



Agenda Briefing

Date of Meeting: May 3, 2022

Responsible Department: Community Development

Presenter: Sean Landis

Briefing Prepared By: Sean Landis

Strategic Focus Area: Infrastructure

General Information / Subject:

Discussion, consideration, and possible action regarding amending the impact fees for new construction and adoption of an updated land use assumptions map.

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 85 "TAXATION AND FINANCE", ARTICLE V. "FINANCE", DIVISION 2. "IMPACT FEES", SECTIONS 85-156 – 85-158, BY AMENDING AND UPDATING IMPACT FEES IN ACCORDANCE WITH STATE LAW; MAKING FINDINGS OF FACT; PROVIDING A PENALTY FOR VIOLATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

Executive Summary / Background:

At the meeting held on February 15, 2022, City Council appointed the Planning and Zoning Commission as the Seabrook Capital Improvements Advisory Committee with the task of reviewing the Land Use Assumption, Capital Improvements Plan and Impact Fees and to prepare a final report of findings to City Council.

State law requires cities that impose utility impact fees perform a study every five years allowing the fees to be accurate and representative of the costs incurred to the system by new utility services.

Cobb Findley was contracted on May 4, 2021 by the City to prepare a 10 year Capital Improvement Plan for water and wastewater, to perform a study to determine a maximum allowable impact fee, and to update the land use assumptions map . The report is entitled, “City of Seabrook, Water and Wastewater Capital Improvements Plan and Impact Fee Determination 2021-2030”. The findings of the plan are a fee increase to the water impact fee from \$2,163.00 per Equivalent Dwelling Unit (EDU) to \$2,910.00 per EDU, which is a 34.50% increase. The plan also recommends a fee decrease to the wastewater impact fee from \$2,887.00 per EDU to \$2,813.00 per EDU, which is a 2.50% decrease. The proposed combined cost of the water impact fee, along with the wastewater impact fee equates to \$5,723.00 per EDU, which is a combined increase of \$673.00 per EDU.

The Commission after receiving a presentation from Cobb Fendley and City Staff regarding the “City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Determination 2021-2030 Plan” recommends to except the findings of the City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Fee Determination 2021-2030 Study.

New Proposed Rates:

\$2910.00 per EDU Water

\$2813.00 per EDU Waste Water

Meeting Minutes are attached.

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Funding / Fiscal Information:

Account Number: N/A

Amount Budgeted: N/A

Amount Requested / Required: N/A

Funding Source (if not budgeted):

N/A

Supporting Materials Attached: Yes No

Prior Action / Review by Council, Boards, Commissions:

The Commission after receiving a presentation from Cobb Fendley and City Staff regarding the “City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Determination 2021-2030 Plan” recommends to except the findings of the City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Fee Determination 2021-2030 Study.

New Proposed Rates:
\$2910.00 per EDU Water
\$2813.00 per EDU Waste Water

Aye: Renola, Rodgers, Caradec, Reynolds, Picha, and Thompson
Nay:
Absent:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Staff Recommendation:



**APPROVED BY:
(as appropriate)**

Preparer or Department Director

Date

Building Official

Date

City Secretary

Date

City Engineer/Asst. Dir. PW

Date

Community and Visitor Relations Director

Date

Court Director

Date

Sean Landis

Deputy City Manager

Date

EDC Director

Date

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Emergency Services Director

Date

Finance Director

Date

HR Director

Date

IT Director

Date

Police Chief

Date

Public Works Director

Date

Gayle Cook

04 / 29 / 2022

City Manager

Date

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.