



**NOTICE OF MEETING OF THE
IMPACT FEE ADVISORY COMMITTEE
January 8, 2026 – 6:00 pm**

A quorum of the Marble Falls City Council and the Planning & Zoning Commission may be present.

Notice is hereby given that the City of Marble Falls Impact Fee Advisory Committee will meet on **Thursday, April 2, 2026**, in **regular session at 6:00 p.m.** in the City Council Chambers at 800 Third Street, Marble Falls, Texas.

The agenda listed below is distributed to the Committee members and the Marble Falls Public Library no later than the Monday preceding the Committee meeting. The agenda is also posted on the City's website: www.marblefallstx.gov.

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM

2. Citizen/Visitor Comments to be heard for items not on the agenda: This is an opportunity for citizens to address the Impact Fee Advisory Committee concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.

3. DISCUSSION: Regarding a summary of impact fees collected. *(City Staff)*

4. DISCUSSION and ACTION: Regarding filing of the semi-annual report to monitor and evaluate the implementation of the Impact Fees, the Capital Improvement Plan (CIP), and Land Use Assumptions. *(City Staff)*

5. DISCUSSION and ACTION: Establishing the next meeting date of the Impact Fee Advisory Committee. *(City Staff)*

6. ADJOURNMENT

In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Commission Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Hanna Kadow, at 830-798-7095.

Certificate of Posting

I, Scarlet Moreno, Director of Development Services, for the City of Marble Falls, Texas, certify this Meeting Notice was posted at the Marble Falls City Hall in a place readily accessible to the general public for at least three business days before the scheduled time of said meeting.



Scarlet Moreno, Director of Development Services

3. Discussion: Regarding a summary of impact fees collected. (City Staff)

SYNOPSIS

Staff will update the Committee regarding impact fees collected in the 2022-2023 fiscal year, 2023-2024 fiscal year, 2024-2025 fiscal year, and the 2025-2026 fiscal year.

Key: 2022-2023 2023-2024 2024-2025 2025-2026

Total Number of Collections- Fiscal Years			
	Water	Sewer	Total
2022-2023 Residential	197	187	384
2022-2023 Commercial	15	18	33
2023-2024 Residential	224	218	442
2023-2024 Commercial	13	10	23
2024-2025 Residential	127	119	246
2024-2025 Commercial	8	6	14
2025-2026 Residential	53	52	105
2025-2026 Commercial	0	0	0
TOTAL	637	610	1,247

Total Collections for Fiscal Year 2022-2023			
	Water	Sewer	Total
RES. TOTAL	\$561,449.00	\$620,203.00	\$1,181,652.00
COM. TOTAL	\$218,160.00	\$277,731.00	\$495,891.00
GRAND TOTAL	\$779,609.00	\$897,934.00	\$1,677,543.00

Total Collections for Fiscal Year 2023-2024			
	Water	Sewer	Total
RES. TOTAL	\$633,207.00	\$720,080.00	\$1,353,287.00
COM. TOTAL	\$74,357.00	\$92,557.00	\$166,914.00
GRAND TOTAL	\$707,564.00	\$812,637.00	\$1,520,201.00

Total Collections for Fiscal Year 2024-2025			
	Water	Sewer	Total
RES. TOTAL	\$397,584.00	\$428,090.00	\$825,674.00
COM. TOTAL	\$186,851.00	\$207,432.00	\$394,283.00
GRAND TOTAL	\$584,435.00	\$635,522.00	\$1,219,957.00

Total Collections for Current Fiscal Year 2025- March 25, 2026			
	Water	Sewer	Total
RES. TOTAL	\$161,242.00	\$184,408.00	\$345,650.00
COM. TOTAL	\$0.00	\$0.00	\$0.00
GRAND TOTAL	\$161,242.00	\$184,408.00	\$345,650.00

Total Collections for Impact Fees May 1, 2024 – March 25, 2026			
	Water	Sewer	Total
RES. TOTAL	\$677,549.00	\$740,925.00	\$1,418,474.00
COM. TOTAL	\$222,742.00	\$250,236.00	\$472,978.00
GRAND TOTAL	\$900,291.00	\$991,161.00	\$1,891,452.00

Total Collections for Fiscal Years 2022- March 25, 2025			
	Water	Sewer	Total
RES. TOTAL	\$1,592,240.00	\$1,768,373.00	\$3,360,613.00
COM. TOTAL	\$479,368.00	\$577,720.00	\$1,057,088.00
GRAND TOTAL	\$2,071,608.00	\$2,346,093.00	\$4,417,701.00

Total Collections 2022- March 25, 2026 (Calendar Years)			
	Water	Sewer	Total
RES. TOTAL	\$1,907,030.00	\$2,122,930.00	\$4,029,960.00
COM. TOTAL	\$600,089.00	\$720,422.00	\$1,320,511.00
GRAND TOTAL	\$2,507,119.00	\$2,843,352.00	\$5,350,471.00

4. **Discussion and Action:** Regarding filing of the annual report to monitor and evaluate the implementation of the Impact Fees, the Capital Improvement Plan (CIP), and the Land Use Assumptions. (City Staff)

SYNOPSIS

Monitoring of Impact Fees and Capital Improvements progress and the filing of semiannual reports of those findings is a requirement of the state. Per Chapter 395 of the Texas Local Government Code (TLGC), the Impact Fee Advisory Committee must meet bi-annually, at a minimum, to evaluate the assessment of the Impact Fees, the progress of the Capital Improvements Plan, and whether changes necessitate an update or revision to the Land Use Assumptions utilized within the plan, the proposed Capital Improvements, or the adopted Impact Fees. The annual report shall state any findings from the evaluation and indicate any updates or revisions to the assumptions, plans or fees that are necessary.

Since the December 2023 adoption of the Impact Fee Ordinance, there have been no substantial changes in the City's development patterns or Future Land Use Plan from those included in the Land Use Assumptions adopted in the Impact Fee Ordinance. Staff finds that the adopted Land Use Assumptions remain valid and consistent with the development in and around Marble Falls and recommends the Committee accept the existing assumptions.

The following page of this memo is the draft annual report to be forwarded to the City Council and filed with the Texas Attorney General's office.

To: City of Marble Falls City Council

From: Impact Fee Advisory Committee

Regarding: Impact Fee Advisory Committee Annual Report

The purpose of this report is to provide City Council with an update of the status of the Impact Fees, Land Use Assumptions, and Capital Improvements Plan as included in the Impact Fee Report, dated October 30, 2023.

The new Impact Fee Ordinance was adopted December 5, 2023, and became effective May 1, 2024. Any building permit for new construction submitted after May 1st triggered the assessment and collection of Impact Fees at the new rate.

The volume of development that has occurred during the September 2022 to April 2026 evaluation period has been consistent with the projected growth and development patterns assumed in the 2023 Impact Fee Report and adoption. The Land Use Assumptions utilized to determine the new Impact Fees continue to be consistent with the adopted 2024 Comprehensive Plan Land Use Plan and the City's current development patterns, and therefore no revisions are required at this time. The proposed Capital Improvement Projects included within the Impact Fee Ordinance are still valid and are commencing consistent with the approved plan.

The Impact Fee Advisory Committee does not believe that any revisions to the Land Use Assumptions, Capital Improvements Plan, or Impact Fees are warranted at this time.

Chairperson name: Fred Zagst

Signature: _____

Date: _____

April 2, 2026

Honorable Ken Paxton
Office of the Attorney General – Ken Paxton
PO Box 12548
Austin, TX 78711-2548

RE: Impact Fee Compliance Letter

Dear General Paxton:

As Mayor of the City of Marble Falls, Texas (the “City”), I hereby certify that the City imposes impacts fees in accordance with the requirements of Chapter 395 of the Texas Local Government Code.

In accordance with Section 395.082(b): “This statement certifies compliance with Chapter 395, Local Government Code.”

Very truly yours,

John Packer
Mayor of the City of Marble Falls, Texas

Cc: Caleb Kraenzel, City Manager
Russell Sander, Assistant City Manager
Josh Brockman-Weber, City Attorney
Scarlet Moreno, Director of Development Services

5. **Discussion and Action:** Establishing the next meeting date of the Impact Fee Advisory Committee. (City Staff)

SYNOPSIS

The Committee must meet bi-annually to review the Impact Fee assessments, the Capital Improvements Plan progress, and the Land Use Assumptions.

6. **ADJOURNMENT**