
AGENDA

The Capital Improvement Advisory Committee of the City of Sherman will hold a regular meeting Tuesday, May 21, 2024, at 4:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR OCTOBER 30, 2023 CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING**
3. **REVIEW AND CONSIDER THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE SEMI-ANNUAL REPORT**
4. **REVIEW AND CONSIDER ADOPTION OF UPDATED IMPACT FEE ORDINANCE**
5. **ADJOURNMENT**

By direction of the Capital Improvement Advisory Committee of the City of Sherman.

Clay Mahone, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustment may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on May 16, 2024 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of May 2024
City of Sherman, Texas

A handwritten signature in black ink, reading "Lauren Marlow". The signature is written in a cursive style with a large, stylized initial 'L'.

Lauren Marlow,
Development Services Coordinator



Planning & Zoning Commission Development Services

Agenda Item No. 2.

Meeting Date: 5/21/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Kerri Turner, Planning Technician

Requested Action/Proposed Use:

**APPROVE MINUTES OF THE REGULAR OCTOBER 30, 2023 CAPITAL IMPROVEMENTS
ADVISORY COMMITTEE MEETING**

Background:

Minutes from the October 30, 2023 Capital Improvements Advisory Committee Meeting

Origination:

Development Services

Staff Recommendation:

Staff Recommends to Approve the Minutes

Attachments:

1. 2023-10-30 CIAC Minutes

October 30, 2023

MEMBERS PRESENT: CHAIRMAN MAHONE
COMMITTEE MEMBERS: DOWNTAIN, DAVIS, SIMS, WHITAKER, BLAGG
AND BACA

STAFF PRESENT: ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, WAYNE LEE, DIRECTOR OF ENGINEERING, MARY LAWRENCE, DIRECTOR OF FINANCE, KERRI TURNER, DEVELOPMENT SERVICES PLANNING TECHNICIAN, LAUREN MARLOW, DEVELOPMENT SERVICES COORDINATOR

CALL TO ORDER
Chairman Mahone of the Capital Improvements Advisory Committee called the meeting to order at 2:00 p.m.

The Capital Improvements Advisory Committee reviewed the minutes of the April 18, 2023 meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

REVIEW AND CONSIDER THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE QUARTERLY REPORT FOR 2023

REVIEW & CONSIDER THE CIAC QUARTERLY REPORT FOR 2023

Mr. Rae explained, "We are required by State Law to present a bi-annual update to the Capital Improvements Advisory Committee (CIAC) of the impact fees that had been collected and to give you a breakdown of what those impact fees are for each month showing the breakdown of large projects vs small projects. In April 2023 we provided data from the first quarter and for this meeting we have put together a breakdown for the second and third quarters. The Capital Improvements Advisory Committee (CIAC) recommended 75% of the max rate to City Council but was adopted at 60%. It included the Area 3 reduction of 75% for residential development and a 75% reduction to any uses that generate sales tax."

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City of Sherman
Impact Fee Revenue
September 30, 2023

Fund Name	Account Name	YE 9/30/2021		YE 9/30/22		YE 9/30/23		Total
Roadway Impact Fee Zone #1	Roadway Impact Fee	\$	-	\$	5,726	\$	65,661	\$ 71,387
Roadway Impact Fee Zone #2	Roadway Impact Fee	\$	-	\$	90,743	\$	753,891	\$ 844,634
Roadway Impact Fee Zone #3	Roadway Impact Fee	\$	1,056	\$	25,460	\$	24,021	\$ 50,537
Roadway Impact Fee Zone #4	Roadway Impact Fee	\$	-	\$	2,106,540	\$	645,878	\$ 2,752,418
Total Roadway Impact Fees		\$	1,056	\$	2,228,469	\$	1,489,451	\$ 3,718,976
Water Impact Fee Fund	Water Impact Fee	\$	-	\$	703,708	\$	2,158,294	\$ 2,862,002
Sewer Impact Fee Fund	Sewer Impact Fee	\$	-	\$	356,076	\$	555,841	\$ 911,917
Total Impact Fees		\$	1,056	\$	3,288,253	\$	4,203,586	\$ 7,492,895

	YE 9/30/23
Water	\$ 2,158,294
Large Payments (> \$10k)	\$ 1,275,549
Net of Large Payments	\$ 882,745
Sewer	\$ 555,841
Large Payments (> \$10k)	\$ 325,422
Net of Large Payments	\$ 230,419
Roadway	\$ 1,489,451
Large Payments (> \$10k)	\$ 1,080,310
Net of Large Payments	\$ 409,141

City of Sherman
Impact Fee Revenue
Year Ending 9/30/2023

Fund Name	Account Name	10/1/22 - 12/31/22	1/1/23 - 3/31/23	4/1/23 - 6/30/23	7/1/23 - 9/30/23	Total
Roadway Impact Fee Zone #1	Roadway Impact Fee	\$ 500	\$ 31,751	\$ 32,733	\$ 677	\$ 65,661
Roadway Impact Fee Zone #2	Roadway Impact Fee	\$ 149,721	\$ 320,162	\$ 242,502	\$ 41,506	\$ 753,891
Roadway Impact Fee Zone #3	Roadway Impact Fee	\$ 12,141	\$ 5,720	\$ 4,400	\$ 1,760	\$ 24,021
Roadway Impact Fee Zone #4	Roadway Impact Fee	\$ 23,000	\$ 516,659	\$ 52,448	\$ 53,771	\$ 645,878
Total Roadway Impact Fees		<u>\$ 185,362</u>	<u>\$ 874,292</u>	<u>\$ 332,083</u>	<u>\$ 97,714</u>	<u>\$ 1,489,451</u>
Water Impact Fee Fund	Water Impact Fee	\$ 161,998	\$ 1,043,646	\$ 673,421	\$ 279,230	\$ 2,158,295
Sewer Impact Fee Fund	Sewer Impact Fee	\$ 77,999	\$ 245,101	\$ 168,424	\$ 64,318	\$ 555,842
Total Impact Fees		<u>\$ 425,359</u>	<u>\$ 2,163,039</u>	<u>\$ 1,173,927</u>	<u>\$ 441,262</u>	<u>\$ 4,203,587</u>

Water	\$ 2,158,295
Large Payments (> \$10k)	<u>\$ 1,275,549</u>
Net of Large Payments	\$ 882,746
Sewer	\$ 555,842
Large Payments (> \$10k)	<u>\$ 325,422</u>
Net of Large Payments	\$ 230,420
Roadway	\$ 1,489,451
Large Payments (> \$10k)	<u>\$ 1,080,310</u>
Net of Large Payments	\$ 409,141

IMPACT FEE SUMMARY

Quarter 2 - 2023

	April	May	June	Total
Roadway Impact Fee Zone #1	\$0	\$26,922.00	\$5,811.00	\$32,733.00
Roadway Impact Fee Zone #2	\$101,508.00	\$35,986.00	\$84,949.00	\$222,443.00
Roadway Impact Fee Zone #3	\$1,320.00	\$1,320.00	\$1,760.00	\$4,400.00
Roadway Impact Fee Zone #4	\$12,717.00	\$31,252.50	\$8,478.00	\$52,447.50
Total Roadway Impact Fees	\$115,545.00	\$95,480.50	\$100,998.00	\$312,023.50

Water Impact Fee	\$124,236.00	\$411,205.00	\$137,999.00	\$673,440.00
Sewer Impact Fee	\$27,661.00	\$106,647.00	\$28,226.00	\$162,534.00
Total Impact Fees	\$151,897.00	\$517,852	\$166,225.00	\$835,974.00

	Single Family	Multi-Family	Commercial	Industrial
April	\$193,025.00	\$0	\$74,417.00	\$0
May	\$190,948.00	\$344,185.00	\$78,199.00	\$0
June	\$216,445.00	\$0	\$0	\$0
Total	\$600,418.00	\$344,185.00	\$152,616.00	\$0.00

IMPACT FEE SUMMARY

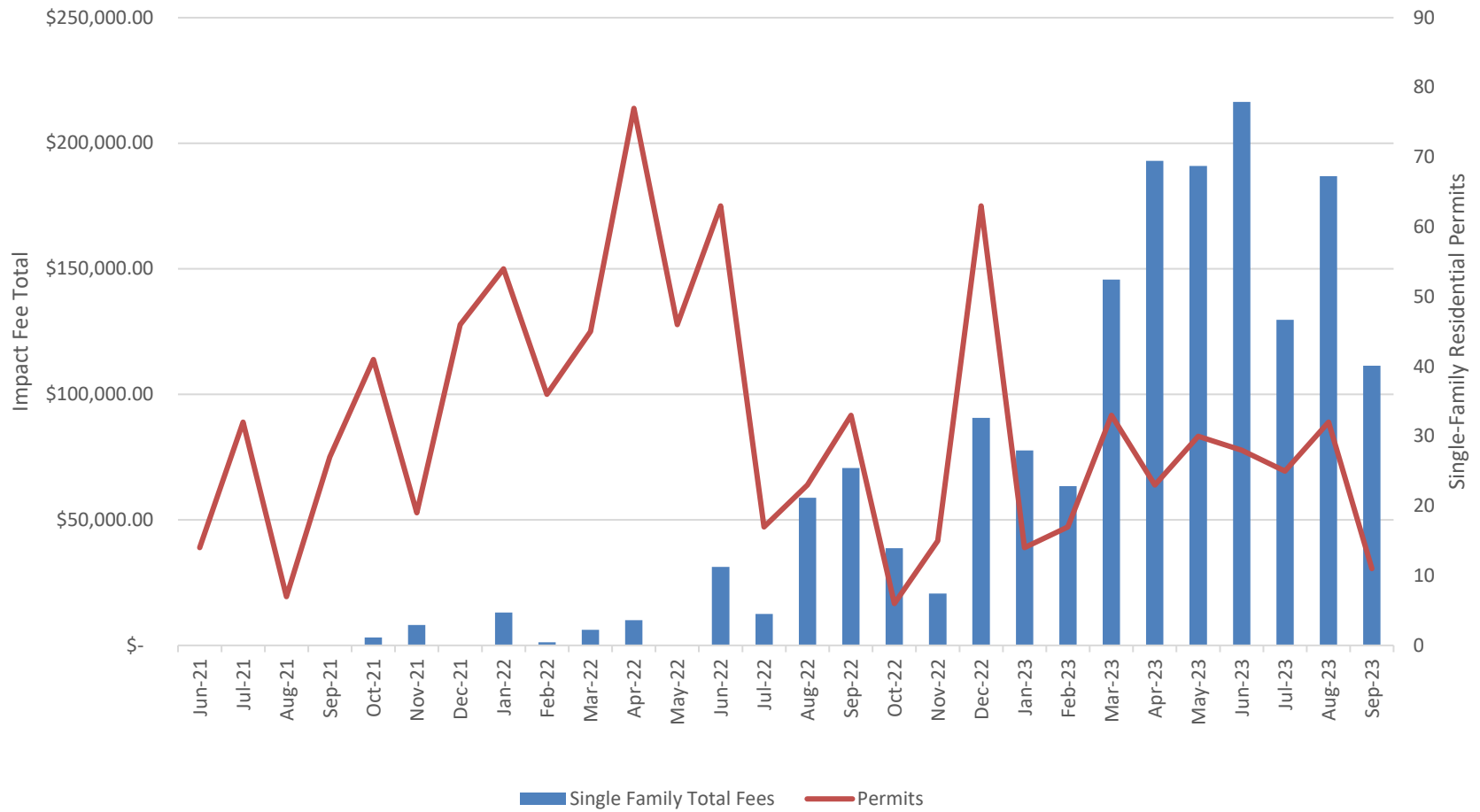
Quarter 3 - 2023

	July	August	September	Total
Roadway Impact Fee Zone #1	\$0	\$0	\$677.00	\$677.00
Roadway Impact Fee Zone #2	\$10,053.00	\$18,965.00	\$8,249.00	\$37,267.00
Roadway Impact Fee Zone #3	\$880.00	\$880.00	\$0	\$1,760.00
Roadway Impact Fee Zone #4	\$22,685.00	\$25,434.00	\$11,304.00	\$59,423.00
Total Roadway Impact Fees	\$33,618.00	\$45,279.00	\$20,230.00	\$99,127.00

Water Impact Fee	\$93,279.00	\$115,047.00	\$74,988.00	\$283,314.00
Sewer Impact Fee	\$22,875.00	\$26,607.00	\$48,378.00	\$97,860.00
Total Impact Fees	\$116,154.00	\$141,654	\$123,366.00	\$381,174.00

	Single Family	Multi-Family	Commercial	Industrial
July	\$129,662.00	\$0	\$20,110.00	\$0
August	\$186,933.00	\$0	\$0	\$0
September	\$111,344.00	\$0	\$0	\$0
Total	\$427,939.00	\$0.00	\$20,110.00	\$0.00

Single-Family Residential Permits vs Impact Fees Collected City of Sherman June 2021 - September 2023



Commission Member Blagg asked Mr. Rae, "At the last meeting there was discussion about how we have to gather the money to start the projects. Have any of the projects been started?"

Mr. Rae replied, "I am not sure if projects have been started but I can say we have used some of the offsets for the West Travis Street project which was completed along with West Moore Street project."

Ms. Lawrence stated, "Shepherd Road is currently under construction. There have been several water and waste water projects for example Moore Street sewer, waste water treatment plant storm water, lab facilities and impact fee studies that have all been funded by impact fees."

Commission Member Blagg stated, "If possible next meeting we could add these reports to the packet along with the status of projects to provide the public?"

Mr. Rae replied to Commission Member Blagg, "We could definitely put together a list of impact fee eligible projects that we are working on to show where the money is going."

Commission Member Davis asked, "Have we spent any of the funds?"

Ms. Lawrence replied to Commission Member Davis, "Yes, we have used all the water and wastewater."

Mr. Rae stated, "The roadway is a little different because the State requires us to use it in certain areas."

Mr. Baca asked Mr. Rae, "You mentioned Staff recommended staying at 60% and that we are using every bit of the water and sewer impact fees. If we were to recommend 75% again what would be the reason not to do that?"

Mr. Rae replied, "It is at the Boards discretion to do something different than Staff. We feel that City Council will want to stay at 60%."

ACTION TAKEN.

Motion by Commission Member Davis to recommend to City Council as is.
Second by Commission Member Blagg.

VOTING AYE: DAVIS, MAHONE, DOWNTAIN, BLAGG, SIMS, BACA AND WHITAKER.

VOTING NAY: NONE.

MOTION CARRIED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 2:24 p.m.

ADJOURNMENT



SECRETARY

CHAIRMAN



Planning & Zoning Commission Development Services

Agenda Item No. 3.

Meeting Date: 5/21/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Kerri Turner, Planning Technician

Requested Action/Proposed Use:

REVIEW AND CONSIDER THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE SEMI-ANNUAL REPORT

Review and Consider the Capital Improvements Advisory Committee Semi-Annual Report

Background:

Staff report for the impact fee collection from Quarter 4 of 2023 and Quarter 1 of 2024.

Origination:

Development Services

Staff Recommendation:

None

Attachments:

1. 2024-05-21 Impact Fee Revenue Summary

City of Sherman
Impact Fee Revenue

Fund Name	Account Name	YE 9/30/2021	YE 9/30/22	YE 9/30/23	7 ME 4/30/24	Total
Roadway Impact Fee Zone #1	Roadway Impact Fee	\$ -	\$ 5,725.60	\$ 65,661.00	\$ 176,528.43	\$ 247,915.03
Roadway Impact Fee Zone #2	Roadway Impact Fee	\$ -	\$ 90,743.00	\$ 753,891.00	\$ 114,835.00	\$ 959,469.00
Roadway Impact Fee Zone #3	Roadway Impact Fee	\$ 1,056.00	\$ 25,460.24	\$ 24,021.00	\$ 103,990.00	\$ 154,527.24
Roadway Impact Fee Zone #4	Roadway Impact Fee	\$ -	\$ 2,106,540.00	\$ 645,878.00	\$ 131,212.81	\$ 2,883,630.81
Total Roadway Impact Fees		\$ 1,056.00	\$ 2,228,468.84	\$ 1,489,451.00	\$ 526,566.24	\$ 4,245,542.08
Water Impact Fee Fund	Water Impact Fee	\$ -	\$ 703,708.06	\$ 2,158,294.00	\$ 932,392.45	\$ 3,794,394.51
Sewer Impact Fee Fund	Sewer Impact Fee	\$ -	\$ 356,076.00	\$ 555,841.00	\$ 411,022.35	\$ 1,322,939.35
Total Impact Fees		\$ 1,056.00	\$ 3,288,252.90	\$ 4,203,586.00	\$ 1,869,981.04	\$ 9,362,875.94

For 7 ME 4/30/24

Water	\$ 932,392
Large Payments (> \$10k)	\$ 303,289
Net of Large Payments	\$ 629,103
Sewer	\$ 411,022
Large Payments (> \$10k)	\$ 138,627
Net of Large Payments	\$ 272,395
Roadway	\$ 526,566
Large Payments (> \$10k)	\$ 279,351
Net of Large Payments	\$ 247,215

IMPACT FEE SUMMARY

Quarter 4 - 2023

	October	November	December	Total
Roadway Impact Fee Zone #1	\$103,639.68	\$677.00	\$0.00	\$104,316.68
Roadway Impact Fee Zone #2	\$14,781.00	\$20,052.00	\$4,456.00	\$39,289.00
Roadway Impact Fee Zone #3	\$6,780.00	\$2,200.00	\$8,800.00	\$17,780.00
Roadway Impact Fee Zone #4	\$9,891.00	\$30,987.00	\$29,246.51	\$70,124.51
Total Roadway Impact Fees	\$135,091.68	\$53,916.00	\$42,502.51	\$231,510.19

Water Impact Fee	\$314,263.00	\$102,905.00	\$57,402.80	\$474,570.80
Sewer Impact Fee	\$107,528.00	\$34,090.00	\$26,584.60	\$168,202.60
Total Impact Fees	\$421,791.00	\$136,995.00	\$83,987.40	\$642,773.40

	Single Family	Multi-Family	Commercial	Industrial
October	\$133,781.00	\$426,055.68	\$1,502.00	\$0.00
November	\$150,752.00	\$0.00	\$40,159.00	\$0.00
December	\$110,561.92	\$0.00	\$15,928.00	\$0.00
Total	\$395,094.92	\$426,055.68	\$57,589.00	\$0.00

IMPACT FEE SUMMARY

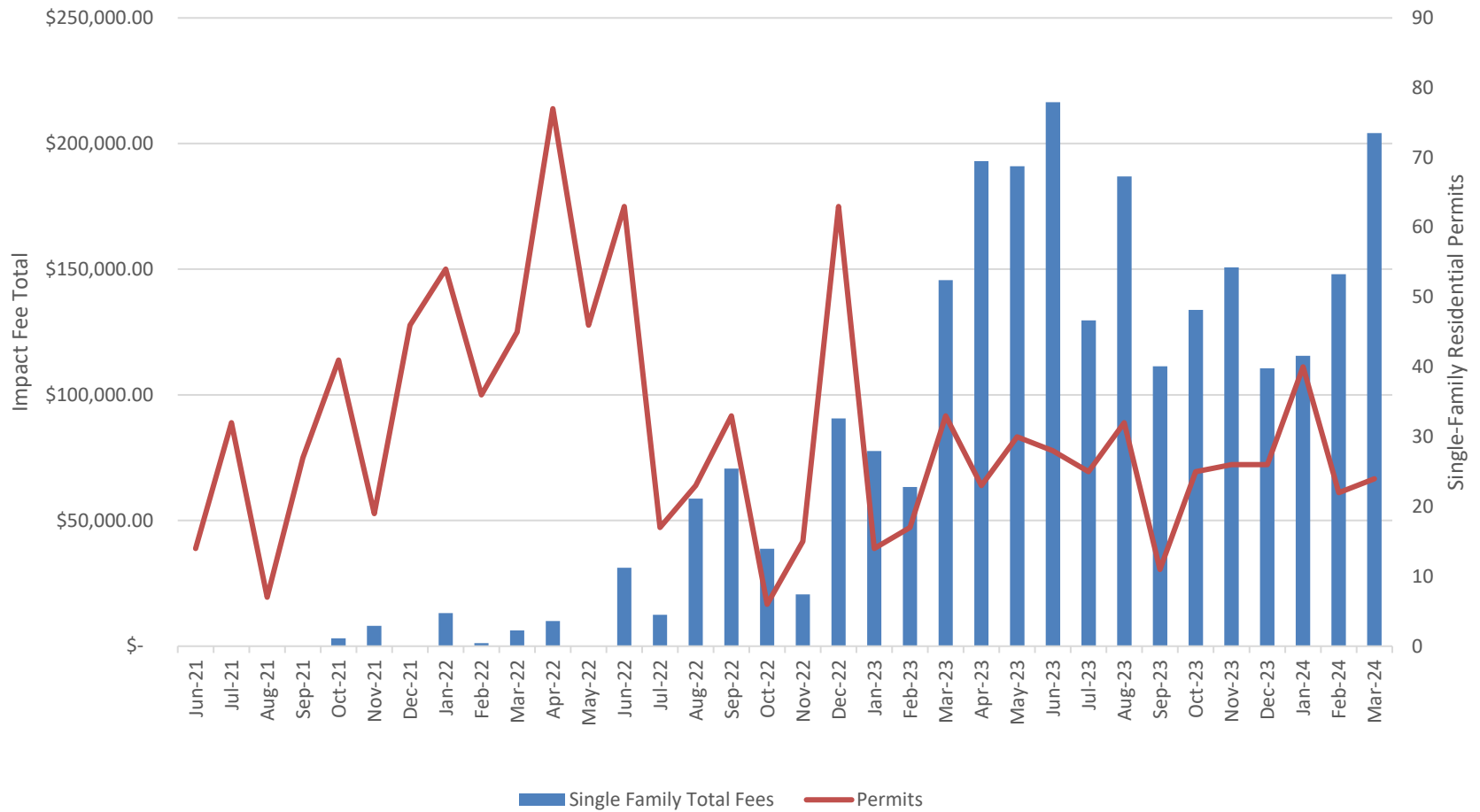
Quarter 1 - 2024

	January	February	March	Total
Roadway Impact Fee Zone #1	\$0.00	\$0.00	\$1,354.00	\$1,354.00
Roadway Impact Fee Zone #2	\$4,456.00	\$30,747.00	\$26,736.00	\$61,939.00
Roadway Impact Fee Zone #3	\$440.00	\$3,080.00	\$5,720.00	\$9,240.00
Roadway Impact Fee Zone #4	\$14,012.00	\$12,010.00	\$28,007.29	\$54,029.29
Total Roadway Impact Fees	\$18,908.00	\$45,837.00	\$61,817.29	\$126,562.29

Water Impact Fee	\$68,943.00	\$75,927.00	\$98,170.40	\$243,040.40
Sewer Impact Fee	\$27,692.00	\$33,877.00	\$61,373.25	\$122,942.25
Total Impact Fees	\$96,635.00	\$109,804.00	\$159,543.65	\$365,982.65

	Single Family	Multi-Family	Commercial	Industrial
January	\$115,543.00	\$0.00	\$0.00	\$0.00
February	\$148,076.00	\$0.00	\$7,565.00	\$0.00
March	\$204,131.00	\$0.00	\$17,229.94	\$0.00
Total	\$467,750.00	\$0.00	\$24,794.94	\$0.00

Single-Family Residential Permits vs Impact Fees Collected City of Sherman June 2021 - March 2024





Planning & Zoning Commission Development Services

Agenda Item No. 4.

Meeting Date: 5/21/2024

Prepared By: Rob Rae, Developmental Services Director

Approved By: Kerri Turner, Planning Technician

Requested Action/Proposed Use:

REVIEW AND CONSIDER ADOPTION OF UPDATED IMPACT FEE ORDINANCE

REVIEW AND CONSIDER ADOPTION OF UPDATED IMPACT FEE ORDINANCE

Background:

In 2022, the Impact Fee Ordinance was updated based on updates to the Impact Fee Master Plan Update. Council approved a collection rate for Water, Wastewater, and Roadway Impact Fees at 60% of the Maximum Impact Fee Assessment. This new collection rate became effective on January 1, 2023.

Staff is recommending an update to the Collection Rate for Water and Wastewater Impact Fees to be changed to 100% of the Maximum Impact Fee Assessment, due to increased costs of utility infrastructure such as new water and wastewater lines and water and sewer plant upgrades.

Origination:

Development Services

Staff Recommendation:

Staff recommends that the CIAC recommend approval of these changes to go to City Council in June of 2024.

Attachments:

1. Ord No._Impact Fees_Update_2024-06-03

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6326, 6522 AND CHAPTER 13 (UTILITIES), ARTICLE 13.11 (IMPACT FEES) OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, WHICH ESTABLISHED LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLANS AND IMPACT FEES TO BE ASSESSED BY THE CITY OF SHERMAN, TEXAS; UPDATING THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN AND IMPACT FEES FOR WATER, WASTEWATER, AND ROADWAY TO BE ASSESSED; AMENDING PROCEDURES FOR THE ASSESSMENT, COLLECTION, COMPUTATION, EXPENDITURE, REFUND AND GENERAL ADMINISTRATION OF IMPACT FEES; PROVIDING FOR THE ESTABLISHMENT OF ACCOUNTS FOR IMPACT FEES; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR REPEALING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY NOT TO EXCEED \$500; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Sherman, Texas (the “City Council”) previously adopted Ordinance No. 6326, codified at Chapter 13 (Utilities), Article 13.11 (Impact Fees) of the Code of Ordinances, City of Sherman, Texas (individually and collectively, “Impact Fee Ordinance”), establishing land use assumptions, a capital improvements plan and impact fees to be assessed by the City of Sherman (“City” or “Sherman”); and

WHEREAS, the City Council finds that Sherman has fully complied with Chapter 395 of the Texas Local Government Code (“Chapter 395”) in connection with the notice, adoption, promulgation and methodology necessary to adopt land use assumptions and a capital improvements plan establishing impact fees and properly adopted the Impact Fee Ordinance; and

WHEREAS, the City Council has reviewed the land use assumptions, capital improvements plan and impact fees adopted under the Impact Fee Ordinance in compliance with Chapter 395; and

WHEREAS, the City Council desires to amend the land use assumptions, the capital improvements plan, the amount of impact fees for water, wastewater and roadways and the Impact Fee Ordinance; and

WHEREAS, Sherman has, within sixty (60) days after the date it received the updated land use assumptions and capital improvements plan, adopted an order setting a public hearing to discuss and review the same and to determine whether to amend the same; and

WHEREAS, before the thirtieth (30th) day before the date of the hearing on the updated land use assumptions and capital improvements plan, Sherman sent a notice of the hearing by

certified mail to all persons who have given written notice by certified or registered mail to the City Clerk requesting notice of the hearing within two (2) years preceding the date of adoption of the order setting the public hearing; and

WHEREAS, Sherman published the required notice of the hearing in one or more newspapers of general circulation in each county in which Sherman lies before the thirtieth (30th) day before the date set for the hearing; and

WHEREAS, on or before the date of the first publication of the notice of the hearing on the proposed amendments, including the amount of the proposed impact fee per service unit, such information was made available to the public; and

WHEREAS, the Capital Improvements Advisory Committee, created under Section 395.058 of Chapter 395, filed its written comments on the proposed amendments to the land use assumptions, capital improvements plan and impact fees for water, wastewater and roadways before the fifth (5th) business day before the date of the public hearing on the amendments; and

WHEREAS, the City Council held a public hearing to discuss the proposed amendments to the land use assumptions, capital improvements plan and impact fees for water, wastewater and roadways; and

WHEREAS, within thirty (30) days after the date of the public hearing on the proposed amendments to the land use assumptions, capital improvements plan and impact fees for water, wastewater and roadways, the City Council is considering whether to approve or disapprove the amendments as more fully set forth below; and

WHEREAS, the City Council finds that Sherman has fully complied with Chapter 395 to approve the amendments to the land use assumptions, capital improvements plan and impact fees for water, wastewater and roadways; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Sherman to adopt such amendments to the land use assumptions, capital improvements plan and impact fees for water, wastewater and roadways to assure the provision of adequate water, wastewater and roadway improvements to serve new development by requiring each such development to pay its share of the costs of such improvements necessitated by and attributable to such new development.

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

SECTION 1: Findings Incorporated. That the findings stated above are hereby adopted and approved and incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendments to the Code of Ordinances, Chapter 13 (Utilities), Article 13.11 (Impact Fees) and the Impact Fee Ordinance. That Chapter 13 (Utilities), Article 13.11 (Impact Fees) of the Code of Ordinances and the Impact Fee Ordinance are hereby amended as follows¹:

¹ Deletions are evidenced by ~~striketrough~~; additions are *italicized*.

“...

Sec. 13.11.007. Impact Fees Adopted; Applicability

- (a) A water impact fee shall be assessed and charged against new development in the service area as set forth below.

Meter Size (Based on Water Meter)	Maximum Impact Fee Assessment Effective June 7, 2021 to September 13, 2022	Collection Rate Effective June 7, 2021 to December 31, 2022	Maximum Impact Fee Assessment Effective September 13, 2022	Collection Rate Effective June 3, 2024 January 1, 2023
3/4"	\$4,478	\$1,000.00	\$6,807	\$6,807 \$4,084.20
1"	\$7,478	\$1,669.94	\$11,368	\$11,368 \$6,820.80
1-1/2"	\$14,912	\$3,330.06	\$22,667	\$22,667 \$13,600.20
2"	\$23,868	\$5,330.06	\$36,281	\$36,281 \$21,768.60
3"	\$104,472	\$23,330.06	\$79,438	\$79,438 \$47,662.80
4"	\$194,032	\$43,330.06	\$136,140	\$136,140 \$81,684
6"	\$417,932	\$93,330.06	\$306,315	\$306,315 \$183,789
8"	\$716,480	\$160,000.00	\$408,420	\$408,420 \$245,052
10"	\$1,044,852	\$233,330.06	\$1,588,277	\$1,588,277 \$952,966.20
16"	\$1,940,452	\$433,330.06	\$2,949,677	\$2,949,677 \$1,769,806.20

- (b) A wastewater impact fee shall be assessed and charged against new development in the service area as set forth below.

Meter Size (Based on Water Meter)	Maximum Impact Fee Assessment Effective June 7, 2021 to September 13, 2022	Collection Rate Effective June 7, 2021 to December 31, 2022	Maximum Impact Fee Assessment Effective September 13, 2022	Collection Rate Effective June 3, 2024 January 1, 2023
3/4"	\$657	\$500.00	\$2,149	\$2,149 \$1,289.40
1"	\$1,097	\$834.86	\$3,589	\$3,589 \$2,153.40
1-1/2"	\$2,188	\$1,665.14	\$7,156	\$7,156 \$4,293.60

2"	\$3,502	\$2,665.14	\$11,454	\$11,454 \$6,872.40
3"	\$15,328	\$11,665.14	\$25,079	\$25,079 \$15,047.40
4"	\$28,468	\$21,665.14	\$42,980	\$42,980 \$25,788
6"	\$61,318	\$46,665.14	\$96,705	\$96,705 \$58,023
8"	\$105,120	\$80,000.00	\$128,940	\$128,940 \$77,364
10"	\$153,298	\$116,665.14	\$501,426	\$501,426 \$300,855.60
16"	\$284,698	\$216,665.14	\$931,226	\$931,226 \$558,735.60

..."

SECTION 4: Publication. That the City Clerk is directed to publish the caption of this Ordinance in the manner prescribed by law.

SECTION 5: Penalty. That any person who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction, shall be fined in an amount not exceeding Five Hundred Dollars (\$500.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Savings/Repealing. That all provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 7: Severability. That should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council declares that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof regardless of whether any one or more sections, subsections, sentences, clauses and/or phrases may be declared unconstitutional and/or invalid.

SECTION 8: That the City Council finds that the meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 9: Effective Date. That this Ordinance shall become effective from and after the date of its adoption and publication as provided by Texas law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 3rd day of June 2024.

ADOPTED on this the 3rd day of June 2024.

EFFECTIVE DATE on this the 3rd day of June 2024.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Exhibit A
Impact Fee Study dated August 2022

[166 pages attached hereto]