

Subject

Resolution 2022-11
 Updated Land Use Assumptions, Capital Improvements Plan & Impact Fees

Recommendation

Staff recommends the Board of Directors adopt Resolution 2022-11, amending land use assumptions, Capital Improvements Plan and Impact Fees related to water and wastewater facilities.

Background/Analysis

The 2021 Water & Wastewater Master Plan Update and CIP was completed earlier in 2022 and previously presented to the Capital Improvements Advisory Committee (CIAC) and BWA Board. In accordance with its duties under Section 395 of the Local Government Code, the CIAC has advised the Board regarding land use assumptions and the Authority’s Capital Improvements Plan (CIP).

The impact fee analysis, based on the CIP previously presented, was completed, and presented to the CIAC on October 11, 2022. Following review and consideration of the analysis, the CIAC recommended the BWA Board of Directors consider changes to water and wastewater impact fees.

The impact fee analysis report was made available to the public via BWA’s website on October 14, 2022. The analysis and report were presented to the Board of Directors at its November 1, 2022 regular meeting. Additionally, the Authority conducted a public hearing on November 15, 2022 to receive public comment regarding these matters.

Given a detailed financial credit analysis was conducted as part of the impact fee analysis, the Board of Directors may set impact fees no greater than the maximum allowable impact fees calculated, and has the option to establish impact fees lower than the maximum allowable fees.

Current BWA impact fees, as well as the fees recommended by the CIAC, are summarized below:

Current Impact Fees*

Parameter	Max. Impact Fee
Water	\$3,456
Wastewater	\$1,741
Total (combined)	\$5,197

Proposed Impact Fees*

Parameter	Max. Impact Fee
Water	\$4,662
Wastewater	\$2,327
Total (combined)	\$6,989

* These values do not include Fort Worth wastewater impact fees, which are assessed as a pass-through charge in accordance with the wholesale wastewater agreement between BWA and the City of Fort Worth.