

Citizens

FOR COLLEGE STATION



The new \$40 million dollar City Hall currently under construction.

Let's talk about how the new Capital Improvement Plan utilizes the Maximum Impact Fees as a way of 'double-dipping' from the Citizens of College Station.

City Hall would like you to think that the proposed Capital Improvement Plan is straightforward, reasonable, and easily calculated. It isn't so. It's riddled with messy little details that can be bumped and nudged higher or lower depending on the need. Here's an example: Developers are already required to build most roads. Many of the city roads were already paid for via previous municipal bonds (taxpayers voted for these measures). No problem there. However, the roads already covered by developers and existing roadways are included in the calculation of the Impact Fees?!

City Hall seems to be inflating the number of roads needed (projected) when they know they will only have to spend 25%-40% of what they gain from the CIP. Maximum Impact Fees must be stopped. Developers should and do pay to develop in College Station - they do their job. By contrast, the primary job of City Hall is to see that the city runs well, stays beautiful, and that code compliance is enforced. Their job is NOT to raise as much money as possible. We know that the Maximum Impact Fees do not work in the best interest of our community - but it is also another example of 'double-dipping' on the part of City Hall.

The city held a bond election for new roads, the citizens approved it, they are paying for it through the general tax rate, and now they want to include those costs in the calculation of impact fees. This results in triple taxation, the tax rate includes it already, now they want to pay for it with Impact Fees without reducing the tax rate, so it is being paid for twice. Then the taxable value increases and everyone pays more tax a third time. It's outrageous.

One wonders what a certain City Council member's final objective might be. Is our city only to exist as a quiet retirement enclave for high net worth individuals? It certainly looks like that is the beautiful vision some of the city council members cherish and plan to develop. Our city is more than that. We love our new restaurants, entertainment, and job growth. We want our city to be affordable and to grow through families, students, and retirees alike. Pricing out growth and business start ups is a sure way to push growth to other cities nearby - cities actively working to grow and attract new enterprise. Our City Council looks like they're making a big mess and they need to stop the City Hall from double (even triple!) dipping into the citizen's pockets. Contact your city council member and tell them 'stop double-dipping me!'

REMEMBER - The citizens are already paying for this anyway.

The City is double-dipping and then they keep dipping.

DIP ONE:

All the citizens pay property taxes and sales tax to the city, and you've probably noticed that we have a beautiful city with many new city buildings. Our property taxes are sufficient to keep us thriving. (Even if you rent, you pay property taxes because it is factored into your rent-- and your rent will go up from Impact Fees.)

DIP TWO:

Calculating the Max Impact Fee includes over \$30,000,000 in projects the citizens are already paying for in the current tax rate. The law allows them to include "old debt" that is still being paid out of the current tax rate. So, unless they lower the tax rate, then we are paying for it twice.

DIP THREE:

Calculating the Max Impact Fee includes a massive amount of infrastructure the city knows it will never build. Up to 60% of the infrastructure included in their cost estimate will be built and paid for by the developer. This is simply factored into the price of the lot or home - the city NEVER pays for it, so they are making the citizens pay for it a third time.

DIP FOUR:

When calculating the Max Impact Fees, a hyper-inflated amount of potential infrastructure is used for the costs and a grossly understated amount of growth is used to divide it by. This creates the impression of greatly over-stated needs. The result? A government surplus that can be used for whatever they desire. And the citizens are paying for it a fourth time.

DIP FIVE:

Finally, new Impact Fees make prices go up significantly AND everyone's taxable values increases, therefore the city gets more revenue AGAIN! The citizens pay for it a fifth time!

Our City Hall is about to make a big mess. The City Council needs to be notified of this going on and make moves to stop it. It's up to us, the Citizen of College Station, to make sure they get the message loud and clear: 'stop double-dipping me!'

Let your City Council members know:

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Sample Script for phone or email:

*Good afternoon City Council Member - I am a citizen of College Station and I care about growth, small businesses, and keeping College Station affordable for all of us. Would you please commit to stopping the Impact Fees? Stop double-dipping me!
Sincerely -*