



**CITY OF LEON VALLEY  
CAPITAL IMPROVEMENT ADVISORY COMMITTEE**

Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, September 24, 2024 at 6:00 PM

**AGENDA**

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**1. CALL TO ORDER**

**2. APPROVAL OF CIAC MINUTES**

1. Capital Improvement Advisory Committee – Regular Meeting – April 23, 2024

**3. NEW BUSINESS**

1. Presentation and Discussion and Possible Recommendation to Consider Increasing Water Impact Fees - M. Moritz, Director of Public Works

**4. ANNOUNCEMENTS BY COMMITTEE MEMBERS AND CITY STAFF**

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

**5. ADJOURNMENT**

**Executive Session.** The Capital Improvement Advisory Committee of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 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).

**Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES:** (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular

business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
SEPTEMBER 18, 2024 10:45 AM





**City of Leon Valley  
CAPITAL IMPROVEMENT ADVISORY  
COMMITTEE MEETING MINUTES  
6:00 PM – APRIL 23, 2024  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238**

**1. CALL TO ORDER**

Chair Mary Ruth Fernandez called the Capital Improvement Advisory Committee meeting to order at 6:05PM.

**PRESENT**

Member	Andrea Roofe	
Member	Pat Martinez	
Member	Cassie Rowse	
Member	David Perry	
Chair	Mary Ruth Fernandez	
Member	Richard Blackmore	Tardy – 6:09PM
Member	Erick Matta	Tardy – 6:24PM
Member	Cynthia Koger	Tardy – 6:26PM

**ABSENT**

Member Hilda Gomez Unexcused

Also in attendance were Public Works Director Melinda Moritz, City Council Member Benny Martinez, and Permit Technician Elizabeth Aguilar.

**2. APPROVAL OF CAPTIAL IMPROVEMENT ADVISORY COMMITTEE MINUTES**

- 1. Capital Improvement Advisory Committee - Regular Meeting - October 24, 2023

Member Andrea Roofe made a motion to approve the minutes as presented, which was seconded by Member David Perry. The motion carried unanimously.

**3. NEW BUSINESS**

- 1. Presentation, and Discussion to Consider a Recommendation to City Council for Updated Impact Fees Proposal - M. Teague, Director of Planning and Zoning

Public Works Director Melinda Moritz introduced James Hoelscher from Ardurra who presented the information, and a brief discussion was held between the Members, James Helscher and Public Works Director Melinda Moritz regarding population estimates, conservative estimates, present day costs for water rights, age of water and sewer mains, sewer system impact fees, and what material the mains were constructed with in Leon Valley. Mr. Hoelscher noted that the only improvements needed for the Leon Valley system were an increase in water rights and the construction of a larger elevated water storage tank on Stebbins Street.

Chair Fernandez opened the public hearing at 6:35PM. Seeing that nobody wished to speak, Chair Fernandez closed the hearing at 6:36PM.

Member Roofe made a motion to approve the recommendation to City Council for the updated impact fees proposal, which was seconded by Member Perry.

Voting Yea: Chair Fernandez and Members Roofe, Martinez, Rowse, Perry, Gomez, and Matta.

Voting Nay: Member Blackmore.

**4. ANNOUNCEMENTS BY MEMBERS AND CITY STAFF**

Chair Fernandez announced that a Vice Chair will be appointed at the next meeting.

**5. ADJOURNMENT**

Chair Fernandez announced the meeting adjourned at 6:38PM.

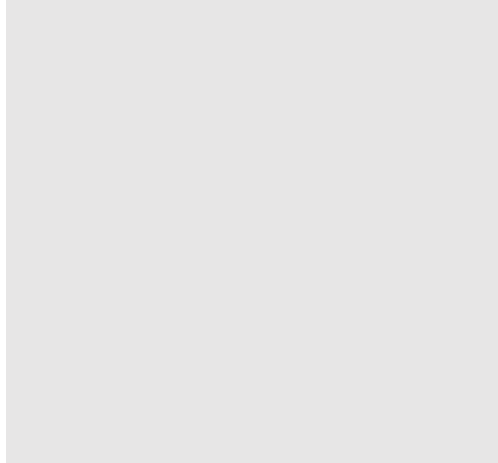
*These minutes were approved by the Capital Improvements Advisory Committee on the DAY of MONTH 2024.*

APPROVED

**MARY RUTH FERNANDEZ**  
CHAIR

ATTEST: \_\_\_\_\_

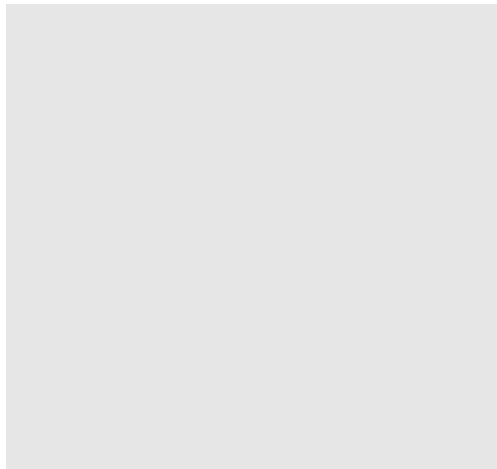
**ELIZABETH AGUILAR**  
PERMIT TECHNICIAN



# LEON VALLEY 2023 IMPACT FEE PRELIMINARY REVIEW

James Hoelscher, PE

Byron Sanderfer, PE, CPM



# AGENDA



Existing Impact Fee



Population Projections



Water Sourcing



Capital Improvements



Potential Proposed Impact Fee



Proposed Impact Fee Comparison

# EXISTING IMPACT FEES

- Impact Fees were recently updated and adopted in June of 2024
- Current Rates – Water Only:

Size of Meter	Water Supply Impact Fee	Development Impact Fee
5/8" & 3/4"	\$2,650	\$962
1"	\$4,425	\$1,603
1 1/2"	\$8,825	\$3,207
2"	\$28,275	\$10,261
3"	\$44,175	\$16,033
4"	\$58,300	\$21,164
6"	\$72,423	\$26,295
8"	\$88,325	\$53,444
10"	\$141,246	\$51,307

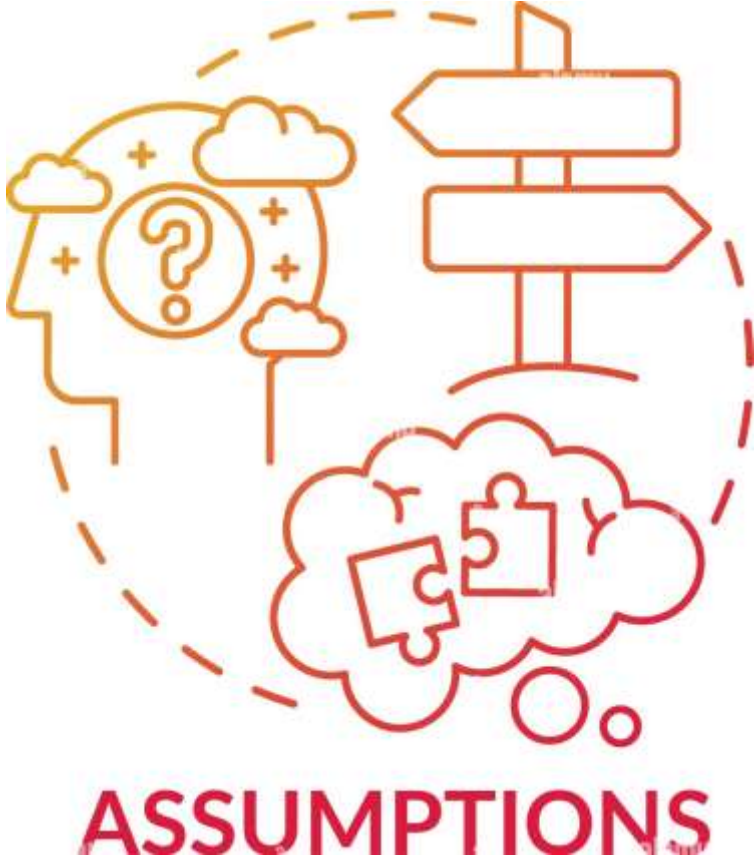
# GROWTH PROJECTIONS

- Census data from 2010
  - Population: 10,151
- Census data from 2020
  - Population: 11,542
- Growth rate of **1.29% annually** from 2010 to 2020
- Current meter count from Leon Valley
  - **2,576 meters**
    - 2,288 residential
    - 288 commercial
  - Most are 5/8" meters (2,245 or 87%)
- If rate of growth from 2010 to 2020 is assumed to continue
- Current population in 2023 is estimated to be
  - 11,842
    - **4.6 residents per meter**
- Population in 2033 is estimated to be
  - **13,368**
- Using same meter ratio as before it is estimated in 2033, the city will have:
  - **2,965 meters**
- A growth of **390 meters** in 10 years



# ASSUMPTIONS REVIEW

- Growth of 1.29% annually over next ten years
- Ratio of 4.6 residents per meter
- Undeveloped land in Leon Valley
  - *Estimate 150 acres*
    - About 40 individual residential lots currently undeveloped ( > 1 acre)
    - Assume 10% never to be developed
      - Floodplain
      - Adjacent to existing owned property
      - Untenable



# WATER SOURCING

- The City of Leon Valley currently owns 1,758.38 acre-feet of Edwards Aquifer water rights.
- The city rarely gets access to its full water rights due to withdrawal reductions during Edwards Aquifer water restriction stages.

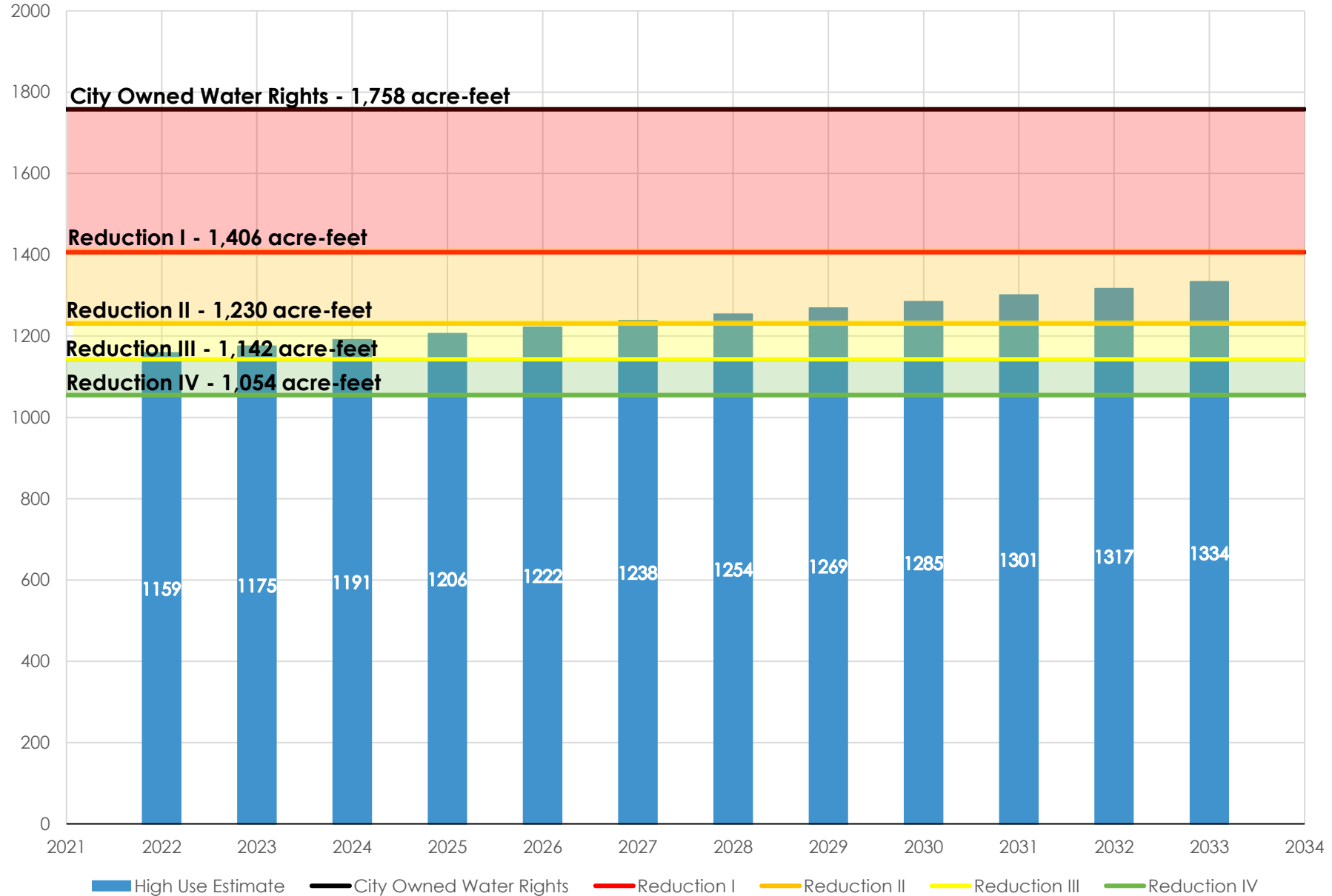
Owned Water	Critical Period Stage	Withdrawal Reduction	Withdrawal Reduction – Owned Water
1,758.38	I	20%	1406.7
1,758.38	II	30%	1230.8
1,758.38	III	35%	1142.9
1,758.38	IV	40%	1054.9

# WATER USAGE – HIGH ESTIMATE

- In 2018, Leon Valley reported having 2,440 meters and using 1,086 acre-feet of water.
  - *~0.45 acre-feet / meter*
  - *Highest per-capita water usage in recent history*
- Assume this per-meter-usage to give a high estimate of potential water demand in 2033
- $(0.45 \text{ acre-feet / meter}) * (2,965 \text{ meters})$ 
  - **1,335 acre-feet of water**

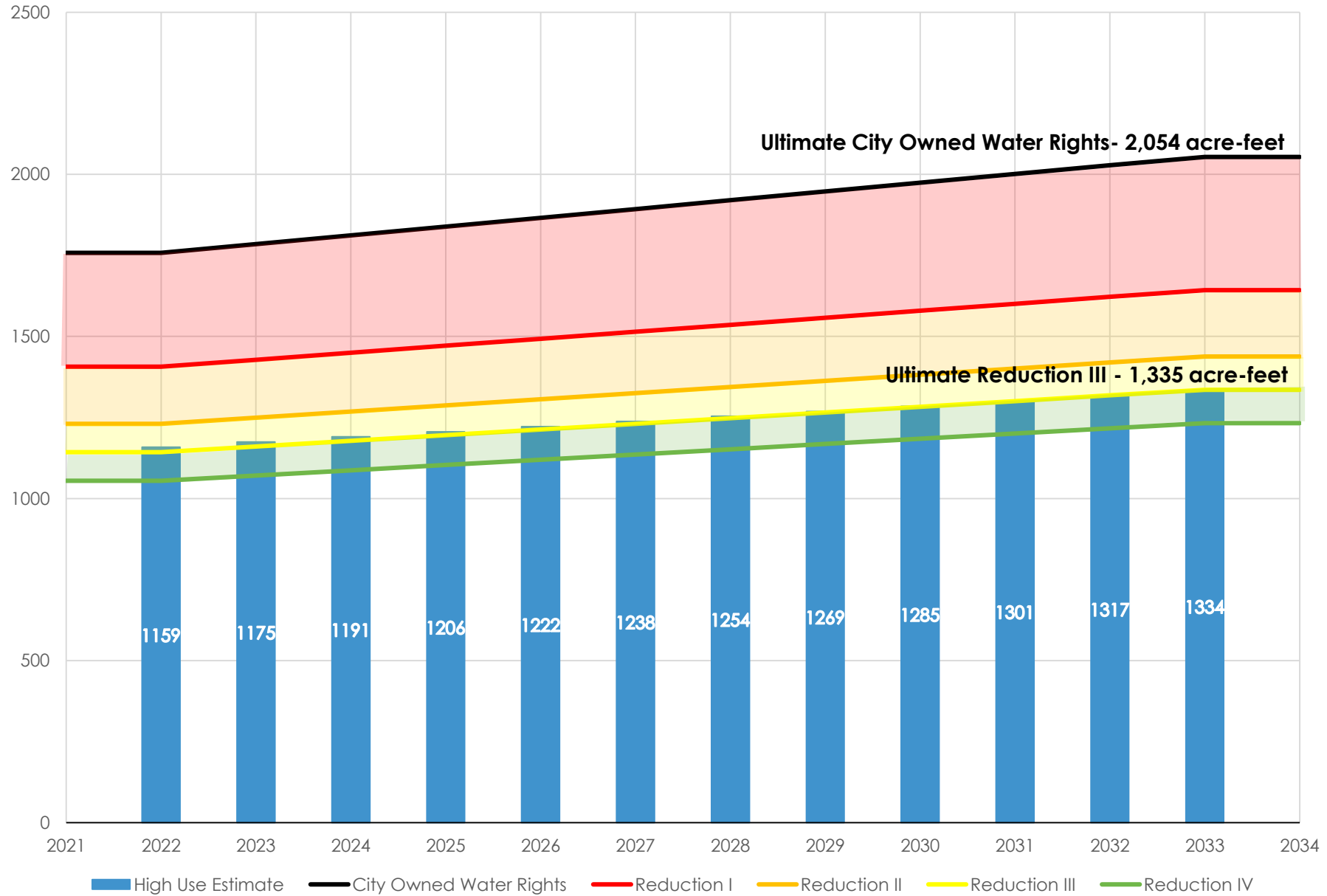


# Estimated Leon Valley Water Use Over Time



Item 4.

# Estimated Leon Valley Water Use Over Time



Item 4.

# WATER SOURCING

- If the city assumes being kept under water restriction stage III, but wants to keep capacity above estimated high demand, it will need to own:
  - **2,054 acre-feet of water rights by 2033.**

Owned Water	Critical Period Stage	Withdrawal Reduction	Withdrawal Reduction – Owned Water
2,054	I	20%	1643.1
2,054	II	30%	1437.7
<b>2,054</b>	<b>III</b>	<b>35%</b>	<b>1335.0</b>
2,054	IV	40%	1232.3

# WATER SOURCING

City estimates cost per acre-foot of water rights acquisition at \$11,500/acre-foot.

*Includes closing cost*

To reach water source goal in 2033. It is estimated it will cost the city approximately:

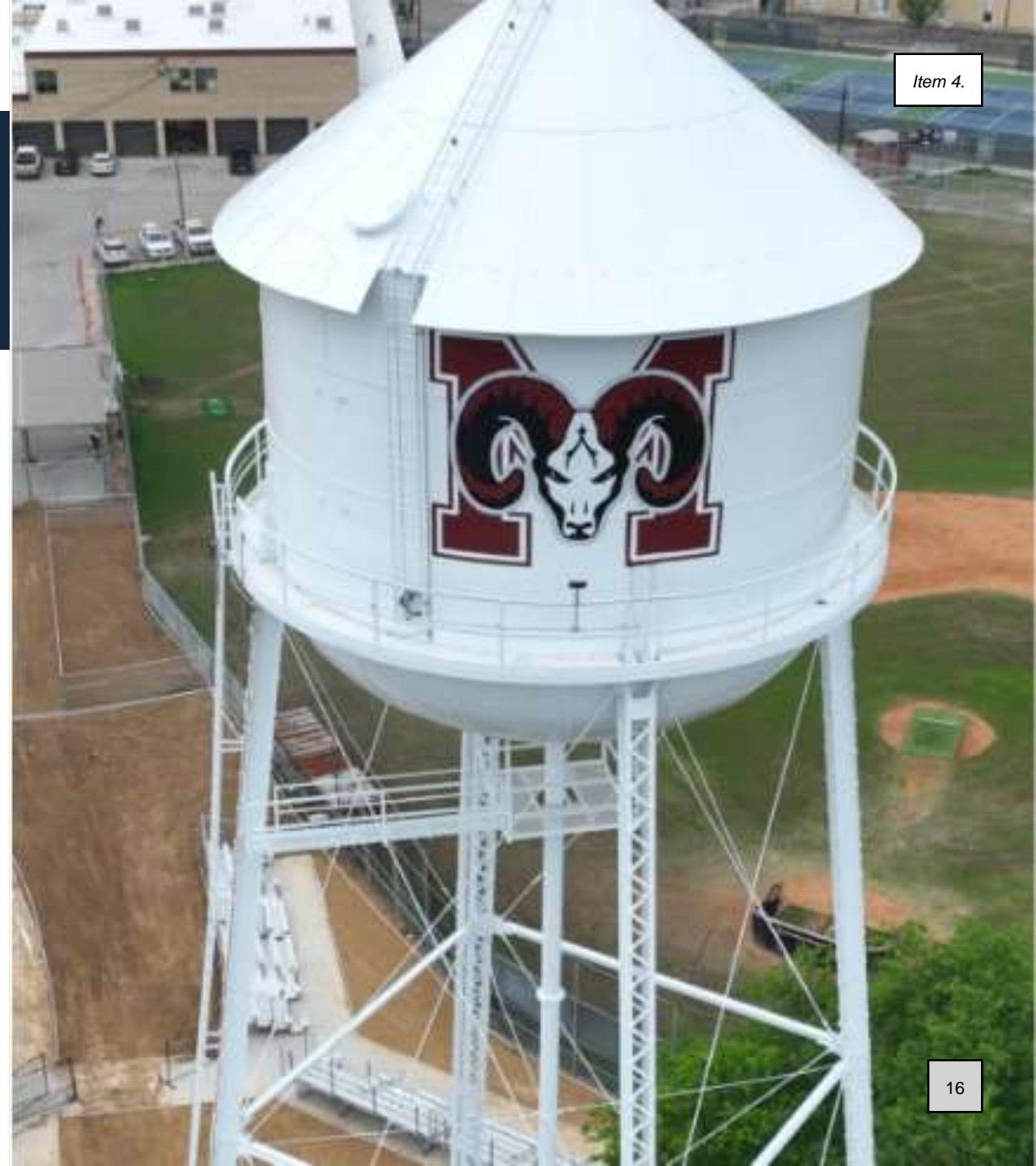
**\$3,897,295**



#65101240

# CAPITAL IMPROVEMENTS

No changes are proposed to the capital improvements portion of the existing water impact fees today.





## TLGC CHAPTER 395 CREDIT

- The Texas Local Government Code Chapter 395 requires utilities to calculate a credit for growth related Capital Improvements Projects (CIP) to be subtracted from the impact fee.
- The credit is based on the amount of projected future rate revenues or taxes expected to be generated by the new development and used to pay for capital improvements identified in the CIP. This credit provides an adjustment to benefit fee payers who will pay for CIP in both the impact fee and their future rates and taxes.
- Utilities can calculate this credit and apply it to the calculated impact fee or alternatively, **can avoid having to calculate the credit by opting to use the statutory credit equal to 50% of the calculated impact fee.**
- **City Engineer Ardurra has opted to estimate impact fees here by statutory credit of 50%.**

# IMPACT FEE CALCULATION

- The water supply impact fee per service unit is calculated by dividing the growth related costs for water sourcing by the projected number of total service units.
  - 390 service units over 10 years
- Then crediting 50% per TLGC Chapter 395

Description	CIP	Calculated Impact	Max Impact Fee (50%)
<b>Water Supply</b>	\$3,897,295	\$9,993	\$4,997

For 5/8" & 3/4" meter

# PROPOSED IMPACT FEE COMPARISON - SAWS

- For reference, see table below for comparison of proposed fee to SAWS current impact fees adopted in 2020.
  - *Leon Valley does not need to increase the size of the mains, therefore a flow impact fee is not evaluated*

Description	SAWS Impact Fee	Adopted 2024 Leon Valley Impact Fee	Proposed Leon Valley Impact Fee
<b>Flow Impact Fee</b>	\$1,188.00	\$0.00	\$0.00
<b>Water Supply Impact Fee</b>	\$2,706.00	\$2,650.00	\$4,997.00
<b>System Development Impact Fee</b>	\$855.00	\$962.00	\$962.00
<b>Total Impact Fee</b>	<b>\$4,749.00</b>	<b>\$3,612</b>	<b>\$5,959.00</b>

For 5/8" & 3/4" meter

# RE-EVALUATE IMPACT FEES REGULARLY

Impact fees will need to be re-evaluated every 5 years

New capital improvements projects

Population projections

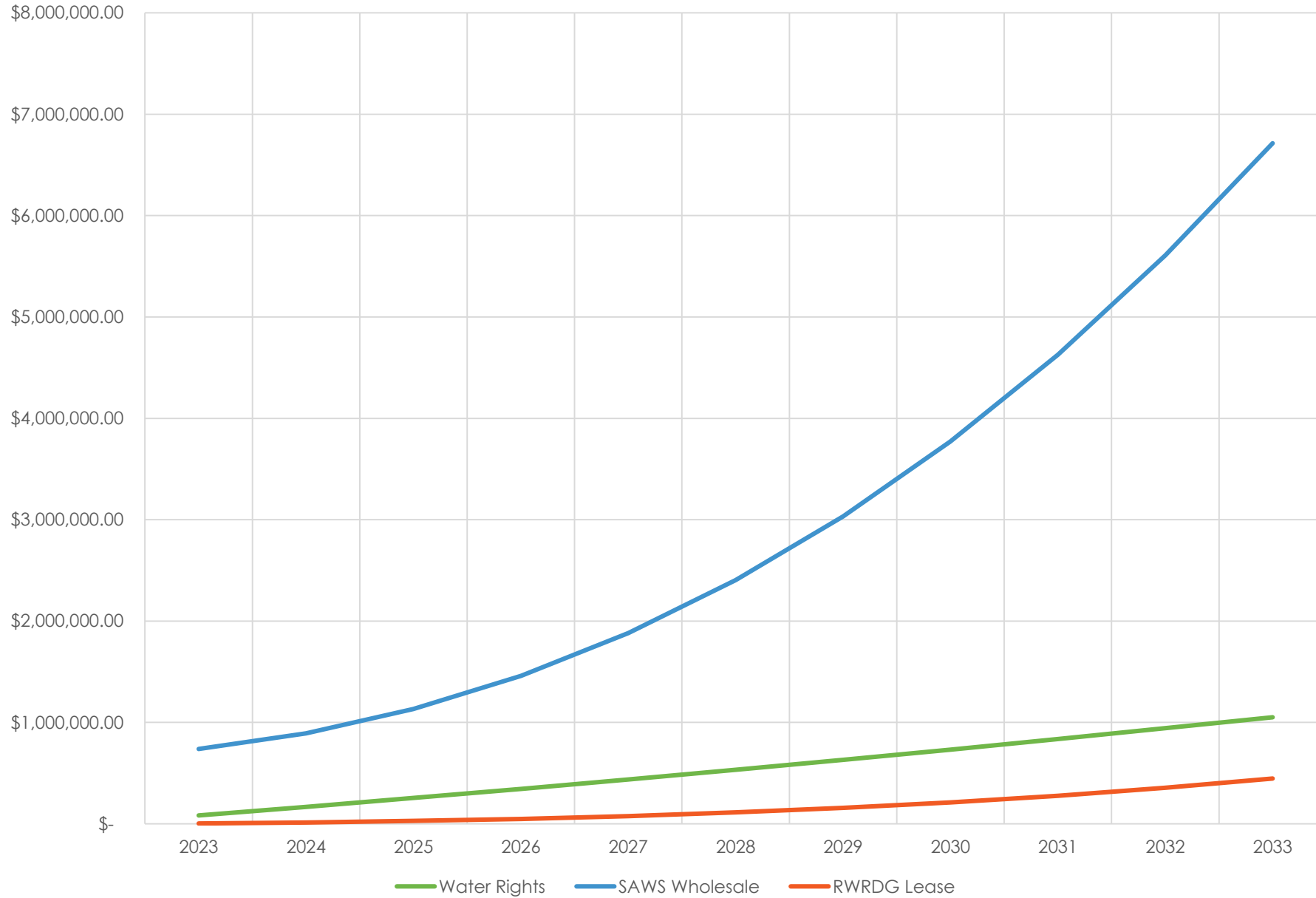
Development projections



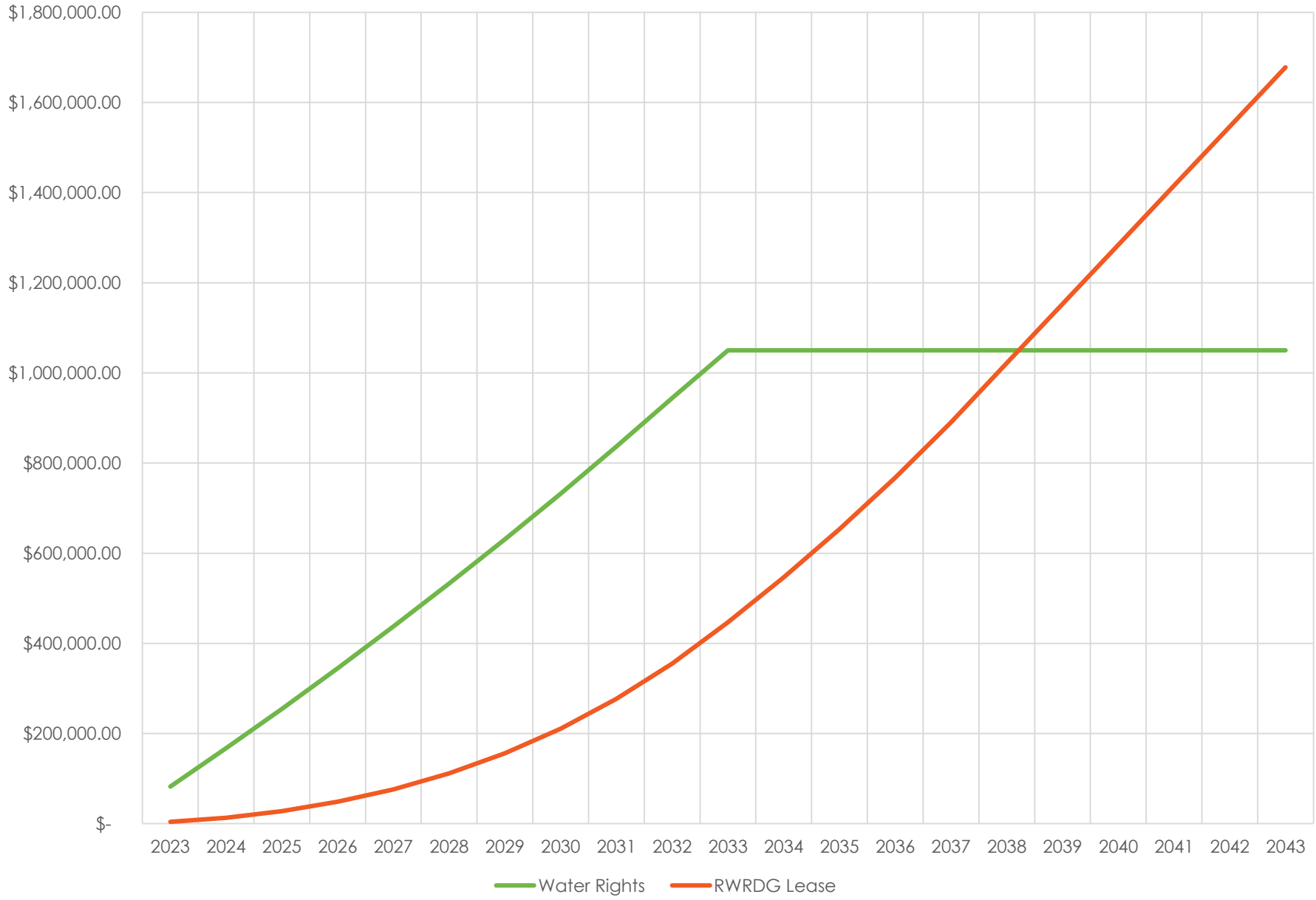
# THANK YOU FOR YOUR TIME TODAY

Questions?

# Cost Comparison Water Rights Purchase vs SAWS vs RWRDG



### Cumulative Cost Comparison Purchase Water Rights Vs RWRDG Lease



## NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES

The City Council of the City of Leon Valley will be holding a public hearing on \*\*\*\* \*\*, 2024, at 6:30 pm, at Leon Valley City Hall Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238, to consider approval of an Ordinance increasing the water impact fees for all new development. Any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Impact fees may only be used for new improvements to the water and/or sewer system. The increase in water impact fees will be used to pay for additional water rights and upgraded equipment to support new development in Leon Valley. Below are charts showing the current fees and the proposed new fees. A map of the Leon Valley water and sewer system service area may be viewed by clicking on the link below. The public is invited to comment on this proposal by contacting Public Works Director Melinda Moritz at (210) 681-1232 x 203 or by email at [m.moritz@leonvalleytexas.gov](mailto:m.moritz@leonvalleytexas.gov).

### Current Water Impact Fees

Meter Size	Water Supply Impact Fee	Development Impact Fee	Total
5/8" & 3/4"	\$2,650	\$962	\$3,612
1"	\$4,425	\$1,603	\$6,028
1 1/2"	\$8,825	\$3,207	\$12,032
2"	\$28,275	\$10,261	\$38,536
3"	\$44,175	\$16,033	\$60,208
4"	\$58,300	\$21,164	\$79,464
6"	\$72,423	\$26,295	\$98,718
8"	\$88,325	\$53,444	\$141,769
10"	\$141,246	\$51,307	\$192,553

### Proposed Water Impact Fees

Meter Size	Water Supply Impact Fee	Development Impact Fee	Total
5/8" & 3/4"	\$4,997	\$962	\$5,959
1"	\$8,344	\$1,603	\$9,947
1 1/2"	\$16,639	\$3,207	\$19,846
2"	\$53,312	\$10,261	\$63,573
3"	\$83,292	\$16,033	\$99,325
4"	\$109,924	\$21,164	\$131,088
6"	\$136,552	\$26,295	\$162,847
8"	\$166,535	\$53,444	\$219,979
10"	\$166,534	\$51,307	\$217,841