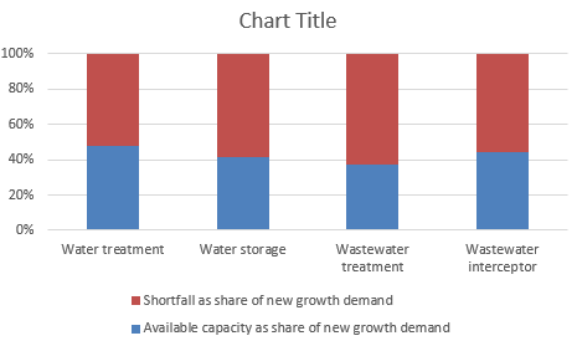


TO:	Mayor and City Council, City of Clear Fork, Texas
FROM:	Jessy Valentin
DATE:	10/1/2026
SUBJECT:	Recommended Water and Wastewater Impact-Fee Adoption

Recommendation in one sentence: Adopt fees at 75% of the modeled maximum.

Issue Overview:

Clear Fork’s worksheet projects that the new development from 2026 to 2036 will add water usage by 2,095 LEUs and wastewater 1952 LUEs. The recommendation is to set the fees to 75% of the maximum to help pay for the growth of its infrastructure.

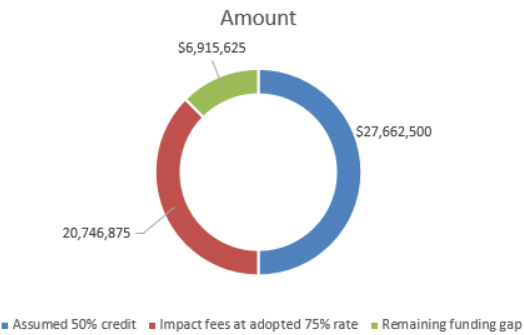


Stakeholder Assessment:

Both new residents and business benefit from the impact fees to help improve water and wastewater infrastructure projects needed for growth. The existing customers may also benefit through shared improvements within the system. Though the effects of real estate, or rates were not factored into the overall rates

Political Conflict:

At a 75% percent impact rate with a high use and new development might seem high for the developer, but putting into account the overall footprint and multiuse space its better to take into account funds for improvements.



Conclusion:

A 75% impact fee creates a fair fee for the development, community, and overall infrastructure. It keeps fees bellow the maximum on the development. An estimated amount of fees is approximately \$20 million leaving \$6.916 left for funding leaving it up to the city to decide how to cover costs.

