedures used to determine impact fees. Keller uses impact fees to help defray the cost of water, wastewater, and roadway expansions linked to anticipated growth over a 10 year period. The growth is based on existing and future land use assumptions and fees are assessed by service units. Service units are standardized measures of consumption or use. Once the demand for these systems are determined, capital improvement plans are prepared that identify the supply of new water, wastewater, and roadway facilities necessary to satisfy the demands attributable to the anticipated growth. The maximum impact fee amounts are

determined by dividing the projected costs for new capital improvements divided by the number of service units. Except for very limited conditions, the actual impact fee amount that can be charged can be no greater than fifty percent (50%) of the maximum impact fees.

Section 395.058 of the Texas Local Government Code also requires that the land use assumptions, capital improvements plans and maximum impact fee calculations be reviewed by a Capital Improvements Advisory Committee (CIAC). For Keller, the Planning and Zoning Commission serves as the CIAC. The CIAC will be integrally involved in the development and review of all amendments to the land use assumptions, capital improvements plans, and impact fee calculations.

The present proposal includes updating the Impact Fee Study, the Major Thoroughfare Plan, an Education Element, an Adoption Process, and administration tools that assist in the management of this program. Depending on the extent of public education required, this project is expected to take up to a year to complete. Upon completion, the CIAC is required to take action on the finished/recommended product and a public hearing will have to be held before the City Council takes action on adopting the updated product.

Financial Impact:

Funds are available in the Roadway Impact Fee Fund for the update of both the Impact Fee Study and the Major Thoroughfare Plan.

Citizen Input/Board Review:

Not applicable

Legal Review:

The proposed agreement has been reviewed by the City Attorney

Alternatives:

City Council has the following alternatives:

- Approve as submitted
- Approve with changes
- Denial

Council Action:

Staff recommends approval of the proposed resolution as presented.