

Minutes of Workshop held October 21, 2019

Workshop held with the following present: Mayor Mark Bowen; Alderpersons Jerry Stone, Laura Reyna, Ruben Gonzalez, Sam Cortez; City Secretary Josie Campa; Director of Public Works James McGrath; Fire Marshal Matt Dear; Animal Control Director Santiago Morantez; City Attorney Tom Cate.

Visitors: Rudy and Philip Ruiz, Jeff Dahm, Alex Sawicki, Brad Boyd, Franklin Wanjura, Jr., Daniel Medina, Christopher Bowen, Steven Santana.

Mayor Bowen opened the workshop at 7:25 p.m. and announced that the purpose of this workshop was to discuss the city's impact fee study, capital improvement plan and land use assumptions. He then turned over the workshop to Rudy Ruiz. Mr. Ruiz introduced himself, Philip Ruiz and engineer Jeff Dahm.

Mr. Ruiz reviewed his power point presentation with everyone to explain the purpose of the impact fee.

Mr. Ruiz told Council this was a good time for working on impact fees since it looks like Lytle will be growing fast. Mr. Ruiz told Council about Chapter 395 of the Local Government Code that allows for these fees to help with growth and added population and that the city can levy half of the cost of capital improvements with impact fees.

Jeff Dahm reviewed his draft of the water and wastewater impact fee analysis, capital improvement plan and land use plan with Council and commission members. The engineer reviewed the city's water system and the projected improvements to be made that will cost the city an estimated \$18,404,640.00. Mr. Dahm then went over the city's current wastewater system and its projected capital improvements that are estimated at \$16,424,800.00.

The engineer answered several questions from Council members and committee members about his report and the amounts arrived at for the new impact fees.

The maximum water impact fee was calculated to be \$1,094.16 per LUE which is not much more than the current \$900.00 fee. The maximum wastewater impact was calculated to be \$1,660.59, which is more than twice as much as the current impact fee of \$750.00.

Rudy Ruiz told Council he is really concerned about traffic and that the city needs to work on a transportation plan. He told Council the city will have more problems if something is not done. He said the transportation plan would include walkways for walkers, bicycles and wheelchairs.

Franklin Wanjura voiced concern on the impact fee for wastewater being increased so much and the possibility of this throwing a wet towel for future developments. Mayor Bowen said Council would have to review these fees carefully.

Meeting adjourned at 9:02 p.m.