

Department Name

300 W. Walker St.  
League City, TX 77573

O: 281.554.1445

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[www.leaguecitytx.gov](http://www.leaguecitytx.gov)

September 30, 2024

The League City Mayor and City Council  
300 West Walker  
League City, TX 77573

Re: **CIAC Recommendation: Roadway Capital Recovery Fee (CRF) Program Update & Collection Rate**

Mayor Nick Long and Members of the City Council:

In accordance with Texas Local Government Code, the League City Capital Improvements Advisory Committee (CIAC), which consists of members of the Planning and Zoning Commission has been conducting meetings with City Staff and the City's consultants for an update to the Capital Recovery Program (CRF) for roadway facilities. Over the course of study, the CIAC has received data regarding Land Use Assumptions (2024-2034), roadway Capital Improvements Plan and associated costs, and the resultant cost per service unit calculations for determining impact fees.

After review and comment of the information, the CIAC recommends the following:

- Approval of the Land Use Assumptions and associated population and employment growth forecasts over the ten-year planning period (2024-2034).
- Approval of the impact fee Capital Improvement Plan for roads and the calculated cost per service unit for each service area; and
- Approval of the calculated credited maximum cost rate per service unit, as outlined in the table below.
- Collection rates for Residential Single-Family, Residential Non-Single Family, and Non-Residential land uses within the city, as outlined in the table below.

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**Road Service Areas: Cost per Service Unit Summary**

Service Area	2024 (maximum allowable) per Service Unit (veh-mi)	Credited Cost per Service Unit	Residential Single-Family Service Unit (veh-mi)		Residential Non-Family Service Unit (veh-mi)		Non-Residential Service Unit (veh-mi)	
			Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
1	\$1,172		\$750 / \$1,172		\$1,172		\$865	
2	\$2,056		\$1,671		\$2,056		\$865	
3	\$1,671		\$1,671		\$1,671		\$865	
4	\$1,842		\$1,671		\$1,842		\$865	


The CIAC believes that the defined collection rates would benefit the city in the development and implementation of specific capital improvements over the long-term of the city, continue to attract quality development, and maintain the character and quality of life expected by residents of League City.

The CIAC came to these conclusions after deliberation that considered the cost of needed infrastructure to address continued growth of the city, cost impacts to League City residents, and that a fair share cost should be borne by new development. Even with this program update, League City taxpayers would be contributing a portion of the cost of future infrastructure.

The update of the Road Capital Recovery Program has been observed to be consistent with technical and administrative requirements as defined in TLGC Chapter 395, and a transparent engagement process undertaken that consisted of three CIAC Meetings, engagement as part of the Mobility Master Plan Public Open House Meeting, and required Public Resolutions, Noticing and Hearings with the City Council.

As a funding mechanism for the city, the CIAC recommends that the City Council consider approval of the Road CRF Program update and the supporting components of Land Use Assumptions, Capital Improvements Plan, and policy/collection considerations as defined above.

Respectfully,



Paul Maaz  
Chair, Capital Improvements Advisory Committee

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**League City Capital Improvements Advisory Committee**

Mr. Paul Maaz, Chair  
Ms. Pamela Arnold  
Mr. Matthew Hyde  
Mr. Scott Higginbotham  
Mr. Matthew Propst  
Ms. Ruth Morrison  
Mr. Nathan Jung  
Mr. Frank Dominguez  
Mr. David Johnson  
Mr. David Person  
Mr. Andrew Aycoth