

Immediate Action Needed!

May 9, 2025

To: Speak Up Volunteers

From: Mayor Elsie Thurman

URGENT: HB 5489 Threatens to Shift Development Costs to YOUR Tax Bill and Utility Rates

The Issue: Who Should Pay for Growth?

When new developments are built in our community, significant infrastructure costs follow—water lines, sewer systems, road expansions, and more. Should these costs be paid by:

- **Current residents** through higher property taxes and utility rates? OR
- **Developers** who profit from these new projects?

For years, Texas cities have used **impact fees** to ensure developers pay their fair share of infrastructure costs. This fiscally responsible approach prevents existing taxpayers from subsidizing new growth.

HB 5489 would impose a five-year moratorium on impact fees until 2029.

This means:

- Developers pocket more profits
- YOU pay higher property taxes and water rates
- YOUR community loses local control over growth management

Immediate Action Required

The House Land and Resource Management Committee (which includes **your Representative Wes Virdell**) heard this bill on May 8th. It may reach the full House floor any day now. If passed by the House, it moves quickly to the Senate. Once this happens, stopping it becomes much more difficult.

What can you do?

Contact your legislators today to tell them to vote NO on **HB 5489**. Click on the Representative's name below to be taken to their "Contact Me" webpage.

In the form, provide the requested information (Title=Citizen, Company (if asked) = Horseshoe Bay, TX) in the form. In the Subject line, type the bill number (**HB 5489**).

In the message portion, include at least the bill number (**HB 5489**) and the fact that you oppose it.

Example message: I am opposed to HB 5489, which seeks to make current residents pay for the costs of new developments in my community.

Click here to contact: [House Representative Wes Virdell \(Llano County Rep\)](#)

Click here to contact: [House Representative Ellen Troxclair \(Burnet County Rep\)](#)

Click here to contact: [House Representative Gary Gates \(Chair of the LRM Committee\)](#)

Click here to contact: [Senator Pete Flores](#)

With sincere appreciation,

Elsie Thurman

Mayor

City of Horseshoe Bay

(505) 690-5705