



It's real.



September 5, 2023

Agenda

- Impact Fee Refresher
- Land Use Assumptions and Growth Projections
- Capital Improvement Plan
- Maximum Allowable Impact Fee

Impact Fee Refresher

Program Development Process

CIAC COORDINATION **Develop Land Use Assumptions Develop Capital Improvement Plan Conduct Impact Fee Calculations/ Prepare Technical Report Public Hearing and Council Consideration**

5 Adopt Updated Impact Fee Ordinance

WHO PAYS FOR GROWTH?

IMPACT FEES

New development shares in part of this responsibility



NO IMPACT FEES

Existing and future rate payers build all capital facilities



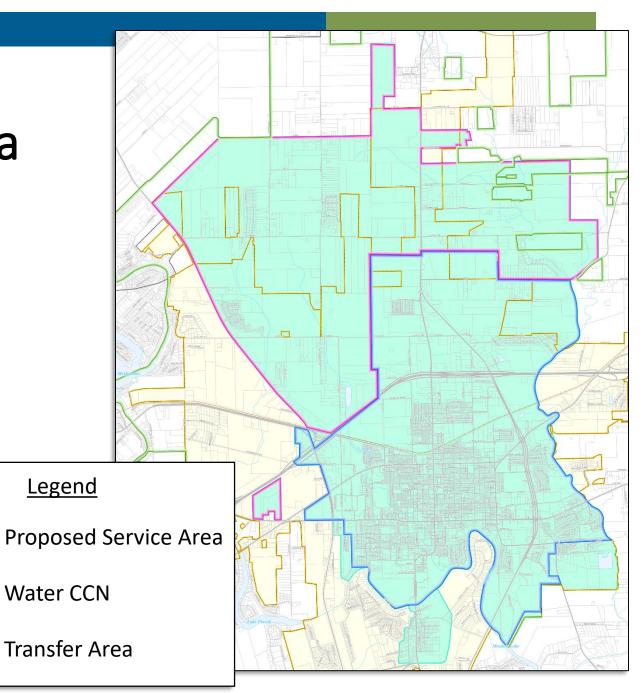
Impact Fee Calculation

- Impact Fees Calculated by Dividing Eligible CIP/Growth in Service Units
- Fee collected can be less than maximum

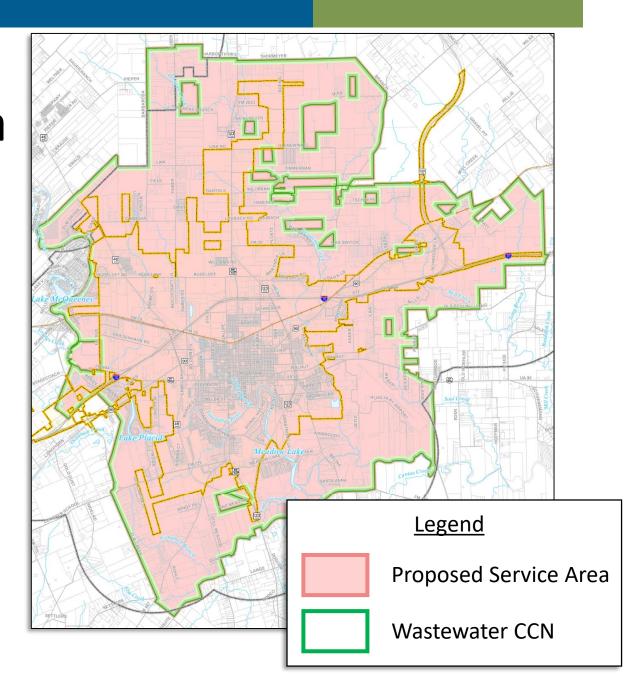
Impact Fee Per Service Unit = Eligible CIP Cost New Service Units

Impact Fee Land Use Assumptions

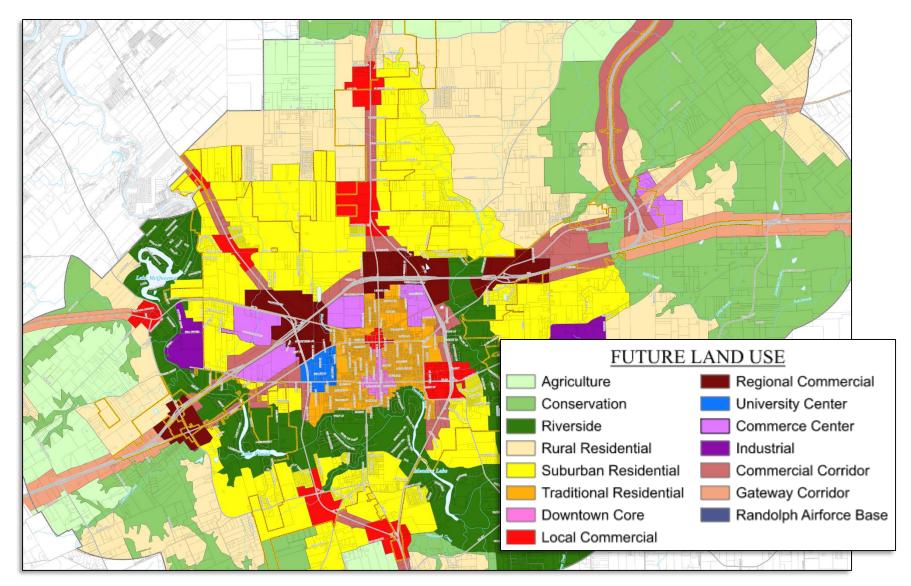
Water Service Area



Wastewater Service Area



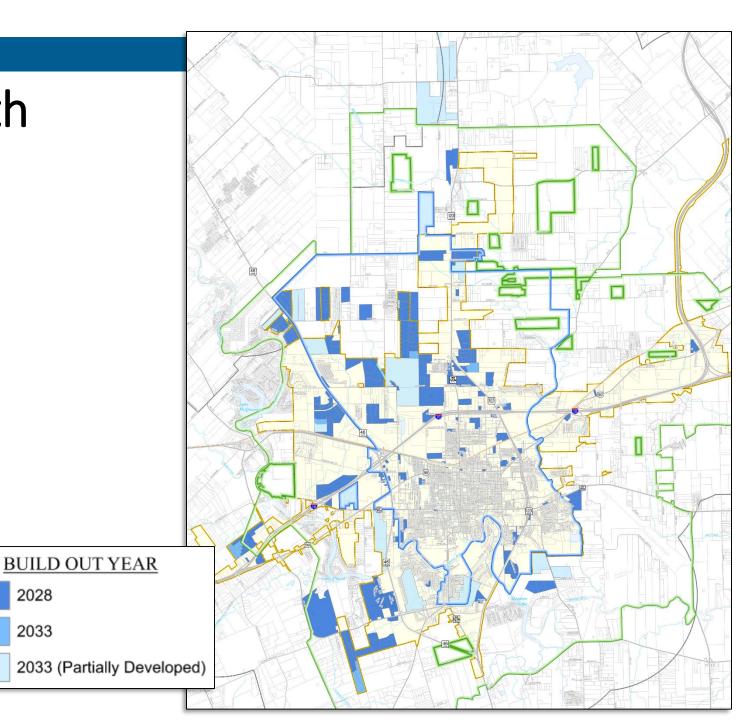
Future Land Use



Growth Areas

2028

2033



10-Year Growth Projections

	2023	2033	Growth
Service Area	Connections	Connections	Rate
Existing Water	8,272	11,012	2.90%
Transfer Area	1,305	7,370	18.90%
Water Total	9,577	18,382	6.74%
Wastewater Total	10,741	28,319	10.18%

Service Unit Equivalents

				1999 CO	
Meter Type	Meter Size	Safe Maximum Operating Capacity (gpm)	Recommended Service Unit Equivalent	Existing Ordinance Service Unit Equivalent	
Ultrasonic	5/8" x 3/4"	15	1.0	1.0	
Displacement	5/8" x 3/4"	15	1.0	1.0	
Displacement	1"	40	2.7	2.5	
Displacement	1 1/2"	50	3.3	5.0	
Ultrasonic	2"	100	6.7	8.0	0 0 0 0
Compound	2"	160	10.7	8.0	• • • • • • •
Turbine	2"	160	10.7	10.0	
Compound	3"	320	21.3	16.0	8 8
Turbine	3"	350	23.3	24.0	
Compound	4"	500	33.3	25.0	
Turbine	4"	630	42.0	42.0	
Compound	6"	1,000	66.7	50.0	
Turbine	6"	1,400	93.3	92.0	
Compound	8"	1,600	106.7	80.0	i de la constantina della cons
Turbine	8"	2,400	160.0	160.0	Manual Radio
Compound	10"	2,300	153.3	115.0	
Turbine	10"	3,800	253.3	250.0	
Turbine	12"	5,000	333.3	330.0	The second secon

⁽¹⁾Safe maximum operating capacity is based on AWWA standards C700 and C710, C702, C703, and C715.

10-Year Growth Projections in SUEs Water

		2023		2033			Growth in
	Number of	Service Unit	Service	Number of	Service Unit	Service	Service
Meter Size ⁽¹⁾	Meters (2)	Equivalent (3)	Units	Meters (4)	Equivalent (3)	Units	Units
5/8" x 3/4"	8,967	1.0	8,967	17,254	1.0	17,254	8,287
Ultrasonic	-,		-,	, -		, -	-, -
1" Displacement	194	2.7	524	327	2.7	883	359
1 1/2"	136	3.3	449	261	3.3	861	413
Displacement	150	3.3	449	201	3.3	901	415
2" Ultrasonic	220	6.7	1,474	439	6.7	2,941	1,467
3" Compound	31	21.3	660	51	21.3	1,086	426
4" Compound	17	33.3	566	31	33.3	1,032	466
6" Compound	6	66.7	400	11	66.7	734	334
8" Compound	6	106.7	640	8	106.7	854	213
Total	9,577	-	13,680	18,382	-	25,645	11,965

- (1) Meter type assumed based on City Material Specifications.
- (2) Meter count provided by City and SHWSC.
- (3) Based on AWWA C700, C702, C703, and C715 Maximum Safe Operating Flow.
- (4) Based on 6.74% growth rate in the Water Service Area including the SHWSC Transfer Area.

10-Year Growth Projections in SUEs Wastewater

		2023		2033			Growth in
	Number of	Service Unit	Service	Number of	Service Unit	Service	Service
Meter Size ⁽¹⁾	Meters (2)	Equivalent (3)	Units	Meters (4)	Equivalent (3)	Units	Units
5/8" x 3/4"	10,102	1.0	10,102	27,130	1.0	27,130	17,028
Ultrasonic	10,102	1.0	10,102	27,130	1.0	27,130	17,028
1" Displacement	203	2.7	548	345	2.7	932	383
1 1/2"	138	2.2	455	271	2.2	894	420
Displacement	156	3.3	455	2/1	3.3	094	439
2" Ultrasonic	235	6.7	1,575	468	6.7	3,136	1,561
3" Compound	32	21.3	682	52	21.3	1,108	426
4" Compound	19	33.3	633	34	33.3	1,132	500
6" Compound	6	66.7	400	11	66.7	734	334
8" Combination	6	106.7	640	8	106.7	854	213
Total	10,741	-	15,035	28,319	-	35,919	20,884

- (1) Meter type assumed based on City Material Specifications.
- (2) Meter count provided by City and SHWSC.
- (3) Based on AWWA C700, C702, C703, and C715 Maximum Safe Operating Flow.
- (4) Based on 10.18% growth rate in the Wastewater Service Area.

Impact Fee CIP

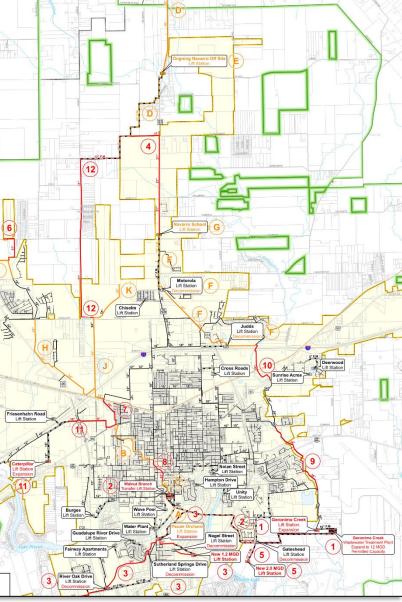
Water Impact Fee CIP

10004		SPERES.	
0	Project		
	Number	Project Name	Project Cost
1		Existing Eligible	
	Α	SH 123 EST	\$926,067
6	В	Vetter Booster Pump Station	\$2,317,000
	С	Impact Fee Update	\$43,295
8		Existing Eligible Sub-Total	\$3,286,362
		Proposed Eligible	
SH 46.15 MG EST Overflow Elev = 755.4 tl (17)	1	24-inch SH-123 Transmission Line	\$14,458,200
3	2	Ground Water to Surface Water Interconnect	\$12,754,400
20	3	12-inch FM 20 Water Line	\$1,858,700
The state of the s	4	Strempel Road Transmission Main Extension	\$3,258,900
Overded Strange Conflict Blow 179	5	Huber Road Transmission Main Extension	\$4,382,800
4	6	Huber Road Water Line Expansion	\$3,365,600
2	7	24-inch and 16-inch Cedar St Water Line	\$9,581,300
16 23 22	8	SH-46 Water Line Expansion	\$6,467,400
2	9	High Service Pump Station Expansion	\$1,255,800
10)	10	New West Booster Pump Station	\$16,390,000
(2)	11	Arvin Trails Extension and Huber Road Loop	\$6,575,100
10 3.5 MGD West Booster by The Station	12	Surface Water System Looping and Interconnect	\$4,706,200
Pump Station 5.5 MG GST interconnect Surface and County Water Systems Pump Station 12 Lucille 1.0 Lucille	13	New Up-flow Clarifier	\$5,637,000
21 1.7 MGD PS Expansion 0.5 MG GST Control of the C	14	Fords Landing Water Line	\$1,048,700
	15	12-inch Hannah Heights Water Line	\$1,893,200
ted	16	SH-46 UPP Transmission Line	\$22,315,700
19 18	17	SH-46 1.5 MG EST	\$9,811,000
	18	SH-46 LPP Transmission Line	\$27,754,600
	19	Exeter Service Extension	\$4,763,400
	20	Holtz Tract Water Line Extension	\$4,183,600
	21	West Booster Pump Station Expansion	\$1,546,300
Jan Land	22	16-inch Austin St Water Line	\$2,788,000
46 9 Starcke Walet Treatment Plant	23	16-inch Guadalupe St Water Line	\$3,798,800
		Proposed Eligible Sub-Total	\$170,594,700

Wastewater Impact Fee CIP

Project	Businet Name	Businet Cont
Number	Project Name	Project Cost
•	Existing Eligible	40 500 500
A	Pecan Orchard Lift Station and Force Main	\$2,530,592
В	Walnut Branch Interceptor Phase I	\$2,598,336
С	Walnut Branch Interceptor Phase II	\$3,258,706
D	Navarro Offsite Sewer and Force Main (3A and 3B-1)	\$1,806,349
E	Navarro Offsite Lift Station (3B-1)	\$1,351,259
F	Navarro Offsite Sewer and Force Main (3B-2)	\$2,192,742
G	Navarro School Lift Station (3B-2)	\$2,596,154
Н	Cavco SH 46 Expansion	\$1,879,665
l	Waters Edge SH 46 Extension	\$1,124,427
J	Huber Road Extension	\$1,236,708
K	Swenson Heights Extension	\$2,284,693
L	Impact Fee Update	\$43,295
	Existing Eligible Total	\$22,902,925
	Proposed Eligible	
1	Geronimo Creek WWTP Expansion	\$144,948,594
2	Walnut Branch Transfer Lift Station and Force Main	\$35,231,807
3	River Oak and Tor Drive Interceptors and Pecan Orchard Lift Station Expansion	\$43,951,200
4	21-inch SH-123 Gravity Main	\$13,990,500
5	McQueeney Point Lift Station	\$11,409,300
6	Maverick Meadows Offsite Wastewater Extension	\$3,795,700
7	Walnut Branch Interceptor Phase IV	\$6,810,700
8	Walnut Branch Interceptor Phase III	\$6,763,100
9	36-inch Geronimo Creek Interceptor	\$17,409,000
10	24-inch Geronimo Creek Interceptor	\$6,832,200
11	Caterpillar LS and Gravity Main	\$7,348,000
12	Neumann Force Main Reroute and Huber Gravity Main	\$18,174,600
	Proposed Eligible Total	
		A000 F0F 000

Wastewater Impact Fee CIP Total \$339,567,626



Maximum Allowable Impact Fees

Eligible Water System Costs

Project Number	Project Name	2023 Utilization ⁽¹⁾	2033 Utilization	2023-2033 Utilization	Capital Cost	Impact Fee Eligible Cost	
Number	Existing Eligible						
Α	SH 123 EST	61%	100%	39%	\$926,067	\$361,166	
В	Vetter Booster Pump Station	46%	100%	54%	\$2,317,000	\$1,251,180	
С	Impact Fee Update	0%	100%	100%	\$43,295	\$43,295	
C	, ,	posed Eligible	10070	10070	γ+3,233	ψ 1 3,233	
1	24-inch SH-123 Transmission Line	18%	65%	47%	\$14,458,200	\$6,795,354	
2	Ground Water to Surface Water Interconnect	26%	60%	34%	\$12,754,400	\$4,336,496	
3	12-inch FM 20 Water Line	0%	50%	50%	\$1,858,700	\$929,350	
4	Strempel Road Transmission Main Extension	60%	72%	12%	\$3,258,900	\$391,068	
5	Huber Road Transmission Main Extension	27%	80%	53%	\$4,382,800	\$2,322,884	
6	Huber Road Water Line Expansion	15%	57%	42%	\$3,365,600	\$1,413,552	
7	24-inch and 16-inch Cedar St Water Line	29%	95%	66%	\$9,581,300	\$6,323,658	
8	SH-46 Water Line Expansion	20%	86%	66%	\$6,467,400	\$4,268,484	
9	High Service Pump Station Expansion	0%	12%	12%	\$1,255,800	\$150,696	
10	New West Booster Pump Station	16%	100%	84%	\$16,390,000	\$13,767,600	
11	Arvin Trails Extension and Huber Road Loop	0%	50%	50%	\$6,575,100	\$3,287,550	
12	Surface Water System Looping and Interconnect	60%	97%	37%	\$4,706,200	\$1,741,294	
13	New Up-flow Clarifier	18%	45%	27%	\$5,637,000	\$1,521,990	
14	Fords Landing Water Line	43%	96%	53%	\$1,048,700	\$555,811	
15	12-inch Hannah Heights Water Line	0%	77%	77%	\$1,893,200	\$1,457,764	
16	SH-46 UPP Transmission Line	0%	75%	75%	\$22,315,700	\$16,736,775	
17	SH-46 1.5 MG EST	0%	86%	86%	\$9,811,000	\$8,437,460	
18	SH-46 LPP Transmission Line	0%	24%	24%	\$27,754,600	\$6,661,104	
19	Project 121 Water Line	0%	46%	46%	\$4,763,400	\$2,191,164	
20	Holtz Tract Water Line Extension	0%	40%	40%	\$4,183,600	\$1,673,440	
21	West Booster Pump Station Expansion	0%	38%	38%	\$1,546,300	\$587,594	
22	16-inch Austin St Water Line	6%	7%	1%	\$2,788,000	\$27,880	
23	16-inch Guadalupe St Water Line	13%	27%	14%	\$3,798,800	\$531,832	
				Total	\$173,881,062	\$87,766,441	

Utilization in 2023 on proposed projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.

Eligible Wastewater System Costs

Project		2023	2033	2023-2033		Impact Fee
Number	Project Name	Utilization ⁽¹⁾	Utilization	Utilization	Capital Cost	Eligible Cost
	Existing					
Α	Pecan Orchard Lift Station and Force Main	36%	100%	64%	\$2,530,592	\$1,619,578
В	Walnut Branch Interceptor Phase I	17%	98%	81%	\$2,598,336	\$2,104,652
С	Walnut Branch Interceptor Phase II	34%	86%	52%	\$3,258,706	\$1,694,527
D	Navarro Offsite Sewer and Force Main (3A and 3B-1)	0%	64%	64%	\$1,806,349	\$1,156,063
E	Navarro Offsite Lift Station (3B-1)	0%	67%	67%	\$1,351,259	\$905,343
F	Navarro Offsite Sewer and Force Main (3B-2)	11%	95%	84%	\$2,192,742	\$1,841,903
G	Navarro School Lift Station (3B-2)	13%	90%	77%	\$2,596,154	\$1,999,038
Н	Cavco SH 46 Expansion	22%	84%	62%	\$1,879,665	\$1,165,392
I	Waters Edge SH 46 Extension	5%	93%	88%	\$1,124,427	\$989,495
J	Huber Road Extension		34%	31%	\$1,236,708	\$383,379
К	Swenson Heights Extension	6%	47%	41%	\$2,284,693	\$936,724
L	L Impact Fee Update		100%	100%	\$43,295	\$43,295
	Proposed	Eligible				
1	Geronimo Creek WWTP Expansion	0%	58%	58%	\$144,948,594	\$84,070,184
2	Walnut Branch Transfer Lift Station and Force Main	26%	67%	41%	\$35,231,807	\$14,445,040
	River Oak and Tor Drive Interceptors and Pecan Orchard Lift					
3	Station Expansion	16%	80%	64%	\$43,951,200	\$28,128,768
4	21-inch SH-123 Gravity Main	2%	96%	94%	\$13,990,500	\$13,151,070
5	McQueeney Point Lift Station	24%	58%	34%	\$11,409,300	\$3,879,162
6	Maverick Meadows Offsite Wastewater Extension	0%	25%	25%	\$3,795,700	\$948,925
7	Walnut Branch Interceptor Phase III	37%	90%	53%	\$6,810,700	\$3,609,671
8	Walnut Branch Interceptor Phase IV	15%	85%	70%	\$6,763,100	\$4,734,170
9	36-inch Geronimo Creek Interceptor	16%	69%	53%	\$17,409,000	\$9,226,770
10	24-inch Geronimo Creek Interceptor	15%	80%	65%	\$6,832,200	\$4,440,930
11	Caterpillar LS and Gravity Main	18%	100%	82%	\$7,348,000	\$6,025,360
12	Neumann Force Main Reroute and Huber Gravity Main	0%	40%	40%	\$18,174,600	\$7,269,840
				Total	\$339,567,626	\$194,769,279

Utilization in 2023 on proposed projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.

Maximum Allowable Impact Fees

C D E=C+D A =E/A

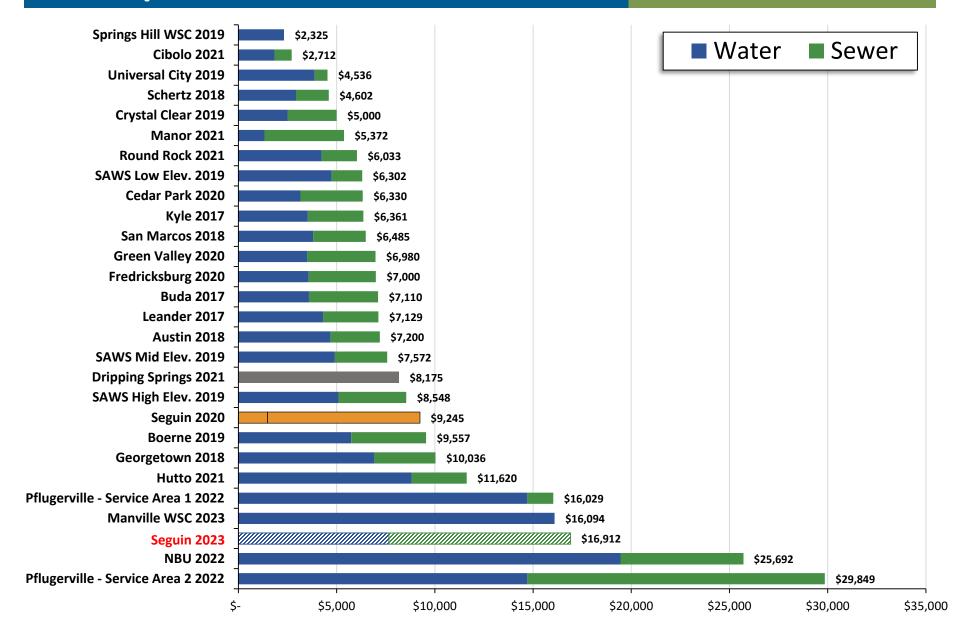
Water Impact Fee					
Total Eligible Capital Improvement Costs	\$173,881,062				
Recoverable Costs for Impact Fee Planning Period	\$87,766,441				
Credit for Utility Revenue	(\$317,704)				
Total Eligible Impact Fee Costs	\$87,448,737				
Growth in Service Units	11,965				
Maximum Impact Fee per Service Unit	\$7,308				
SSLGC Water Supply Impact Fee	\$354				
Total Maximum Impact Fee	\$7,662				

	C
	D
E=C+	D
	A
=F/	Δ

R

Wastewater Impact Fee				
Total Eligible Capital Improvement Costs	\$339,567,626			
Recoverable Costs for Impact Fee Planning Period	\$194,769,279			
Credit for Utility Revenue	(\$1,593,272)			
Total Eligible Impact Fee Costs	\$193,176,007			
Growth in Service Units	20,884			
Maximum Impact Fee per Service Unit	\$9,250			

Comparison Cities



Maximum Allowable Impact Fees by Meter Size

		Recommended Service Unit	Maximum Allowable Water	Maximum Allowable Wastewater Impact	Maximum Allowable Total
Meter Type	Meter Size	Equivalent	Impact Fee	Fee	Impact Fee
Ultrasonic	5/8" x 3/4"	1.0	\$7,308	\$9,250	\$16,912
Displacement	5/8" x 3/4"	1.0	\$7,308	\$9,250	\$16,912
Displacement	1"	2.7	\$19,732	\$24,975	\$45,662
Displacement	1 1/2"	3.3	\$24,116	\$30,525	\$55,810
Ultrasonic	2"	6.7	\$48,720	\$61,667	\$112,747
Compound	2"	10.7	\$78,196	\$98,975	\$180,958
Turbine	2"	10.7	\$78,196	\$98,975	\$180,958
Compound	3"	21.3	\$155,660	\$197,025	\$360,226
Turbine	3"	23.3	\$170,276	\$215,525	\$394,050
Compound	4"	33.3	\$243,356	\$308,025	\$563,170
Turbine	4"	42.0	\$306,936	\$388,500	\$710,304
Compound	6"	66.7	\$487,444	\$616,975	\$1,128,030
Turbine	6"	93.3	\$681,836	\$863,025	\$1,577,890
Compound	8"	106.7	\$779,764	\$986,975	\$1,804,510
Turbine	8"	160.0	\$1,169,280	\$1,480,000	\$2,705,920
Compound	10"	153.3	\$1,120,316	\$1,418,025	\$2,592,610
Turbine	10"	253.3	\$1,851,116	\$2,343,025	\$4,283,810
Turbine	12"	333.3	\$2,435,756	\$3,083,025	\$5,636,770

Schedule

•	3/14/2023	Utility Impact Fee Advisory Committee (UIFAC) Meeting #1: Impact Fee 101, Land Use, and CIP
•	5/16/2023	Utility Committee Presentation
•	6/15/2023	City Staff Meeting
•	6/16/2023	Final Report to City (and made available to the public)
•	7/18/2023	Resolution by City Council establishing Public Hearing date to consider possible adoption of impact fee program
•	8/8/2023	CIAC Meeting #2: Maximum Allowable Impact Fees
•	8/8/2023	CIAC written recommendation to City Council/Secretary (at least 5 business days prior to PH)
•	9/5/2023	Public Hearing on Impact Fee; Resolution/Ordinance
•	9/19/2023	Resolution/Ordinance: Second Reading

Questions & Discussion