DAYTON TEXAS

Mayor
Andy Conner
Councilmembers
Harry Barnes
Sarah Vickery
Charlie Whitehead
Tonya Smikal
Alvin Burress

Agenda
City Council Special Called Meeting
801 S Cleveland St
Thursday, May 28, 2026 at 12:00 PM

I. Call To Order

II. Roll Call

III. Invocation

IV. Pledge of Allegiance and Texas Pledge

V. Citizen Comment Period

VI. City Manager Updates

VII. Action Items

VII.A Consider with possible action on Resolution No. R2026-55 removing Martin Mudd and designating an alternate signatory for the city bank accounts.

VII.B Consider with possible action on Ordinance No. O2026-15 adopting amended Impact Fees for Water and Wastewater Facilities.

VIII. Adjourn

Executive Session Disclosure Statement: The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

I hereby certify that the above shown notice was posted at Dayton Community Center, 801 S Cleveland Street, and Dayton City Hall 117 Cook Street, Dayton, Texas 77535 on or before May 21, 2026.

_____

Jennifer Perkins, City Secretary

DAYTON TEXAS

TO: Andy Conner

FROM: Leslie Herrera

RE: Consider with possible action on Resolution No. R2026-55 removing Martin Mudd and designating an alternate signatory for the city bank accounts.

DATE: May 28, 2026

COMMENTS:

The City Charter states that the City Manager and Mayor are the authorized signers, but it also allows Council to appoint an alternate. Council will need to designate another authorized signer in accordance with the Charter, in replace of the Mayor.

AVAILABLE FUNDING:
N/A

ACTION REQUESTED:
Approve Resolution No. R2026-55, naming ....., as presented.

ATTACHMENTS:
R2026 May City Bank Account Signatories Resolution.pdf

RESOLUTION NO. R2026-55

City of Dayton

A RESOLUTION BY THE CITY COUNCIL OF DAYTON, TEXAS, A HOME RULE MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, REMOVING MARTIN MUDD AND ADDING A CITY COUNCIL MEMBER AS SIGNATORY ON ALL OF THE CITY'S BANK ACCOUNTS WITH STELLAR BANK.

WHEREAS, the City of Dayton's official depository is Stellar Bank; and

WHEREAS, it is necessary for the City Council to designate individuals to serve as signatories on the City's bank accounts at Stellar Bank; and

WHEREAS, it is also necessary for the City Council to remove individuals as signatories on all of the City's bank accounts with Stellar Bank; and

WHEREAS, the City Council finds it necessary and appropriate to remove Martin Mudd as signatory on all of the City's bank accounts with Stellar Bank; and

WHEREAS, the City Council finds it necessary and appropriate to add _____ as signatory to all of the City's bank accounts with Stellar Bank.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dayton, Texas, hereby removes Martin Mudd and adds _____ as signatory on all of the City's bank accounts with Stellar Bank.

PASSED AND APPROVED this ____ day of _____, 2026.

CITY OF DAYTON, TEXAS

_____
Andy Conner, Mayor

ATTEST:

_____
Jennifer Perkins, City Secretary

DAYTON TEXAS

TO: Andy Conner

FROM: Derek Woods

RE: Consider with possible action on Ordinance No. O2026-15 adopting amended Impact Fees for Water and Wastewater Facilities.

DATE: May 28, 2026

COMMENTS:
Please see the attached letter from the Impact Fee Advisory Committee and proposed ordinance.

AVAILABLE FUNDING:
N/A

ACTION REQUESTED:
Approve Ordinance No. O2026-15, as presented.

ATTACHMENTS:
2026 Amended Impact Fee Ordinance.pdf
Signed Impact Fee Recommendation Letter.pdf
W_WW_Impact_Fee_Public_Hearing_Presentation_-_5-18-2026.pdf

ORDINANCE NO. O2026-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTON, TEXAS, APPROVING MODIFICATIONS TO THE MAXIMUM ALLOWABLE IMPACT FEES FOR WATER AND WASTEWATER AND AMENDMENTS TO SECTIONS 12.400, 12.500 AND 12.600 OF THE MASTER FEE SCHEDULE REGARDING WATER AND WASTEWATER IMPACT FEES, PROVIDING A REPEALING CLAUSE; CONTAINING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council caused an update of the land use assumptions and capital improvements plan to be prepared in accordance with Subchapter C of Chapter 395 of the Texas Local Government Code (the "Act"); and

WHEREAS, the City Council had an audit performed on the impact fee accounts; and

WHEREAS, the appointed Impact Fee Advisory Committee (the "IFAC") previously met and reviewed the proposed amendments to the land use assumptions, capital improvements plan and impact fees; and

WHEREAS, on April 30, 2026 the IFAC filed its written comments in accordance with law; and

WHEREAS, on May 18, 2026, the City Council, after having published notices in accordance with law, held a public hearing on the amendments to the land use assumptions, capital improvements plan, and impact fees; and

WHEREAS, on May 18, 2026, the City Council voted to approve amendments to the Land Use Assumptions and Capital Improvements Plan; and

WHEREAS, the City Council finds that all prerequisites of law have been satisfied for the periodic update required pursuant to Section 395.052 of the Texas Local Government Code; and

WHEREAS, after considering the testimony given at the public hearing and the comments received from the IFAC, the City Council now desires to amend its Master Fee Schedule by modifying the maximum allowable impact fees for water and wastewater in accordance with this ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAYTON, TEXAS:

Section 1. All matters and facts set forth in the recitals above are found to be true and correct.

Section 2. That the City Council of the City of Dayton, Texas, hereby approves the modified maximum allowable impact fees included in the document entitled "**City of Dayton 2026**

Water and Wastewater Impact Fee Update," which document is on file in the City Secretary's Office, and is incorporated herein by this reference for all intents and purposes.

Section 3. That sections 12.400, 12.500 and 12.600 of the City of Dayton's Master Fee Schedule are hereby amended to read as follows:

"Sec. 12.400. Final Report Adopted.

The "City of Dayton 2026 Water and Wastewater Impact Fee Update," which is attached to this ordinance as exhibit "A", is hereby incorporated into this ordinance and is hereby adopted. To the extent of any conflict between exhibit "A" and prior versions of the report, exhibit "A" shall control. To the extent of any conflict between exhibit "A" and this ordinance, exhibit "A" shall control.

Sec. 12.500. Water impact fee.

A water impact fee shall be charged against new development in the city or within the water service area defined in exhibit "A." The fee shall be assessed and collected at rates based upon meter size. In the table set forth below, the maximum allowable water impact fee is the maximum rate permitted by V.T.C.A., Local Government Code, ch. 395 and as calculated in exhibit "A," and the assessment and collection water impact fee is the rate to be charged against new development.

Meter Size	Service Unit Equivalent *	Water Impact Fee
3/4"	1.0	$6,540
1"	1.7	$11,118
1 ½"	3.1	$20,274
2"	5.0	$32,700
3"	17.5	$114,450
4"	34.3	$224,322
6"	62.5	$408,750

*Service unit equivalents are rounded down to nearest single decimal point.

The maximum allowable water impact fee rate and the assessment and collection water impact fee rate for meter sizes not shown in the table above shall be based upon proportional capacity for corresponding meter types and sizes as published in the American Water Works Association standards C700, C701, C702, and C703.

The assessment and collection of water impact fee rates may be amended by city council from time to time provided that they do not exceed maximum allowable water impact fees.

Sec. 12.600. Wastewater Impact Fee.

A wastewater impact fee shall be charged against new development in the city or within the wastewater service area defined in exhibit "A". The fee shall be assessed and collected at rates based upon water meter size. In the table set forth below, the maximum allowable wastewater impact fee is the maximum rate permitted by V.T.C.A., Local Government Code, ch. 395 and as

calculated in exhibit "A", and the assessment and collection of wastewater impact fees is the rate to be charged against new development.

Meter Size	Service Unit Equivalent *	Wastewater Impact Fee
3/4"	1.0	$8,784
1"	1.7	$14,932
1 ½"	3.1	$27,230
2"	5.0	$43,920
3"	17.5	$268,170
4"	34.3	$301,291
6"	62.5	$549,000

*Service Unit equivalents are rounded down to nearest single decimal point

The maximum allowable wastewater impact fee rate and the assessment and collection wastewater impact fee rate for water meter sizes not shown in the table above shall be based upon proportional capacity for corresponding meter types and sizes as published in the American Water Works Association standards C700, C701, C702, and C703.

The assessment and collection of wastewater impact fee rates may be amended by city council from time to time provided that they do not exceed maximum allowable wastewater impact fees."

Section 4. The City shall continue assessing impact fees at the existing rates for the next twelve (12) months and then increase impact fees to the maximum allowable rates after that time, allowing adequate time for public communication, development of community awareness, and administrative preparation.

Section 5. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects, this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 6. If any provision, section, exception, subsection, paragraph, sentence, clause or phrase of this ordinance or the application of same to any person or set of circumstances shall for any reason be held unconstitutional, void or invalid, such invalidity shall not affect the validity of the remaining provisions of this ordinance or their application to other persons or sets of circumstances; and to this end, all provisions of this ordinance are declared to be severable.

Section 7. This ordinance shall become effective from and after its date of adoption and publication.

DULY PASSED AND APPROVED on this _____ day of May 2026.

_____
Andy Conner, Mayor
City of Dayton, Texas

ATTEST:

_____
City Secretary
City of Dayton, Texas

DAYTON TEXAS

Impact Fee Advisory Committee

Date: April 30, 2026

To: Dayton City Council

From: Impact Fee Advisory Committee

Subject: Recommendation Regarding Impact Fees

Dear Mayor and Council Members,

The Impact Fee Advisory Committee convened on April 30, 2026, to review and discuss the proposed amendments to the City of Dayton's land-use assumptions, capital improvements plan, and water and wastewater impact fees, as required under Chapter 395 of the Texas Local Government Code.

During this meeting, the Committee received a detailed presentation outlining projected growth, infrastructure needs, and the financial impacts associated with new development as related to water and wastewater service. After reviewing the information and discussing the long-term implications for the City's water, and wastewater, the Committee reached a unanimous recommendation.

The Impact Fee Advisory Committee recommends that the City of Dayton adopt new impact fees at the maximum allowable rate of $6,540 for water and $8784 for wastewater per service unit equivalent, assessed based on water meter size. The Committee further recommends that the City continue assessing impact fees at the existing rate for the next twelve (12) months, and increase impact fees to the maximum allowable after that time period, allowing adequate time for public communication, development community awareness, and administrative preparation.

We appreciate the opportunity to serve in this advisory capacity and respectfully submit this recommendation for your consideration.

Sincerely,

Impact Fee Advisory Committee Members

City of Dayton, Texas







WATER & WASTEWATER IMPACT FEES

Public Hearing Presentation

May 18, 2026

FREESE AND NICHOLS

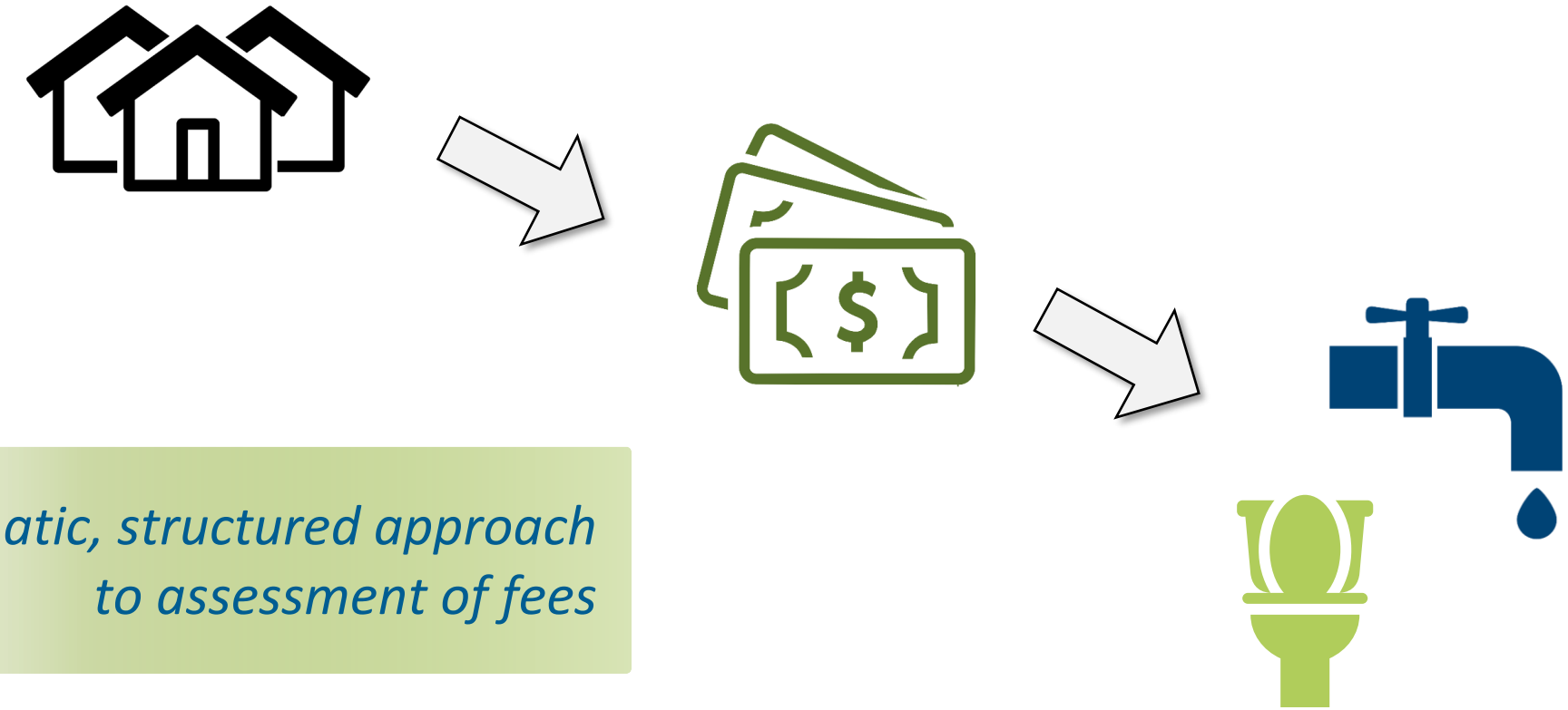
DAYTON TEXAS

AGENDA

- OVERVIEW & IMPACT FEE BASICS
- LAND USE ASSUMPTIONS
- WATER & WASTEWATER CIPs
- IMPACT FEE ANALYSIS
- PATH FORWARD

WHAT ARE IMPACT FEES?

One-time charge assessed to new development for a portion of costs related to specific capital improvements



Systematic, structured approach to assessment of fees

THE BASIC QUESTION

WHO PAYS FOR INFRASTRUCTURE TO SERVE GROWTH?

IMPACT FEES

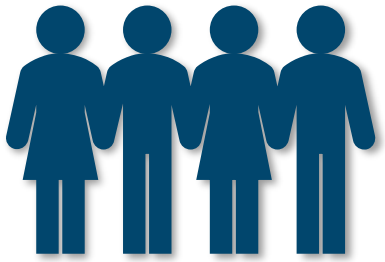
New development shares the cost





NO IMPACT FEES

Existing and future rate payers pay for all capital projects



IMPACT FEE BACKGROUND

- Governed by Chapter 395 of the Texas Local Government Code (TLGC)
- State law requires impact fees to be updated every 5 years
- Why have impact fees?
  - ✓ Allows cities to **recoup costs** associated with infrastructure needed to serve future development, and **makes growth pay for a share of the growth**
  - ✓ Reduces full cost burden of new facilities on **existing customers**

ROLE OF THE IFAC FOR THIS STUDY

Impact Fee Advisory Committee (IFAC)

- Guide the conduct of the study
- **Provide input on**:
  - ✓ Land Use Assumptions
  - ✓ Capital improvement plans (CIPs) for Water and Wastewater
- **Provide written comments** to Council on the recommended impact fees

WHAT IS ELIGIBLE FOR IMPACT FEES?

Components that ***can*** be paid for through an impact fee program:

- ✓Recently constructed improvements with excess capacity to accommodate growth within 10 years
- ✓Construction cost of capital improvements on the 10-Year CIP
- ✓Survey and Engineering fees
- ✓Land acquisition costs, including court awards
- ✓Debt Service of Impact Fee CIP
- ✓Study/Update Costs

Components that ***cannot*** be paid for through an impact fee program:

- × Projects not included in the CIP
- × Repair, operation and maintenance of existing or new facilities
- × Upgrades to serve existing development
- × Administrative costs of operating the program
- × Non-CIP debt service

IMPACT FEE CALCULATION

$$\text{Impact Fee Per SUE} = \frac{\text{Eligible CIP Cost} - \text{Rate Credit}}{\text{Service Unit Growth}}$$

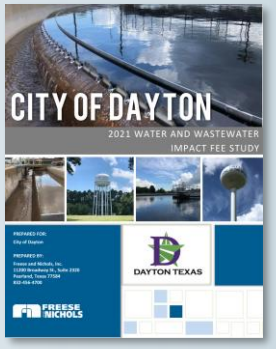
SUE = Service Unit Equivalent (connection for a single-family home)

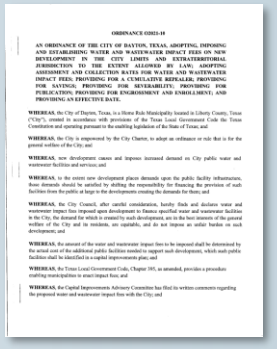
Eligible CIP Cost = 10-year capital cost (2026 - 2036)

Rate Credit = Chapter 395: Reduce eligible CIP Cost by a credit equal to 50 percent of the total projected cost of implementing the CIP

Service Unit Growth = Derived from land use assumptions for 10-year growth in **SUEs**

EXISTING IMPACT FEE ORDINANCE





- Existing impact fees adopted in May 2021
- Assessed based on the water meter size

Meter Size	Service Unit Equivalent	Impact Fees	
		Water	Wastewater
3/4"	1.0	$4,504	$6,595
1"	1.7	$7,507	$10,992
1-1/2"	3.3	$15,013	$21,983
2"	5.3	$24,021	$35,173
3"	11.7	$52,547	$76,942
4"	20.0	$90,080	$131,900
6"	45.0	$202,680	$296,775

Total Water & Wastewater Impact Fee for 3/4" meter = $11,099

IMPACT FEE UPDATE PROCESS

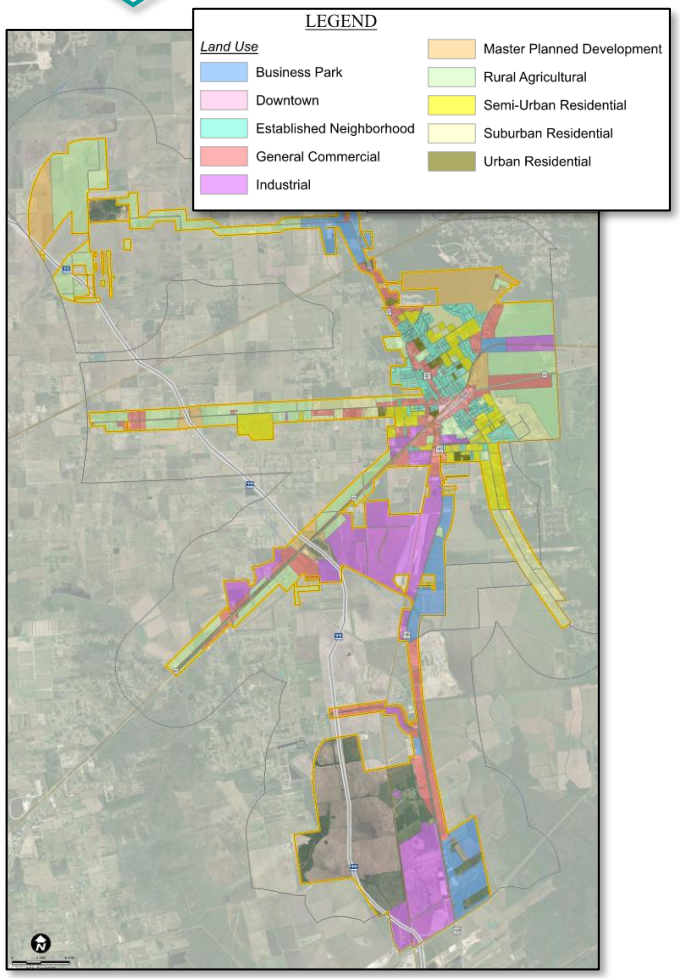


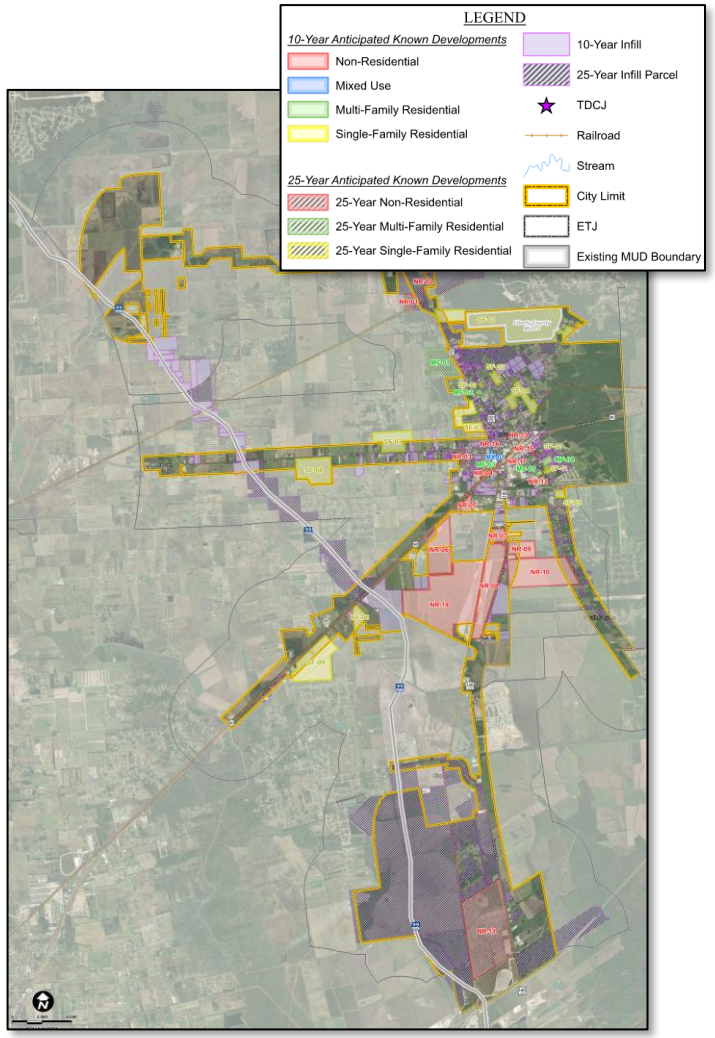
LAND USE ASSUMPTIONS

Process to Update Land Use Assumptions

1. **Delineate impact fee service area**
2. **Catalog existing (2026) population and commercial developments**
3. **Project ten-year (2036) population and commercial developments**
4. **Calculate 10-year growth in service units**

Future Land Use Plan





10-Year Anticipated Future Developments

SERVICE UNIT EQUIVALENTS (SUEs)

Meter Size	Safe Maximum Operating Capacity(1) (gpm)	Service Unit Equivalent
3/4"	32	1.0
1"	55	1.7
1-1/2"	100	3.1
2"	160	5.0
3"	560	17.5
4"	1,100	34.3
6"	2,000	62.5

(1) Safe maximum operating capacity is based on Badger E-Series Ultrasonic for 3/4" to 2" meters, and Badger E-Series G2 Ultrasonic for 3" to 6" meters specifications as received from the City.

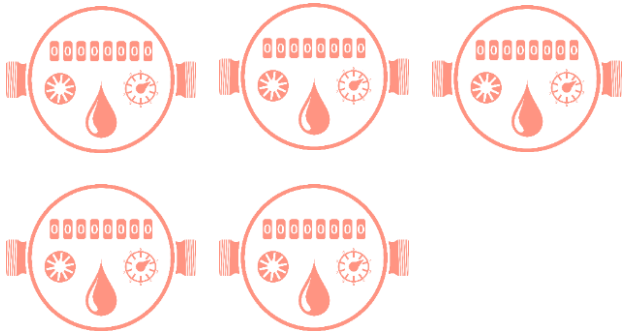
(2) Service unit equivalents shown as rounded to a single decimal point.

2" Water Meter



=

3/4" Water Meters





Shopping Center

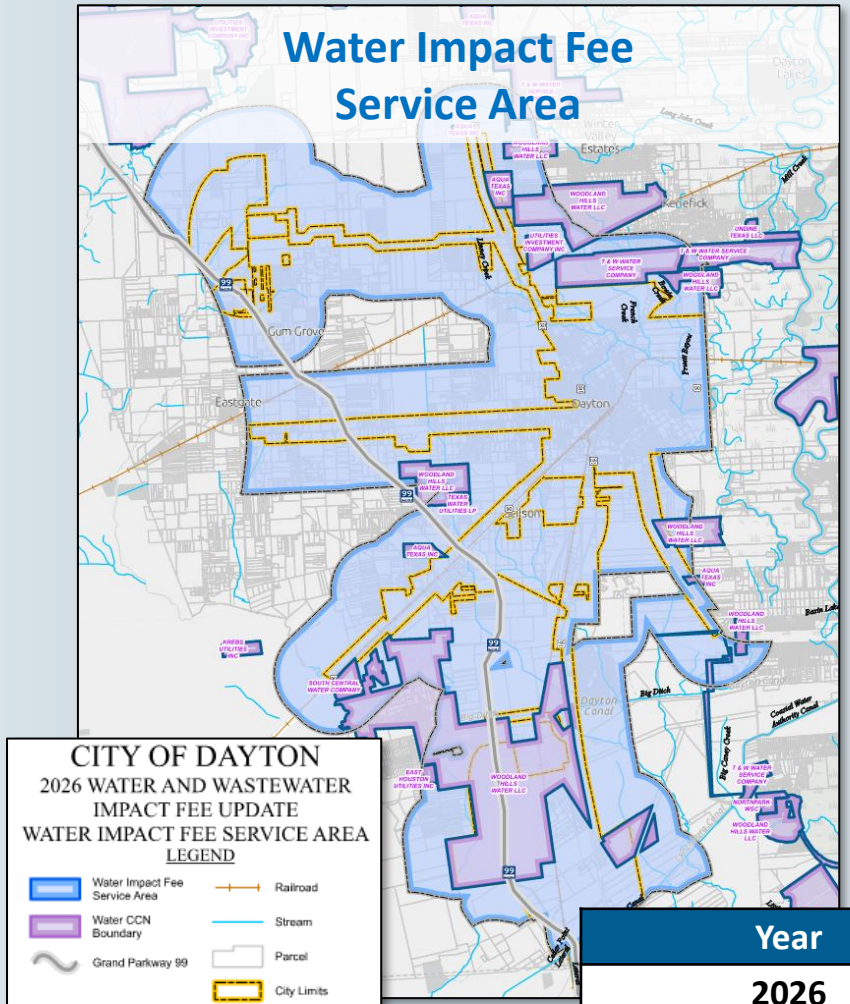
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Single-Family Homes

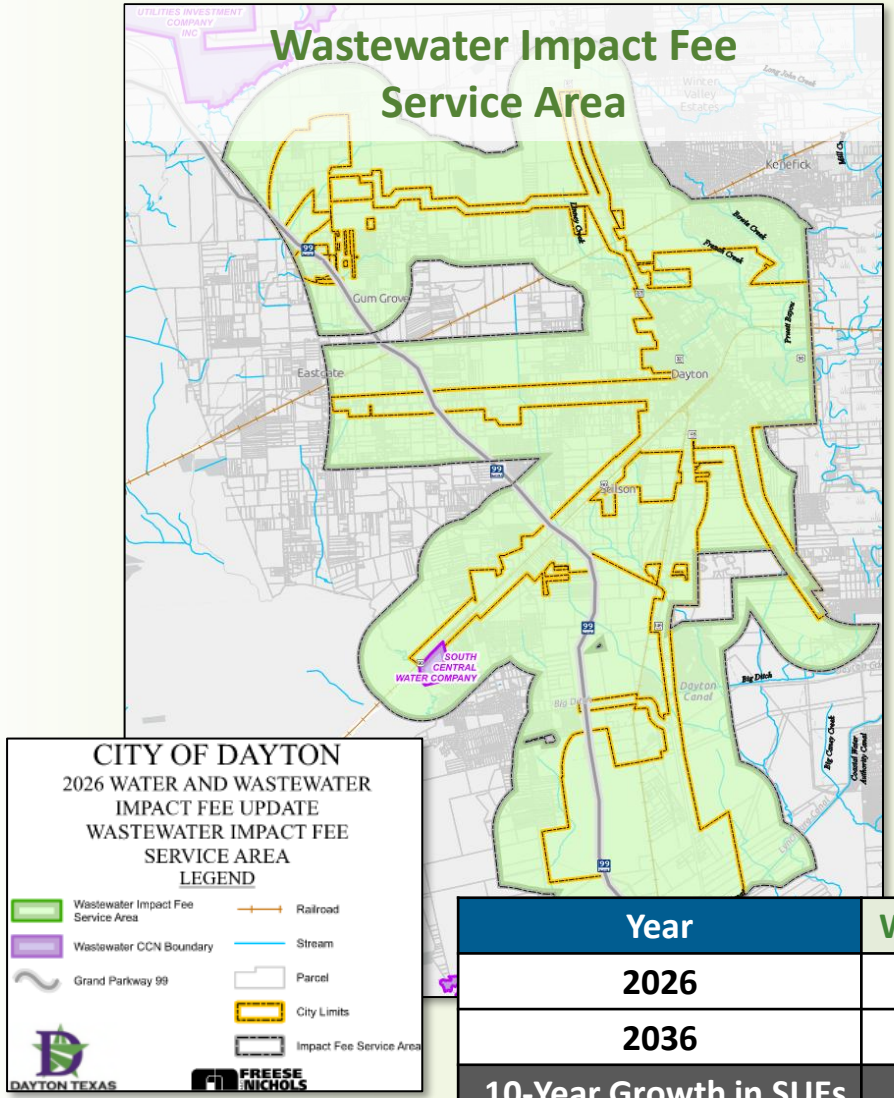
IMPACT FEE SERVICE AREAS

Water Impact Fee Service Area



Year	Water SUEs
2026	4,814
2036	15,506
10-Year Growth in SUEs	10,692

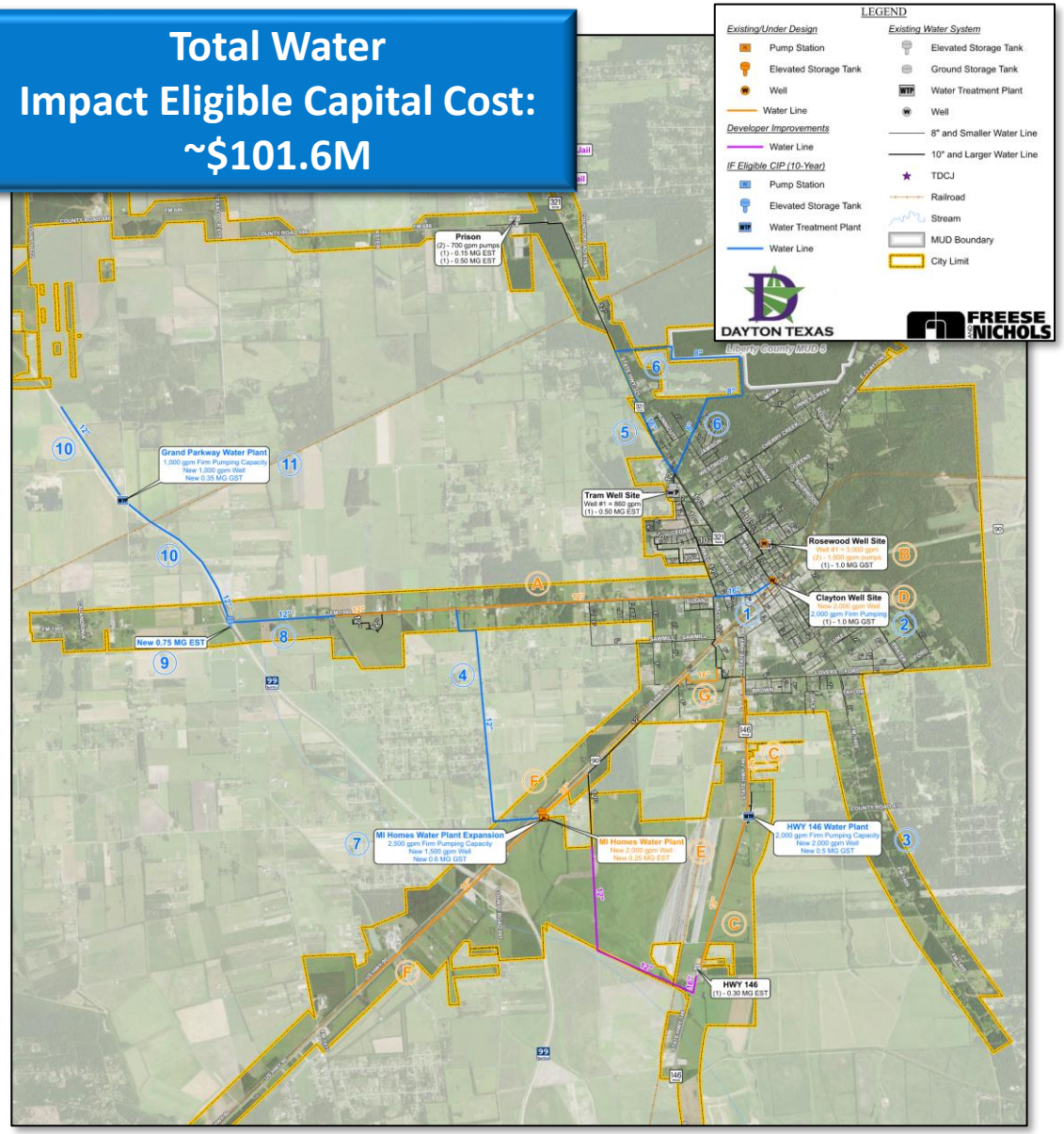
Wastewater Impact Fee Service Area



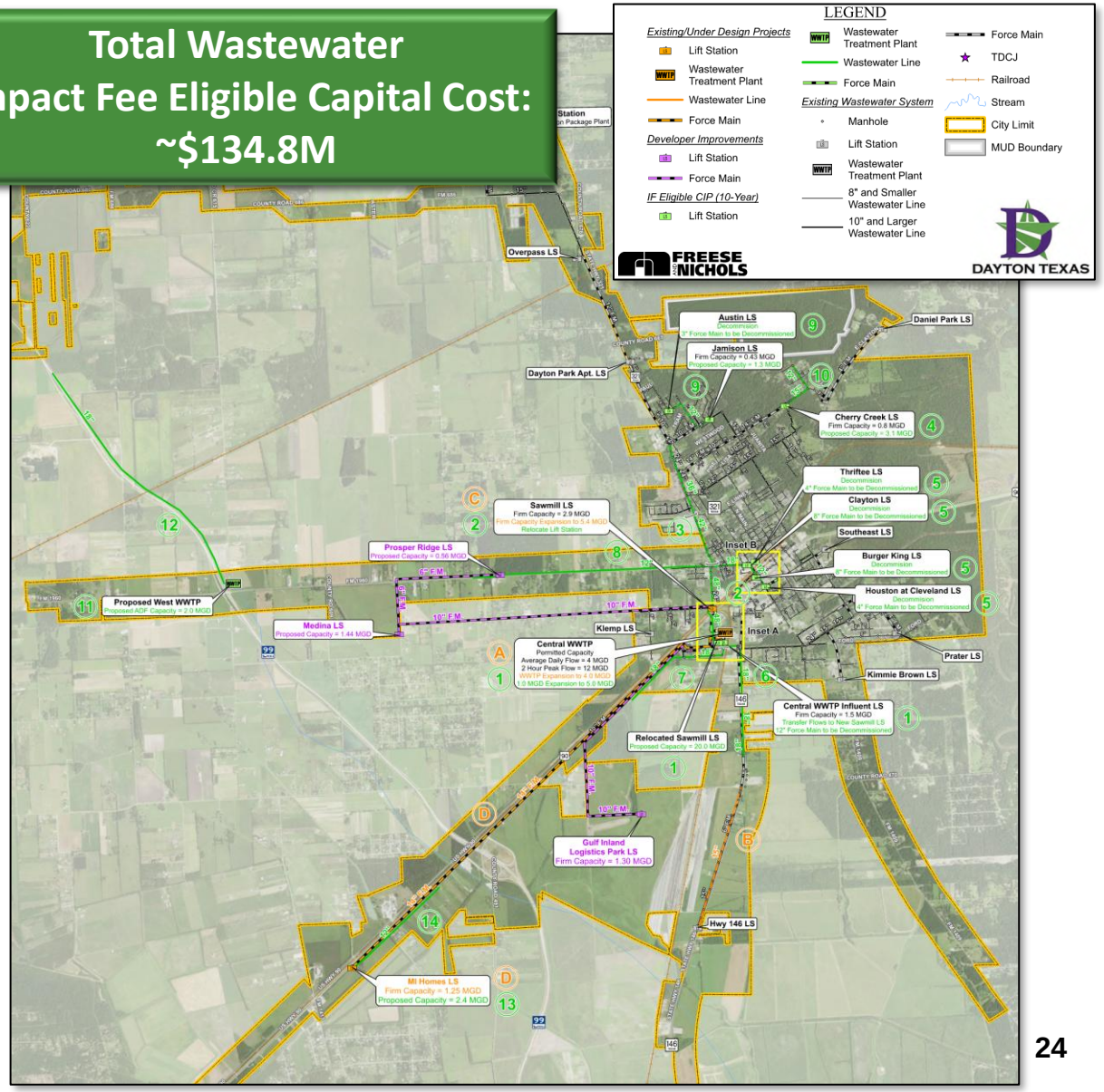
Year	Wastewater SUEs
2026	4,285
2036	14,463
10-Year Growth in SUEs	10,178

CAPITAL IMPROVEMENTS PLAN

Total Water
Impact Eligible Capital Cost:
~$101.6M



Total Wastewater
Impact Fee Eligible Capital Cost:
~$134.8M



WATER CIP

10-Year Utilization x Capital Cost = 10-Year Cost

Water Project No.		Description of Project	Percent Utilization			10-Year Impact Fee Eligible Cost (1) (2026-2036)
			2026	2036	2026-2036	
Existing/Under Design Projects	A	FM 1960 Water Line Extension	5%	85%	80%	$316,300
	B	Rosewood Water Plant Expansion	65%	100%	35%	$224,693
	C	Highway 146 Utility Extension	25%	95%	70%	$780,910
	D	Clayton Pump Station - 2,000 gpm Well and Collection Line	0%	100%	100%	$5,533,500
	E	MI Homes Water Plant	0%	100%	100%	$7,272,160
	F	MI Homes 16-inch Water Line Along Hwy 90	0%	95%	95%	$3,339,417
	G	16-inch Water Line Along Sunset Heights Avenue and HWY 90	10%	100%	90%	$450,000
	H	2026 Water and Wastewater Master Plan and Impact Fee Study	0%	100%	100%	$197,500
	I	2025 Impact Fee Financial Audit	0%	100%	100%	$11,500
		Existing/Under Design Projects Subtotal				$18,125,980
Proposed Future Projects	1	16-inch Water Line Along W Clayton Street from North Church Street to Waco Street	15%	95%	80%	$3,373,440
	2	Pumping Improvements at Clayton Water Plant	0%	100%	100%	$12,628,000
	3	New 2,000 gpm HWY 146 Water Plant	0%	100%	100%	$21,979,600
	4	New 12-inch Water Line along County Road 6021 from FM 1960 to HWY 90	0%	40%	40%	$3,565,400
	5	16-inch Water Line Along Highway 321 from Tram Road to FM 686	60%	95%	35%	$2,099,090
	6	8-inch Water Line along Tram Rd and County Road 667	0%	75%	75%	$4,638,150
	7	2,500 gpm MI Homes Water Plant Expansion	0%	50%	50%	$12,768,550
	8	New 12-inch Water Line along FM 1960 from County Road 614 to the Grand Parkway	0%	85%	85%	$3,000,075
	9	New 0.75 MG Elevated Storage Tank at FM 1960 and the Grand Parkway	0%	80%	80%	$5,543,520
	10	New 12-inch Water Line along the Grand Parkway from FM 1960 through Cedar Bayou	0%	85%	85%	$8,544,370
	11	New 1,000 gpm Grand Parkway Water Plant	0%	45%	45%	$5,064,345
	12	2031 Water and Wastewater Master Plan and Impact Fee Study	0%	100%	100%	$250,000
	13	2031 Impact Fee Financial Audit	0%	100%	100%	$11,500
		Proposed Future Projects Subtotal(1)				$83,466,040
		Total 10-Year Impact Fee Eligible Water Capital Improvement Project Costs				$101,592,020

(1) Proposed future project costs in 2026 dollars.

WASTEWATER CIP

10-Year Utilization x Capital Cost = 10-Year Cost

Wastewater Project No.		Description of Project	Percent Utilization			10-Year Impact Fee Eligible Cost *(2026-2036)*[1]
			2026	2036	2026-2036	
Existing/Under Design Projects	A	Wastewater Treatment Plant Expansion	10%	100%	90%	**$6,192,000**
	B	Highway 146 Utility Extension	5%	100%	95%	**$1,059,806**
	C	Sawmill Lift Station Expansion to 5.4 MGD Firm Capacity	54%	100%	46%	**$198,260**
	D	MI Homes Lift Station and 14-Inch Force Main	0%	75%	75%	**$5,151,965**
	E	New 0.75 MGD Package Plant	0%	100%	100%	**$26,100,000**
	G	2026 Water and Wastewater Master Plan and Impact Fee Study	0%	100%	100%	**$197,500**
	H	2025 Impact Fee Financial Audit	0%	100%	100%	**$11,500**
		Existing/Under Design Projects Subtotal				**$38,911,031**
Proposed Future Projects	1	Central WWTP Expansion from 4.0 MGD to 5.0 MGD	15%	80%	65%	**$32,734,000**
	2	New and Replacement 36/48/54-inch and a 48-inch Gravity Line and Microtunnel to Central WWTP	50%	75%	25%	**$3,565,150**
	3	Replacement 36/42-Inch Waco Street Gravity Line	40%	55%	15%	**$1,522,515**
	4	Cherry Creek Lift Station Expansion to 3.1 MGD	45%	90%	45%	**$1,719,900**
	5	Thriftee, Clayton, Burger King, and Houston at Cleveland Lift Station Consolidations	70%	90%	20%	**$1,292,240**
	6	New 18-Inch Gravity Line Along Highway 146 to Central WWTP	0%	100%	100%	**$5,477,600**
	7	New and Replacement 18-Inch Gravity Line Along Highway 90	50%	100%	50%	**$3,255,100**
	8	New and Replacement 12-Inch Gravity Line Along FM 1960	5%	80%	75%	**$8,321,775**
	9	Jamison Lift Station Expansion to 1.3 MGD and Austin Lift Station Consolidation	60%	85%	25%	**$1,008,600**
	10	Replacement 12/15-Inch Slover Street and Cherry Creek Road Gravity Line	55%	80%	25%	**$549,425**
	11	New 2.0 MGD West WWTP	0%	20%	20%	**$16,800,580**
	12	New 18-Inch Gravity Line Along Grand Parkway	0%	80%	80%	**$12,038,320**
	13	MI Homes Lift Station Expansion to 2.4 MGD	0%	95%	95%	**$2,087,530**
	14	New 12-Inch Gravity Line Along Highway 90 to MI Homes Lift Station	0%	100%	100%	**$5,283,100**
	15	2031 Water and Wastewater Master Plan and Impact Fee Study	0%	100%	100%	**$250,000**
	16	2031 Impact Fee Financial Audit	0%	100%	100%	**$11,500**
		Proposed Future Projects Subtotal				**$95,917,335**
		Total 10-Year Impact Fee Eligible Wastewater Capital Improvement Project Costs				**$134,828,366**

(1) Proposed future project costs in 2026 dollars.

IMPACT FEE CALCULATION

$$\text{Impact Fee Per SUE} = \frac{\text{Eligible CIP Cost} - \text{Rate Credit}}{\text{Service Unit Growth}}$$

SUE = Service Unit Equivalent (connection for a single-family home)

Eligible CIP Cost = 10-year capital cost (2026 - 2036)

Rate Credit = Chapter 395: Reduce eligible CIP Cost by a credit equal to 50 percent of the total projected cost of implementing the CIP

Service Unit Growth = Derived from land use assumptions for 10-year growth in **SUEs**

MAX ALLOWABLE IMPACT FEES

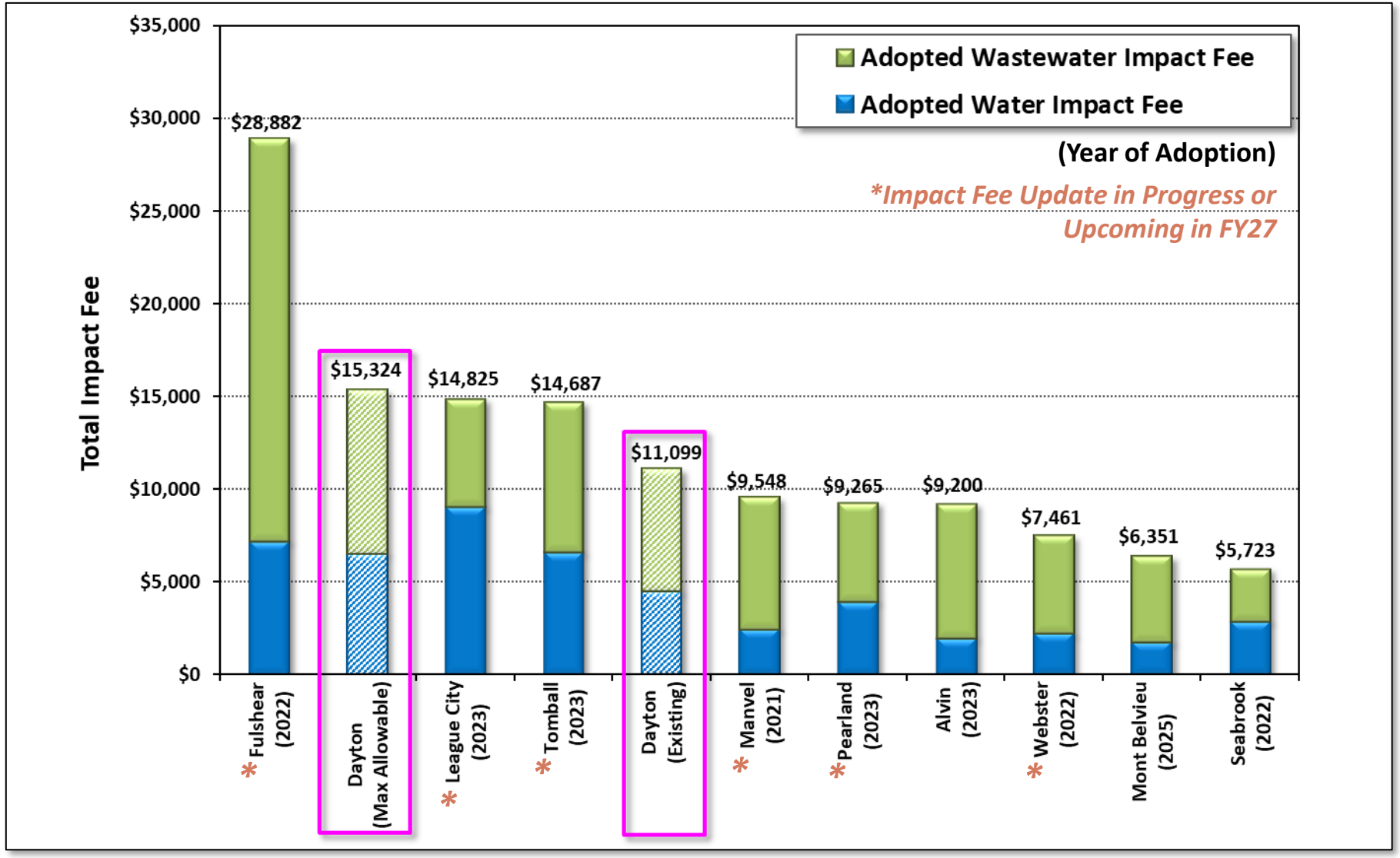
2026 Water Impact Fee Calculation	
Total IF Eligible Capital Improvement Costs	$101,592,020
Total Eligible Financing Costs(1)	$38,280,306
Total Eligible Impact Fee Costs	*$139,872,326*
50% Credit	*($69,936,163)*
Total Eligible Impact Fee Costs with 50% Credit Applied ❶	**$69,936,163**
10-Year Growth in Service Unit Equivalents ❷	**10,692**
Maximum Allowable Water Impact Fee ❶ ÷ ❷	**$6,540**

2023 Wastewater Impact Fee Calculation	
Total IF Eligible Capital Improvement Costs	$134,828,366
Total Eligible Financing Costs(1)	$43,990,885
Total Eligible Impact Fee Costs	*$178,819,251*
50% Credit	*($89,409,626)*
Total Eligible Impact Fee Costs with 50% Credit Applied ❶	**$89,409,625**
10-Year Growth in Service Unit Equivalents ❷	**10,178**
Maximum Allowable Wastewater Impact Fee ❶ ÷ ❷	**$8,784**

MAX ALLOWABLE IMPACT FEES

Meter Size	Service Unit Equivalents[1]	Maximum Allowable Impact Fees		
		Water	Wastewater	Total
3/4"	1.0	$6,540	$8,784	**$15,324**
1"	1.7	$11,118	$14,932	**$26,050**
1-1/2"	3.1	$20,274	$27,230	**$47,504**
2"	5.0	$32,700	$43,920	**$76,620**
3"	17.5	$114,450	$153,720	**$268,170**
4"	34.3	$224,322	$301,291	**$525,613**
6"	62.5	$408,750	$549,000	**$957,750**

IMPACT FEE COMPARISON WITH OTHER CITIES



IMPACT FEE UPDATE SCHEDULE

Action Item	Date	Action By
~~Establish IFAC~~	~~February~~	~~City Staff, IFAC, FNI~~
~~Financial Report Available to Public~~	~~1/7/2026~~	~~City Staff, IFAC, FNI~~
~~Water & Wastewater Impact Fee Report Available to Public~~	~~2/9/2026~~	~~City Staff, FNI~~
~~Advertise for IF Public Hearing for 30 days~~ ~~*(60 days after Impact Fee Report Available to Public)*~~	~~4/16/2026~~	~~City Staff, FNI~~
~~*Financial Audit Public Hearing*~~	~~3/16/2026~~	~~City Staff, Council~~
~~IFAC Meeting – Review Land Use Assumptions, W/WW CIP, and W/WW Impact Fees~~	~~4/30/2026~~	~~City Staff, IFAC, FNI~~
~~IFAC Submits Written Comments to Council re: Impact Fees~~	~~By 5/11/2026~~	~~IFAC~~
PUBLIC HEARING – W/WW Impact Fees	**5/18/2026**	**City Staff, Council, FNI**
COUNCIL – Adoption of Ordinance Updating Impact Fees & First Reading of the Impact Fee Ordinance	**5/18/2026**	

IFAC/Council Meeting

Action



Thank You!