

Minutes of Public Hearing held August 23, 2004

Public hearing with the following present: Mayor Horace Fincher; Aldermen Mark Bowen, Gerry Elias, A.Jay Frausto; City Secretary Josie Campa; City Attorney Tom Cate. Aldermen Erik Dahler and Louis Trouart were absent.

Visitors: Rudy Ruiz, Paul Boedeker, Curt Dempsey, Shawna Lewis.

Mayor Fincher opened the public hearing at 6:30 p.m. and announced the purpose for the meeting.

Paul Boedeker reviewed his report on the water and wastewater impact fee analysis, the capital improvements plan and land use plan with Council. Mr. Boedeker told everyone that an impact fee is imposed for the purpose of generating revenues for the city to be able to serve new growth. He also gave examples for capital improvements that are covered in this report. Mr. Boedeker told Council that these fees cannot include cost for restoring current deficiencies.

Mr. Boedeker told Council that he and Mr. Ruiz had met with the Impact Advisory Committee five times and discussed the proposed plans and analysis.

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Mr. Boedeker explained what a LUE (living unit equivalent) was and how they arrived at an amount for an LUE.

He told Council that it is mandatory for the city to review its plan every five (5) years.

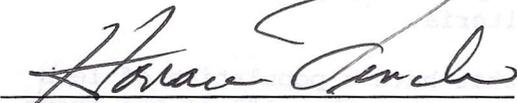
Mr. Boedeker told Council that the purchase of water rights can be included in this analysis and reviewed the water and wastewater maximum impact fees that were calculated for Lytle.

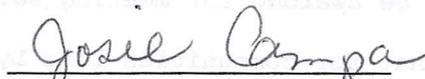
He explained that it is best to go with a price that is a bit lower than calculated to try to avoid overcharging a developer. He told Council that should a developer sue the city and win, then the city would have to repay the monies to the developer along with interest. Mr. Boedeker told Council that the committee had agreed on \$2,000.00 total for water and wastewater and that Council can choose something other than this amount.

Rudy Ruiz presented the land use plan to the Council and reviewed his growth projections with Council.

Mr. Ruiz gave a history on how the impact fees came to be and said if the city doesn't have these fees in place a developer can request a lot of meters or services and if the infrastructure is not in place it's not fair for the towns people to have to pay for the improvements that will benefit the developer.

Meeting adjourned at 6:59 p.m.

  
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Mayor

  
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City Secretary