

Innovative approaches
Practical results
Outstanding service







# WATER AND WASTEWATER IMPACT FEE STUDY

October 2016

Prepared for:

### **City of College Station**



FNI Project Number: CCL16175

Prepared by:

FREESE AND NICHOLS, INC. 4055 International Plaza, Suite 200 Fort Worth, Texas 76109 817-735-7300



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City of College Station





#### 1.0 BACKGROUND

Chapter 395 of the Texas Local Government Code requires an impact fee analysis before impact fees can be created and assessed. Chapter 395 defines an impact fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development." In September 2001, Chapter 395 was amended creating the current procedure for implementing impact fees. Chapter 395 identifies the following items as impact fee eligible costs:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Fees paid to the consultant preparing or updating the capital improvements plan (CIP)
- Projected interest charges and other finance costs for projects identified in the CIP
- Chapter 395 also identifies items that impact fees cannot be used to pay for, such as:
- Construction, acquisition, or expansion of public facilities or assets other than those identified on the capital improvements plan
- Repair, operation, or maintenance of existing or new capital improvements
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards
- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development
- Administrative and operating costs of the political subdivision
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above

As a funding mechanism for capital improvements, impact fees allow cities to recover the costs associated with new or facility expansion in order to serve future development. Statutory requirements mandate that impact fees be based on a specific list of improvements identified in a capital improvements program and only the cost attributed (and necessitated) by new growth over a ten-year period may be considered. As projects in the program are completed, planned costs are updated with actual costs to more accurately reflect the capital expenditure of the program. Additionally, new capital improvement projects may be added to the system.





In February 2016, the City of College Station, Texas (City) authorized Freese and Nichols, Inc. (FNI) to perform an impact fee analysis for the City's water and wastewater systems. The purpose of this report is to document the land use assumptions and capital improvements plan which will be used in the development and calculation of water and wastewater impact fees for the City of College Station. The methodology used herein satisfies the requirements of the Texas Local Government Code Section 395 for the establishment of impact fees, as seen in **Appendix A**.

As part of the impact fee process, FNI will conduct workshops with the city's appointed Impact Fee Advisory Committee (IFAC) and City Council. The IFAC's role includes recommending a growth rate for impact fee calculations, reviewing and recommending land use assumptions and Impact Fee CIP, and recommending an impact fee rate to the City Council. **Table 1-1** provides a glossary for all abbreviations within the report.

Table 1-1: Abbreviations

Abbreviation	Full Nomenclature				
CIP	Impact Fee Capital Improvements Plan				
FNI Freese and Nichols, Inc.					
IFAC	Impact Fee Advisory Committee				
LUEs	Living Unit Equivalents				
MGD Million Gallons per Day					
SH	State Highway				



#### 2.0 LAND USE ASSUMPTIONS

Population and land use are important elements in the analysis of water and wastewater systems. To assist the City of College Station in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required. Growth and development projections were formulated based on assumptions pertaining to the type, location, quantity, and timing of various future land uses within the community. These land use assumptions, which include population projections, will become the basis for the preparation of impact fee capital improvement plans for water and wastewater facilities.

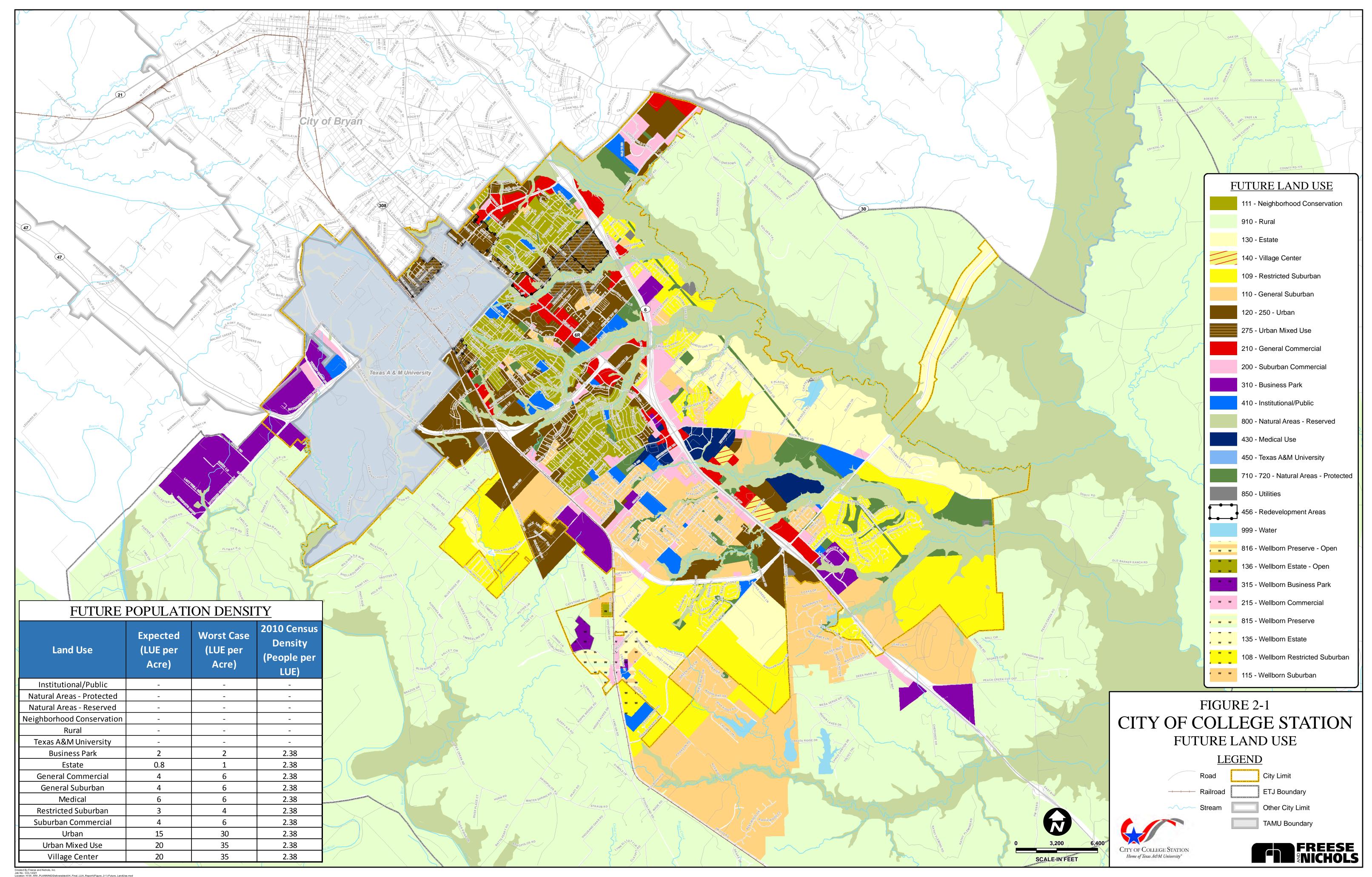
Population growth projections were established based on information being prepared by FNI for the City's Water Master Plan Update and Wastewater Master Plan Update, as well as information on upcoming developments. Existing and future water and wastewater service area populations and living unit equivalents (LUEs) were developed by parcel based on City's projected land use, shown on **Figure 2-1**. LUEs account for both residential and non-residential growth and are based on land use densities provided by the City's Planning and Development Services department. Since the impact fee service areas are smaller than the service areas considered in the Master Plans, projected populations were decreased to reflect the impact fee service areas.

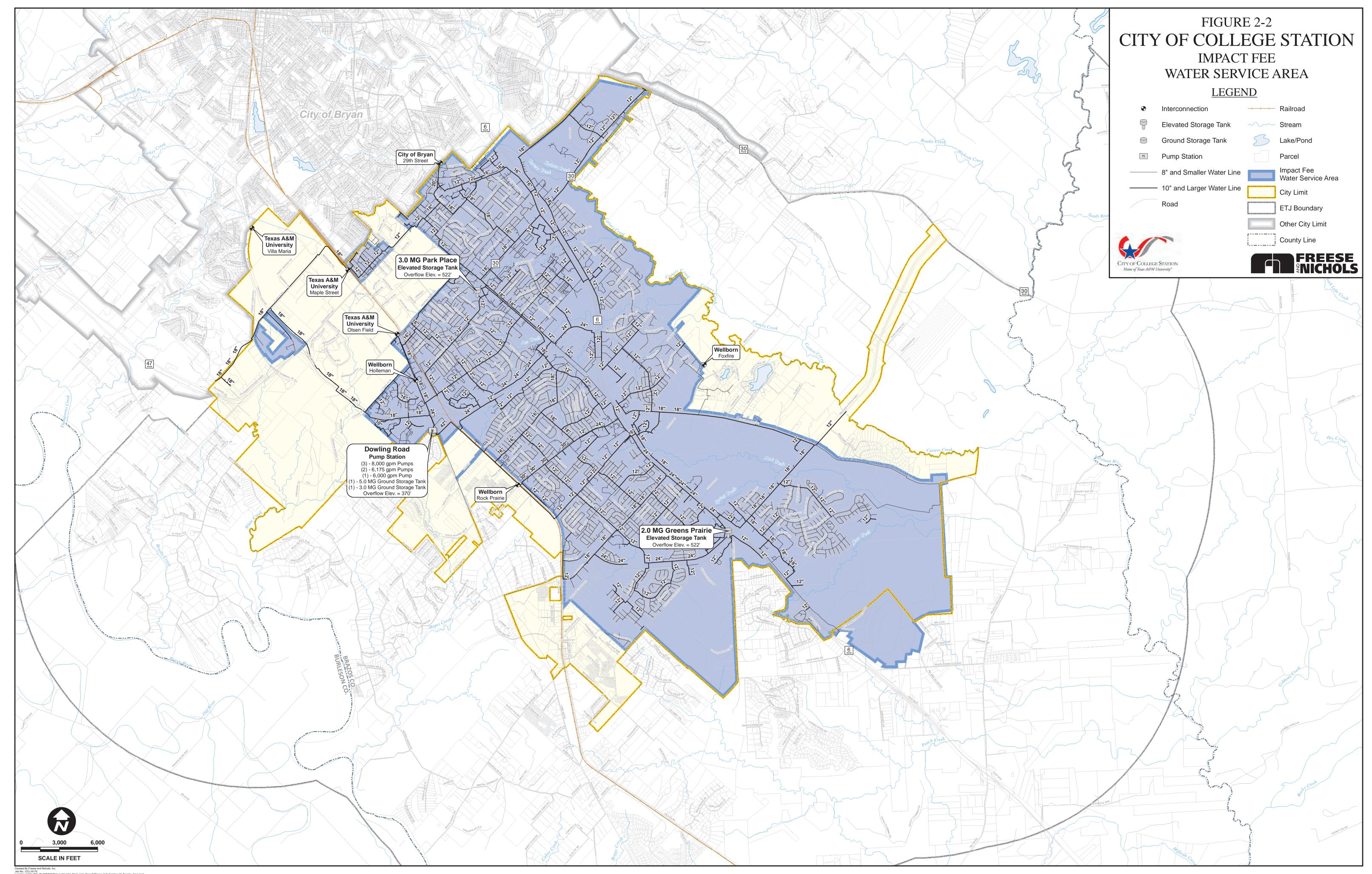
#### 2.1 WATER IMPACT FEE SERVICE AREA

The water impact fee service area is largely defined by the City Limits with the addition of the area south of Pebble Creek and east of State Highway (SH) 6, shown on **Figure 2-2**. **Table 2-1** shows the projected population, non-residential acreage and LUEs for the water impact fee service area.

Table 2-1: Water Impact Fee Service Area Population and LUEs

Year	Population	Non-Residential Acreage	LUEs
2016	90,617	1,900	51,934
2021	102,345	1,999	57,482
2026	114,993	2,123	62,552
Buildout	150,236	3,244	81,890







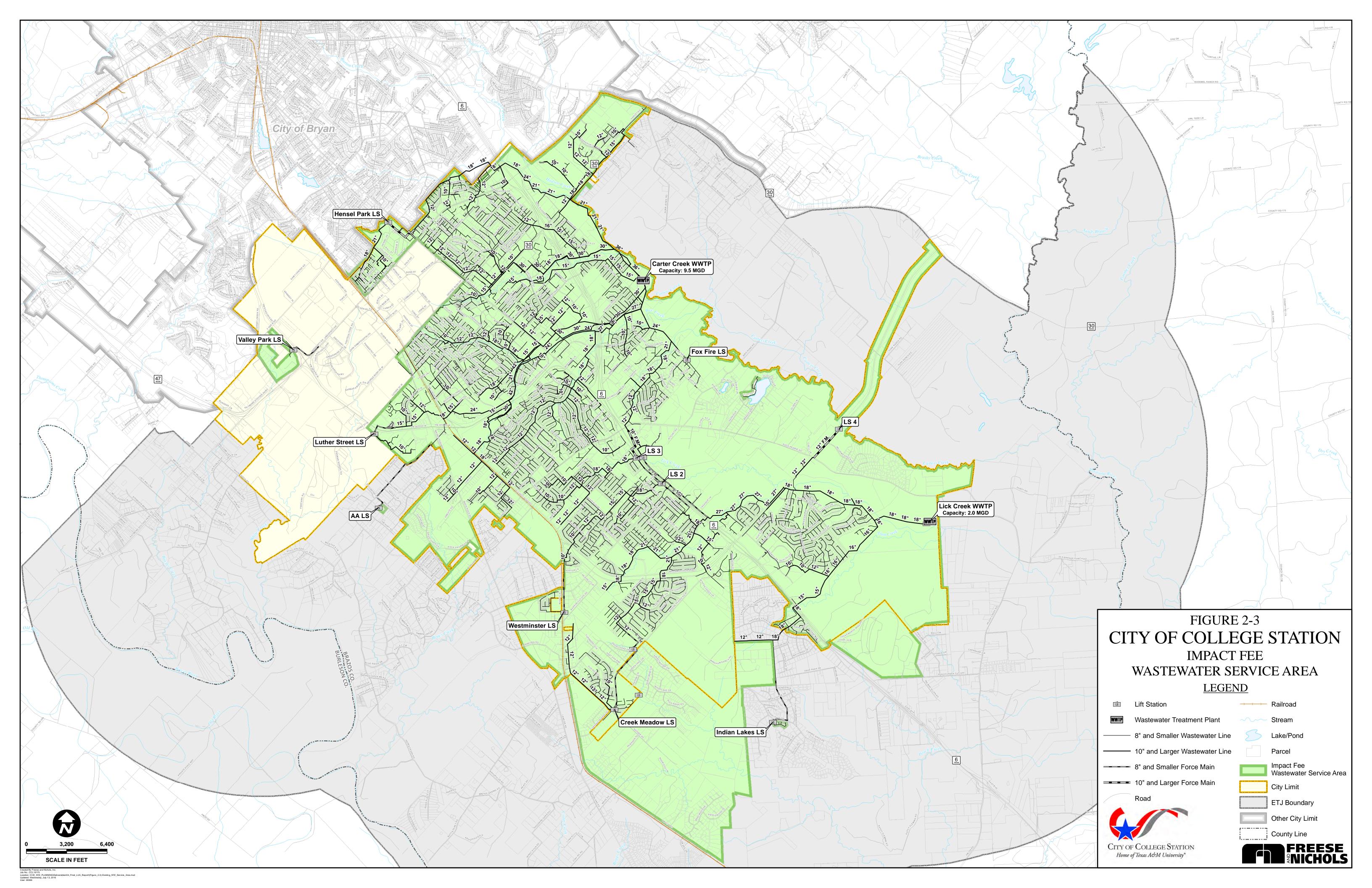


#### 2.2 WASTEWATER IMPACT FEE SERVICE AREA

The wastewater impact fee service area is also defined by the City Limits with the addition of areas west of Wellborn Road and south of Greens Prairie Trail, shown on **Figure 2-3**. **Table 2-2** shows the projected population, non-residential acreage and LUEs for the wastewater impact fee service area.

Table 2-2: Wastewater Impact Fee Service Area Population and LUEs

Year	Population	Non-Residential Acreage	LUEs
2016	96,449	2,090	51,370
2021	109,586	2,199	57,615
2026	124,800	2,334	63,428
Buildout	191,484	3,562	96,995







#### 3.0 CAPITAL IMPROVEMENTS PLAN

Water and wastewater CIPs were developed for the City of College Station as part of the City's Water Master Plan Update and Wastewater Master Plan Update. The recommended improvements will provide the required capacity and reliability to meet projected water demands and wastewater flows through buildout. The water and wastewater projects required to meet growth in the 10-year period were used in the impact fee analysis.

#### 3.1 WATER AND WASTEWATER LOAD PROJECTIONS

The population and land use data were used to develop future water demands and wastewater flows based on a projected average day per capita use and peaking factors. The design criteria used to project water demands and wastewater flows were developed as part of the 2016 Water and Wastewater Master Plan Updates. **Table 3-1** presents the projected water demands and **Table 3-2** presents the projected wastewater flows for the City of College Station in million gallons per day (MGD).

Table 3-1: Projected Water Demands

Year	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hourly Demand (MGD)
2016	12.82	26.24	47.23
2021	13.74	27.36	49.24
2026	14.95	29.75	53.55
Buildout	20.10	40.12	72.22

Table 3-2: Projected Wastewater Flows

Basin	Year	Total Average Daily Flow (MGD)	Wastewater Service Area LUEs
Contour	2016	6.94	39,475
Carters Creek	2021	7.44	41,726
WWTP	2026	7.67	41,727
VVVVIF	Buildout	10.49	56,306
	2016	1.67	12,118
Lick Creek	2021	2.30	16,114
WWTP	2026	3.18	21,933
	Buildout	6.27	41,418





#### 3.2 WATER AND WASTEWATER SYSTEM IMPROVEMENTS

Proposed water and wastewater system projects were developed as part of the CIPs presented in the 2016 Water and Wastewater Master Plan Updates. A summary of the costs for each of the projects required for the 10-year growth period used in the impact fee analysis for both the water and wastewater systems are shown in **Table 3-3** and **Table 3-4**, respectively. Detailed project costs for the water and wastewater system are included in **Appendix B** and **C**, respectively. Costs listed for the existing projects are based on actual design and construction costs provided by the City. The proposed 10-year water system projects are shown on **Figure 3-1**. The proposed 10-year wastewater system projects are shown on **Figure 3-2**.

**Table 3-3:** Proposed Water System Impact Fee Eligible Capital Projects

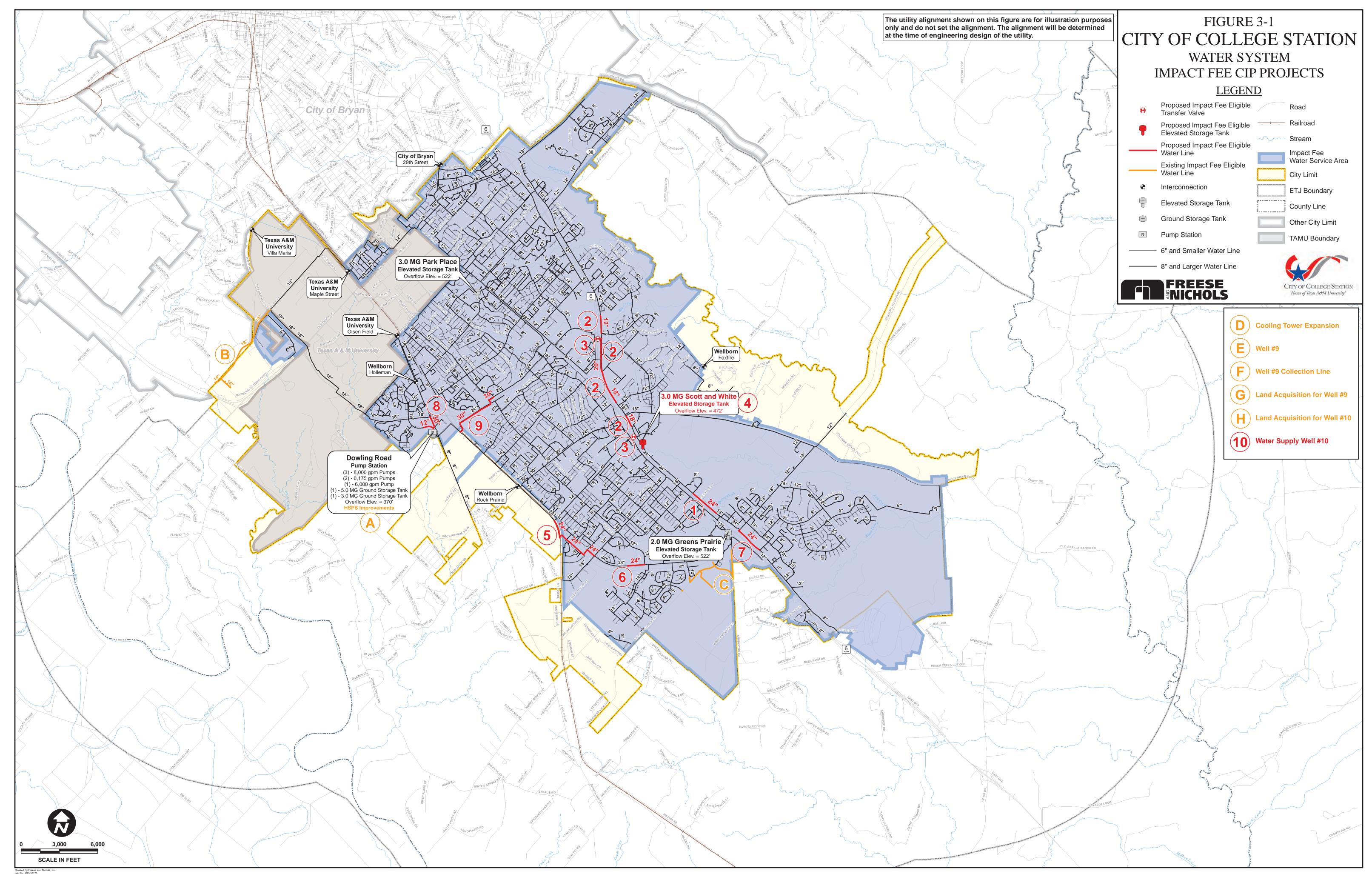
No.	Capital Cost				
	No. Description of Project Capital Cost  EXISTING				
Α	High Service Pumping Improvements	\$3,647,228			
В	Bio-Corridor Waterline	\$998,884			
С	Area 2 Waterline Extension	\$1,224,780			
D	Cooling Tower Expansion	\$3,840,099			
Ε	Well #9	\$5,228,000			
F	Well #9 Collection Line - budget	\$3,337,000			
G	Land- Rowe & Allen	\$1,082,378			
Н	Land- Hanson South	\$1,048,633			
ı	2016 Impact Fee Study	\$50,000			
	Existing Project Sub-total	\$20,457,002			
	PROPOSED				
1	SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane	\$960,300			
2	SH 6 Water Line Connection Phase 2	\$2,326,700			
3	18-inch and 16-inch PRVs for Lower Pressure Plane	\$546,000			
4	New 3 MG Elevated Storage Tank	\$7,761,000			
5	SH 40 Water Line Extension - Graham Road to Barron Road	\$2,732,600			
6	SH 40 Water Line Extension - Sonoma Subdivision to Victoria Avenue	\$599,100			
7	SH 6 Water Line Connection Phase 3 - 24" SE of Greens Prairie Road	\$823,700			
8	Dowling Road Pump Station North Water Line Replacement	\$1,151,300			
9	Harvey Mitchell Parkway Water Line Replacement	\$3,580,200			
10	Water Supply Well 10	\$8,018,400			
	Proposed Project Sub-total	\$28,499,300			
	Total Capital Improvements Cost	\$48,956,302			

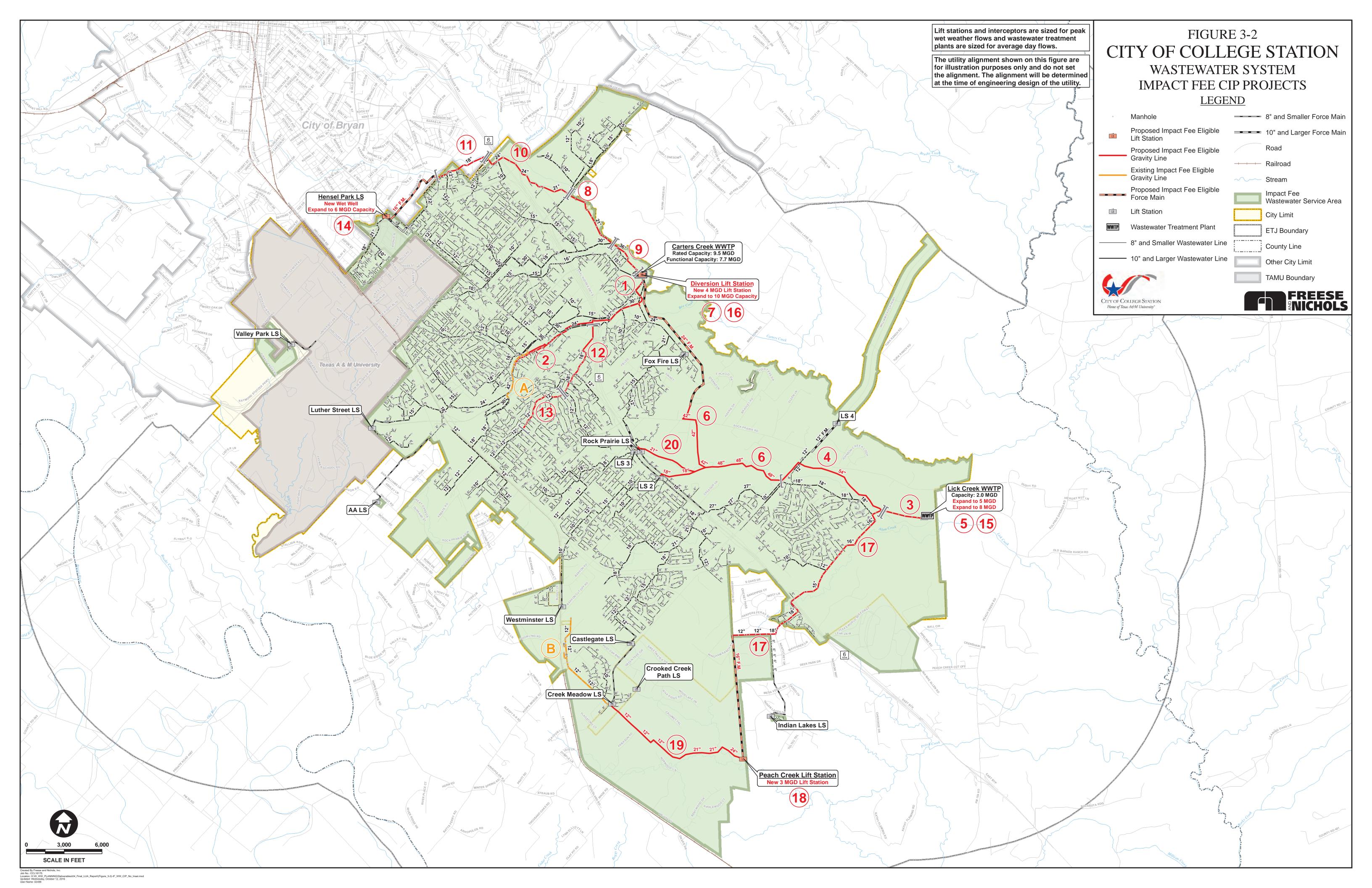




**Table 3-4: Proposed Wastewater System Impact Fee Eligible Capital Projects** 

No.	Description of Project	Capital Cost			
	EXISTING				
Α	Bee Creek Interceptor Phase 1	\$3,600,939			
В	Royder/Live Oak Sewer Service	\$1,691,256			
С	2016 Impact Fee Study	\$50,000			
	Existing Project Sub-total	\$5,342,195			
	PROPOSED				
1	54/60-inch Bee Creek Interceptor Phase 2	\$7,060,400			
2	42/48-inch Bee Creek Interceptor Phase 3	\$5,511,400			
3	54-inch Lick Creek Interceptor Phase 1	\$2,756,600			
4	54-inch Lick Creek Interceptor Phase 2	\$8,739,500			
5	Expand Lick Creek WWTP Capacity to 5 MGD	\$29,949,000			
6	42/48-inch Medical District Interceptor Phase 1	\$9,319,500			
7	4 MGD Diversion Lift Station and 24-inch Force Main	\$12,024,500			
8	42-inch Northeast Interceptor Phase 1	\$3,501,600			
9	48-inch Northeast Interceptor Phase 2	\$2,577,900			
10	36-inch Northeast Interceptor Phase 3	\$5,587,400			
11	24/30-inch Northeast Interceptor Phase 4	\$3,427,700			
12	30/36-inch Southwood Valley Interceptor Phase 1	\$3,286,400			
13	15/18/24-inch Southwood Valley Interceptor Phase 2	\$1,961,400			
14	Hensel Park Lift Station Expansion to 6 MGD	\$4,682,500			
15	Expand Lick Creek WWTP Capacity to 8 MGD	\$24,717,000			
16	Diversion Lift Station Expansion to 10 MGD	\$2,496,000			
17	24/27-inch Alum Creek Interceptor	\$9,018,800			
18	3 MGD Peach Creek Lift Station and 16-inch Force Main	\$4,165,200			
19	12/21/24-inch Royder Road Interceptor	\$4,086,500			
20	18/21/24-inch Medical District Interceptor Phase 2	\$3,456,900			
	Proposed Project Sub-total \$148,326,200				
	Total Capital Improvements Cost	\$153,668,395			





City of College Station





#### 4.0 WATER AND WASTEWATER IMPACT FEE ANALYSIS

The water and wastewater impact fee analysis involves determining the utilization of existing and proposed projects required as defined by the capital improvement plan to serve new development over the next 10-year time period. For existing or proposed projects, the impact fee is calculated as a percentage of the project cost, based upon the percentage of the project's capacity required to serve development projected to occur between 2016 and 2026. Capacity serving existing development and development projected to occur beyond the 10-year period is not impact fee eligible.

#### 4.1 SERVICE UNITS

According to Chapter 395 of the Texas Local Government Code, the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the impact fee eligibility period (2016 - 2026). Water and wastewater service units are defined as LUEs, representing a typical connection for one single-family residence.

The service associated with public, commercial, and industrial connections is converted into service units based upon the capacity of the meter used to provide service. The number of service units required to represent each meter size is based on the safe maximum operating capacity of the appropriate meter type. The City of College Station provided water meter specifications that provide the safe maximum operating capacity for the specific water meters used by the City. The service unit equivalent is the ratio of the safe maximum operating capacity of the meter in question to the safe maximum operating capacity of a 5/8" meter. The service unit equivalent for each meter size used by the City is listed in **Table 4-1**. Projected service units (LUEs) in the City's water and wastewater services areas are shown in **Table 2-1** and **Table 2-2**.





Table 4-1: Service Unit Equivalencies

Meter Size	Meter Type	Safe Maximum Operating Capacity <sup>(1)</sup> (gpm)	Service Unit Equivalent
5/8"	Displacement	15	1.0
1"	Displacement	25	1.7
1-1/2"	Compound	160	10.7
2"	Compound	160	10.7
3"	Compound	400	26.7
4"	Compound	800	53.3
6"	Compound	1,600	106.7
8"	Compound	2,700	180.0
10"	Compound	4,000	266.7

<sup>(1)</sup> Safe maximum operating capacity is based on Badger Recordall Disc Meter specifications for 5/8" and 1" meters and Sensus Omni C<sup>2</sup> specifications for meters larger than 1".

#### 4.2 WATER AND WASTEWATER CAPACITY ANALYSIS

Existing and proposed water and wastewater projects were evaluated to determine the proportion of the project that will be utilized within the next 10 years. The 10-year utilization will define the percentage of the project cost that is impact fee eligible. A summary of the project costs required for the 10-year growth period used in the impact fee analysis for both the water and wastewater systems are shown in **Table 4-2** and **Table 4-3**, respectively. The 2016 percent utilization is the portion of a project's capacity required to serve existing development and is therefore not included in the impact fee eligible cost. The 2026 percent utilization is the portion of the project's capacity that will be utilized by 2026. The 2016 - 2026 percent utilization is the portion of the project's capacity required to serve growth from 2016 to 2026. The portion of a project's total cost that is used to serve growth projected to occur from 2016 through 2026 is calculated as the total project cost multiplied by the 2016 - 2026 percent utilization. Only this portion of the cost is used in the impact fee analysis.





Table 4-2: Cost Allocation for Water Impact Fee Calculation

No		Description of Duniost		Percent Utilization			Costs Based on 2016 Dollars	
No	).	Description of Project		2026	2016-2026	Capital Cost	10-Year (2016-2026)	
	Α	High Service Pumping Improvements	10%	40%	30%	\$3,647,228	\$1,094,168	
gu	В	Bio-Corridor Waterline	20%	100%	80%	\$998,884	\$799,107	
esign	С	Area 2 Waterline Extension	5%	30%	25%	\$1,224,780	\$306,195	
ľδ	D	Cooling Tower Expansion	0%	100%	100%	\$3,840,099	\$3,840,099	
de	Е	Well #9	0%	100%	100%	\$5,228,000	\$5,228,000	
Existing/Under D	F	Well #9 Collection Line - budget	0%	100%	100%	\$3,337,000	\$3,337,000	
ng/	G	Land- Rowe & Allen	0%	100%	100%	\$1,082,378	\$1,082,378	
isti	Н	Land- Hanson South	0%	10%	10%	\$1,048,633	\$104,863	
EX	ı	2016 Impact Fee Study	0%	100%	100%	\$50,000	\$50,000	
				<b>Existing Proje</b>	ect Sub-total	\$20,457,002	\$15,841,811	
	1	SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane	0%	60%	60%	\$960,300	\$576,180	
	2	SH 6 Water Line Connection Phase 2	0%	60%	60%	\$2,326,700	\$1,396,020	
	3	18-inch and 16-inch PRVs for Lower Pressure Plane	0%	60%	60%	\$546,000	\$327,600	
_	4	New 3 MG Elevated Storage Tank	0%	60%	60%	\$7,761,000	\$4,656,600	
Sec	5	SH 40 Water Line Extension - Graham Road to Barron Road	0%	100%	100%	\$2,732,600	\$2,732,600	
Proposed	6	SH 40 Water Line Extension - Sonoma Subdivision to Victoria Avenue	0%	100%	100%	\$599,100	\$599,100	
Pro	7	SH 6 Water Line Connection Phase 3 - 24" SE of Greens Prairie Road	0%	65%	65%	\$823,700	\$535,405	
_	8	Dowling Road Pump Station North Water Line Replacement	60%	90%	30%	\$1,151,300	\$345,390	
	9	Harvey Mitchell Parkway Water Line Replacement	50%	90%	40%	\$3,580,200	\$1,432,080	
	10	Water Supply Well 10	0%	10%	10%	\$8,018,400	\$801,840	
	Proposed Project Sub-tota				ect Sub-total	\$28,499,300	\$13,402,815	
			Total C	apital Improv	ements Cost	\$48,956,302	\$29,244,626	

<sup>(1)</sup> Utilization in 2016 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.





Table 4-3: Cost Allocation for Wastewater Impact Fee Calculation

No.		Description of Project	Percent Utilization			Costs Based on 2016 Dollars	
			2016 <sup>(1)</sup>	2026	2016-2026	<b>Capital Cost</b>	10-Year (2016-2026)
Existing/Under Design	Α	Bee Creek Interceptor Phase 1		90%	30%	\$3,600,939	\$1,080,282
	В	Royder/Live Oak Sewer Service	10%	20%	10%	\$1,691,256	\$169,126
	С	2016 Impact Fee Study	0%	100%	100%	\$50,000	\$50,000
Exi		Existing/Under Design Project Sub-total			ject Sub-total	\$5,342,195	\$1,299,407
	1	54/60-inch Bee Creek Interceptor Phase 2	60%	90%	30%	\$7,060,400	\$2,118,120
	2	42/48-inch Bee Creek Interceptor Phase 3	60%	90%	30%	\$5,511,400	\$1,653,420
	3	54-inch Lick Creek Interceptor Phase 1	20%	50%	30%	\$2,756,600	\$826,980
-	4	54-inch Lick Creek Interceptor Phase 2	20%	50%	30%	\$8,739,500	\$2,621,850
	5	Expand Lick Creek WWTP Capacity to 5 MGD	0%	100%	100%	\$29,949,000	\$29,949,000
-	6	42/48-inch Medical District Interceptor Phase 1	20%	60%	40%	\$9,319,500	\$3,727,800
	7	4 MGD Diversion Lift Station and 24-inch Force Main	20%	100%	80%	\$12,024,500	\$9,619,600
-	8	42-inch Northeast Interceptor Phase 1	70%	90%	20%	\$3,501,600	\$700,320
[	9	48-inch Northeast Interceptor Phase 2	70%	90%	20%	\$2,577,900	\$515,580
Proposed	10	36-inch Northeast Interceptor Phase 3	70%	90%	20%	\$5,587,400	\$1,117,480
bod	11	24/30-inch Northeast Interceptor Phase 4	70%	90%	20%	\$3,427,700	\$685,540
ا ا	12	30/36-inch Southwood Valley Interceptor Phase 1	90%	100%	10%	\$3,286,400	\$328,640
	13	15/18/24-inch Southwood Valley Interceptor Phase 2	90%	100%	10%	\$1,961,400	\$196,140
	14	Hensel Park Lift Station Expansion to 6 MGD	40%	80%	40%	\$4,682,500	\$1,873,000
-	15	Expand Lick Creek WWTP Capacity to 8 MGD	0%	5%	5%	\$24,717,000	\$1,235,850
-	16	Diversion Lift Station Expansion to 10 MGD	0%	5%	5%	\$2,496,000	\$124,800
	17	24/27-inch Alum Creek Interceptor	15%	25%	10%	\$9,018,800	\$901,880
	18	3 MGD Peach Creek Lift Station and 16-inch Force Main	20%	30%	10%	\$4,165,200	\$416,520
	19	12/21/24-inch Royder Road Interceptor	20%	30%	10%	\$4,086,500	\$408,650
	20	18/21/24-inch Medical District Interceptor Phase 2	80%	90%	10%	\$3,456,900	\$345,690
İ			ject Sub-total	\$148,326,200	\$59,366,860		
			Total Ca	pital Impro	vements Cost	\$153,668,395	\$60,666,267

<sup>(1)</sup> Utilization in 2016 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.

City of College Station





#### 4.3 MAXIMUM IMPACT FEE CALCULATION

Chapter 395 of the Texas Local Government Code states that the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units (LUEs) attributed to new development during the impact fee eligibility period.

Chapter 395 also requires that the City either discount 50% from the computed maximum fee or establish a reimbursement method for ad valorem tax and utility service revenues generated and take a credit for any debt payment included in the CIP. The City of College station elected to establish a reimbursement method and performed a service revenue rate credit analysis, described in **Section 4.3.1**. The maximum allowable water and wastewater impact fees are calculated in **Sections 4.3.2** and **Section 4.3.3**.

#### **4.3.1** Rate Credit Analysis

Only the portions of the projects that are impact fee eligible are included in the impact fee credit calculation. Eligible debt on existing projects was calculated based on: total existing debt provided by the city, financing method of impact fee eligible projects already constructed (or partially constructed) provided by the city, and the percent eligible of each project as calculated in the impact fee analysis. There are no projects funded through ad valorem taxes.

Based on input from the City's Finance Department, it was assumed that future water projects would be funded in four bond issues and future wastewater projects would be funded in five bond issues, all at an interest rate of 4.5% over 20 years. The total impact fee eligible capital costs for each bond issue was determined and the resulting debt schedule provides an estimate of the total amount of future debt service associated with the impact fee eligible projects that may be included in customer rates. To assess the amount of debt service included in customer rates, the total annual amount of debt service attributed to impact fee eligible projects was then divided by the total number of living unit equivalents (LUEs). It was assumed that the number of LUEs increased as shown in **Table 2-1** and **Table 2-2**. The sum of the annual amount attributed to impact fee eligible projects from revenues over the ten-year period is the total rate credit per LUE. The calculation of the service revenue credit for the water distribution system is shown on **Table D-1**, **D-2** and **D-3** in **Appendix D**. The rate credit per LUE for water is \$298. The calculations of rate credit for wastewater are presented in **Table D-4**, **D-5** and **D-6** in **Appendix D**. The rate credit per LUE for wastewater is \$476.



#### **4.3.2** Maximum Allowable Water Impact Fee

The total projected costs include the projected capital improvement costs to serve 10-year development, the projected finance cost for the capital improvements, and the consultant cost for preparing and updating the Capital Improvements Plan. **Table 4-4** summarizes the total maximum allowable water impact fee calculation.

Table 4-4: Water Impact Fee Calculation

Water Impact Fee					
Total Eligible Capital Improvement Costs	\$29,244,626				
Total Eligible Financing Costs	\$4,896,224				
Total Eligible Impact Fee Costs	\$34,140,850				
Growth in Service Units (LUEs)	10,618				
Maximum Water Impact Fee per Service Unit <sup>(1)</sup>	\$3,215				
Impact Fee Rate Credit per Service Unit	-\$298				
Maximum Allowable Water Impact Fee <sup>(2)</sup>	\$2,917				

<sup>(1)</sup> Total Eligible Costs divided by the Growth in Service Units (LUEs).

#### **4.3.3** Maximum Allowable Wastewater Impact Fee

The total projected costs include the projected capital improvement costs to serve 10-year development, the projected finance cost for the capital improvements, and the consultant cost for preparing and updating the Capital Improvements Plan. **Table 4-5** summarizes the total maximum allowable wastewater impact fee calculation.

Table 4-5: Wastewater Impact Fee Calculation

Wastewater Impact Fee						
Total Eligible Capital Improvement Costs	\$60,666,267					
Total Eligible Financing Costs	\$11,619,219					
Total Eligible Impact Fee Costs	\$72,285,486					
Growth in Service Units (LUEs)	12,058					
Maximum Wastewater Impact Fee per Service Unit <sup>(1)</sup>	\$5,995					
Impact Fee Rate Credit per Service Unit	-\$476					
Maximum Allowable Wastewater Impact Fee <sup>(2)</sup>	\$5,519					

<sup>(1)</sup> Total Eligible Costs divided by the Growth in Service Units (LUEs).

<sup>(2)</sup> Maximum Allowable Water Impact Fee is Maximum Water Impact Fee minus the Impact Fee Credit per Service Unit.

<sup>(2)</sup> Maximum Allowable Wastewater Impact Fee is Maximum Wastewater Impact Fee minus the Impact Fee Credit per Service Unit.



#### 4.4 RECOMMENDATION OF WATER AND WASTEWATER IMPACT FEE

A comparison graph showing adopted water and wastewater impact fees in benchmark cities is presented on **Figure 4-1**. The graph also shows where the College Station compares using its adopted water and wastewater impact fees effective 12/1/2016 and 12/1/2017. Based on this comparison of the benchmark cities, it is recommended that the City establish impact fees for water and wastewater according to the water meter size as presented in the schedule in **Table 4-6**.

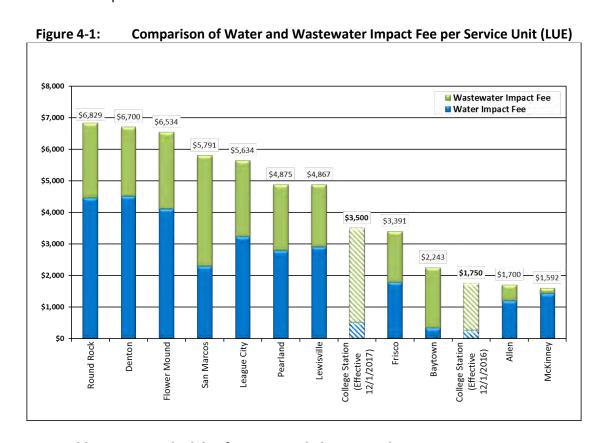


Table 4-6: Schedule of Recommended Water and Wastewater Impact Fees

Meter Size	Service Unit Equivalent		ct Fees 12/1/2016)	Impact Fees (Effective 12/1/2017)		
Size	(LUE)	Water	Wastewater	Water	Wastewater	
5/8"	1	\$250	\$1,500	\$500	\$3,000	
1"	1.7	\$425	\$2,550	\$850	\$5,100	
1-1/2"	10.7	\$2,675	\$8,025	\$5,350	\$16,050	
2"	10.7	\$2,675	\$8,025	\$5,350	\$16,050	
3"	26.7	\$6,675	\$20,025	\$13,350	\$40,050	
4"	53.3	\$13,325	\$39,975	\$26,650	\$79,950	
6"	106.7	\$26,675	\$80,025	\$53,350	\$160,050	
8"	180	\$45,000	\$135,000	\$90,000	\$270,000	
10"	266.7	\$66,675	\$200,025	\$133,350	\$400,050	





#### 5.0 IMPACT FEE ADOPTION

#### 5.1 PUBLIC HEARING

The amended Chapter 395 of the Texas Local Government Code requires two public hearings to be held to adopt a new impact fee. The presentations shall include a discussion of the land use assumptions and capital improvements plan and the proposed ordinance, order or resolution imposing an impact fee. The required public hearings were held on July 14, 2016 and September 22, 2016 at the City of College Station City Hall. Public hearing dates were set by Council and advertised more than 30 days prior to the public hearing. The presentations by Freese and Nichols, Inc. at the public hearings are included in **Appendix E**.

#### 5.2 ORDINANCE

Once the public hearings are held, the political subdivision shall approve or disapprove the land use assumptions and capital improvements plan and the proposed ordinance, order or resolution imposing an impact fee within 30 days of each respective public hearing. A copy of the City Ordinance(s) approving the land use assumptions and capital improvements plan and adopting the impact fee assessment is included in **Appendix F**.





# APPENDIX A Chapter 395, Texas Local Government Code

## CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL GOVERNMENTS

#### SUBCHAPTER A. GENERAL PROVISIONS

#### § 395.001. Definitions

In this chapter:

- (1) "Capital improvement" means any of the following facilities that have a life expectancy of three or more years and are owned and operated by or on behalf of a political subdivision:
- (A) water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage, and flood control facilities; whether or not they are located within the service area; and
- (B) roadway facilities.
- (2) "Capital improvements plan" means a plan required by this chapter that identifies capital improvements or facility expansions for which impact fees may be assessed.
- (3) "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.
- (4) "Impact fee" means a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:
- (A) dedication of land for public parks or payment in lieu of the dedication to serve park needs;
- (B) dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
- (C) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or
- (D) other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.

However, an item included in the capital improvements plan may not be required to be constructed except in accordance with Section 395.019(2), and an owner may not be required to construct or dedicate facilities and to pay impact fees for those facilities.

- (5) "Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.
- (6) "New development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.
- (7) "Political subdivision" means a municipality, a district or authority created under Article III, Section 52, or Article XVI, Section 59, of the Texas Constitution, or, for the purposes set forth by Section 395.079, certain counties described by that section.
- (8) "Roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the political subdivision, together with all necessary appurtenances. The term includes the political subdivision's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.
- (9) "Service area" means the area within the corporate boundaries or extraterritorial jurisdiction, as determined under Chapter 42, of the political subdivision to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except roadway facilities and storm water, drainage, and flood control facilities. The service area, for the purposes of this chapter, may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, except for roadway facilities and storm water, drainage, and flood control facilities. For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. For storm water, drainage, and flood control facilities, the service area may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, but shall not exceed the area actually served by the storm water, drainage, and flood control facilities designated in the capital improvements plan and shall not extend across watershed boundaries.
- (10) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1989, 71st Leg., ch. 566, § 1(e), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 1, eff. Sept. 1, 2001.

#### SUBCHAPTER B. AUTHORIZATION OF IMPACT FEE

#### § 395.011. Authorization of Fee

- (a) Unless otherwise specifically authorized by state law or this chapter, a governmental entity or political subdivision may not enact or impose an impact fee.
- (b) Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities.
- (c) A municipality may contract to provide capital improvements, except roadway facilities, to an area outside its corporate boundaries and extraterritorial jurisdiction and may charge an impact fee under the contract, but if an impact fee is charged in that area, the municipality must comply with this chapter.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.012. Items Payable by Fee

- (a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:
- (1) construction contract price;
- (2) surveying and engineering fees;
- (3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
- (4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.
- (b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.
- (c) Notwithstanding any other provision of this chapter, the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay a staff engineer who prepares or updates a capital improvements plan under this chapter.
- (d) A municipality may pledge an impact fee as security for the payment of debt service on a bond, note, or other obligation issued to finance a capital improvement or public facility expansion if:
- (1) the improvement or expansion is identified in a capital improvements plan; and

- (2) at the time of the pledge, the governing body of the municipality certifies in a written order, ordinance, or resolution that none of the impact fee will be used or expended for an improvement or expansion not identified in the plan.
- (e) A certification under Subsection (d)(2) is sufficient evidence that an impact fee pledged will not be used or expended for an improvement or expansion that is not identified in the capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 90, § 1, eff. May 16, 1995.

#### § 395.013. Items Not Payable by Fee

Impact fees may not be adopted or used to pay for:

- (1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;
- (2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;
- (3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;
- (6) principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed by Section 395.012.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.014. Capital Improvements Plan

- (a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:
- (1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

- (2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
- (3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;
- (4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial;
- (5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;
- (6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and
- (7) a plan for awarding:
- (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
- (B) in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.
- (b) The analysis required by Subsection (a)(3) may be prepared on a systemwide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.
- (c) The governing body of the political subdivision is responsible for supervising the implementation of the capital improvements plan in a timely manner.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 2, eff. Sept. 1, 2001.

#### § 395.015. Maximum Fee Per Service Unit

(a) The impact fee per service unit may not exceed the amount determined by subtracting the amount in Section 395.014(a)(7) from the costs of the capital improvements described by Section 395.014(a)(3) and dividing that amount by the total number of projected service units described by Section 395.014(a)(5).

(b) If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by Section 395.014(a)(6) by the projected new service units described in that section.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 3, eff. Sept. 1, 2001.

#### § 395.016. Time for Assessment and Collection of Fee

- (a) This subsection applies only to impact fees adopted and land platted before June 20, 1987. For land that has been platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before June 20, 1987, or land on which new development occurs or is proposed without platting, the political subdivision may assess the impact fees at any time during the development approval and building process. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (b) This subsection applies only to impact fees adopted before June 20, 1987, and land platted after that date. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after June 20, 1987, the political subdivision may assess the impact fees before or at the time of recordation. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (c) This subsection applies only to impact fees adopted after June 20, 1987. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before the adoption of an impact fee, an impact fee may not be collected on any service unit for which a valid building permit is issued within one year after the date of adoption of the impact fee.
- (d) This subsection applies only to land platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after adoption of an impact fee adopted after June 20, 1987. The political subdivision shall assess the impact fees before or at the time of recordation of a subdivision plat or other plat under Subchapter A, Chapter 212, or the subdivision or platting ordinance or procedures of any political subdivision in the official records of the county clerk of the county in which the tract is located. Except as provided by Section 395.019, if the political subdivision has water and wastewater capacity available:
- (1) the political subdivision shall collect the fees at the time the political subdivision issues a building permit;

- (2) for land platted outside the corporate boundaries of a municipality, the municipality shall collect the fees at the time an application for an individual meter connection to the municipality's water or wastewater system is filed; or
- (3) a political subdivision that lacks authority to issue building permits in the area where the impact fee applies shall collect the fees at the time an application is filed for an individual meter connection to the political subdivision's water or wastewater system.
- (e) For land on which new development occurs or is proposed to occur without platting, the political subdivision may assess the impact fees at any time during the development and building process and may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.
- (f) An "assessment" means a determination of the amount of the impact fee in effect on the date or occurrence provided in this section and is the maximum amount that can be charged per service unit of such development. No specific act by the political subdivision is required.
- (g) Notwithstanding Subsections (a)-(e) and Section 395.017, the political subdivision may reduce or waive an impact fee for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. If affordable housing as defined by 42 U.S.C. Section 12745, as amended, is not constructed, the political subdivision may reverse its decision to waive or reduce the impact fee, and the political subdivision may assess an impact fee at any time during the development approval or building process or after the building process if an impact fee was not already assessed.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 980, § 52, eff. Sept. 1, 1997.

Amended by Acts 2001, 77th Leg., ch. 345, § 4, eff. Sept. 1, 2001.

#### § 395.017. Additional Fee Prohibited; Exception

After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.018. Agreement With Owner Regarding Payment

A political subdivision is authorized to enter into an agreement with the owner of a tract of land for which the plat has been recorded providing for the time and method of payment of the impact fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.019. Collection of Fees if Services Not Available

Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

- (1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;
- (2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or
- (3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.020. Entitlement to Services

Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive immediate service from any existing facilities with actual capacity to serve the new service units, subject to compliance with other valid regulations.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.021. Authority of Political Subdivisions to Spend Funds to Reduce Fees

Political subdivisions may spend funds from any lawful source to pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.022. Authority of Political Subdivision to Pay Fees

Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.023. Credits Against Roadway Facilities Fees

Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a political subdivision as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.024. Accounting For Fees and Interest

- (a) The order, ordinance, or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted.
- (b) Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter.
- (c) Impact fee funds may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by this chapter.
- (d) The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.025. Refunds

- (a) On the request of an owner of the property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment under Section 395.019(1).
- (b) Repealed by Acts 2001, 77th Leg., ch. 345, § 9, eff. Sept. 1, 2001.
- (c) The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.
- (d) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute.
- (e) All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

(f) The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 1396, § 37, eff. Sept. 1, 1997.

Amended by Acts 1999, 76th Leg., ch. 62, § 7.82, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 345, § 9, eff. Sept. 1, 2001.

#### SUBCHAPTER C. PROCEDURES FOR ADOPTION OF IMPACT FEE

#### § 395.041. Compliance With Procedures Required

Except as otherwise provided by this chapter, a political subdivision must comply with this subchapter to levy an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.0411. Capital Improvements Plan

The political subdivision shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014.

Added by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

#### § 395.042. Hearing on Land Use Assumptions and Capital Improvements Plan

To impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

### § 395.043. Information About Land Use Assumptions and Capital Improvements Plan Available to Public

On or before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

#### § 395.044. Notice of Hearing on Land Use Assumptions and Capital Improvements Plan

- (a) Before the 30th day before the date of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order, ordinance, or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain:
- (1) a headline to read as follows:

## "NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;
- (3) a statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed; and
- (4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

#### § 395.045. Approval of Land Use Assumptions and Capital Improvements Plan Required

- (a) After the public hearing on the land use assumptions and capital improvements plan, the political subdivision shall determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.
- (b) The political subdivision, within 30 days after the date of the public hearing, shall approve or disapprove the land use assumptions and capital improvements plan.
- (c) An ordinance, order, or resolution approving the land use assumptions and capital improvements plan may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

#### § 395.0455. Systemwide Land Use Assumptions

- (a) In lieu of adopting land use assumptions for each service area, a political subdivision may, except for storm water, drainage, flood control, and roadway facilities, adopt systemwide land use assumptions, which cover all of the area subject to the jurisdiction of the political subdivision for the purpose of imposing impact fees under this chapter.
- (b) Prior to adopting systemwide land use assumptions, a political subdivision shall follow the public notice, hearing, and other requirements for adopting land use assumptions.
- (c) After adoption of systemwide land use assumptions, a political subdivision is not required to adopt additional land use assumptions for a service area for water supply, treatment, and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the systemwide land use assumptions.

Added by Acts 1989, 71st Leg., ch. 566, § 1(b), eff. Aug. 28, 1989.

### § 395.047. Hearing on Impact Fee

On adoption of the land use assumptions and capital improvements plan, the governing body shall adopt an order or resolution setting a public hearing to discuss the imposition of the impact fee. The public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution imposing an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

#### § 395.049. Notice of Hearing on Impact Fee

- (a) Before the 30th day before the date of the hearing on the imposition of an impact fee, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain the following:
- (1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;
- (3) a statement that the purpose of the hearing is to consider the adoption of an impact fee;
- (4) the amount of the proposed impact fee per service unit; and
- (5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

#### § 395.050. Advisory Committee Comments on Impact Fees

The advisory committee created under Section 395.058 shall file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

#### § 395.051. Approval of Impact Fee Required

- (a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee.
- (b) An ordinance, order, or resolution approving the imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

#### § 395.052. Periodic Update of Land Use Assumptions and Capital Improvements Plan Required

- (a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.
- (b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 6, eff. Sept. 1, 2001.

#### § 395.053. Hearing on Updated Land Use Assumptions and Capital Improvements Plan

The governing body of the political subdivision shall, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

## § 395.054. Hearing on Amendments to Land Use Assumptions, Capital Improvements Plan, or Impact Fee

A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

## § 395.055. Notice of Hearing on Amendments to Land Use Assumptions, Capital Improvements Plan, or Impact Fee

- (a) The notice and hearing procedures prescribed by Sections 395.044(a) and (b) apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee.
- (b) The notice of a hearing under this section must contain the following:
- (1) a headline to read as follows:

#### "NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES"

- (2) the time, date, and location of the hearing;
- (3) a statement that the purpose of the hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee; and
- (4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 7, eff. Sept. 1, 2001.

#### § 395.056. Advisory Committee Comments on Amendments

The advisory committee created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

### § 395.057. Approval of Amendments Required

- (a) The political subdivision, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee.
- (b) An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

## § 395.0575. Determination That No Update of Land Use Assumptions, Capital Improvements Plan or Impact Fees is Needed

- (a) If, at the time an update under Section 395.052 is required, the governing body determines that no change to the land use assumptions, capital improvements plan, or impact fee is needed, it may, as an alternative to the updating requirements of Sections 395.052-395.057, do the following:
- (1) The governing body of the political subdivision shall, upon determining that an update is unnecessary and 60 days before publishing the final notice under this section, send notice of its determination not to update the land use assumptions, capital improvements plan, and impact fee by certified mail to any person who has, within two years preceding the date that the final notice of this matter is to be published, give written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of hearings related to impact fees. The notice must contain the information in Subsections (b)(2)-(5).
- (2) The political subdivision shall publish notice of its determination once a week for three consecutive weeks in one or more newspapers with general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies. The notice of public hearing may not be in the part of the paper in which legal notices and classified ads appear and may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper, and the headline on the notice must be in 18-point or larger type.

- (b) The notice must contain the following:
- (1) a headline to read as follows:

#### "NOTICE OF DETERMINATION NOT TO UPDATE

#### LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS

#### PLAN, OR IMPACT FEES";

- (2) a statement that the governing body of the political subdivision has determined that no change to the land use assumptions, capital improvements plan, or impact fee is necessary;
- (3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;
- (4) a statement that if, within a specified date, which date shall be at least 60 days after publication of the first notice, a person makes a written request to the designated official of the political subdivision requesting that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body must comply with the request by following the requirements of Sections 395.052-395.057; and
- (5) a statement identifying the name and mailing address of the official of the political subdivision to whom a request for an update should be sent.
- (c) The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plans, and impact fee before the fifth business day before the earliest notice of the government's decision that no update is necessary is mailed or published.
- (d) If, by the date specified in Subsection (b)(4), a person requests in writing that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body shall cause an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 395.052-395.057.
- (e) An ordinance, order, or resolution determining the need for updating land use assumptions, a capital improvements plan, or an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 566, § 1(d), eff. Aug. 28, 1989.

#### § 395.058. Advisory Committee

- (a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.
- (b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity.

If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

- (c) The advisory committee serves in an advisory capacity and is established to:
- (1) advise and assist the political subdivision in adopting land use assumptions;
- (2) review the capital improvements plan and file written comments;
- (3) monitor and evaluate implementation of the capital improvements plan;
- (4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
- (5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.
- (d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.
- (e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### SUBCHAPTER D. OTHER PROVISIONS

#### § 395.071. Duties to be Performed Within Time Limits

If the governing body of the political subdivision does not perform a duty imposed under this chapter within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the political subdivision stating the nature of the unperformed duty and requesting that it be performed within 60 days after the date of the request. If the governing body of the political subdivision finds that the duty is required under this chapter and is late in being performed, it shall cause the duty to commence within 60 days after the date of the request and continue until completion.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.072. Records of Hearings

A record must be made of any public hearing provided for by this chapter. The record shall be maintained and be made available for public inspection by the political subdivision for at least 10 years after the date of the hearing.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.073. Cumulative Effect of State and Local Restrictions

Any state or local restrictions that apply to the imposition of an impact fee in a political subdivision where an impact fee is proposed are cumulative with the restrictions in this chapter.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.074. Prior Impact Fees Replaced by Fees Under This Chapter

An impact fee that is in place on June 20, 1987, must be replaced by an impact fee made under this chapter on or before June 20, 1990. However, any political subdivision having an impact fee that has not been replaced under this chapter on or before June 20, 1988, is liable to any party who, after June 20, 1988, pays an impact fee that exceeds the maximum permitted under Subchapter B by more than 10 percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.075. No Effect on Taxes or Other Charges

This chapter does not prohibit, affect, or regulate any tax, fee, charge, or assessment specifically authorized by state law.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.076. Moratorium on Development Prohibited

A moratorium may not be placed on new development for the purpose of awaiting the completion of all or any part of the process necessary to develop, adopt, or update land use assumptions, a capital improvements plan, or an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 441, § 2, eff. Sept. 1, 2001.

### § 395.077. Appeals

(a) A person who has exhausted all administrative remedies within the political subdivision and who is aggrieved by a final decision is entitled to trial de novo under this chapter.

- (b) A suit to contest an impact fee must be filed within 90 days after the date of adoption of the ordinance, order, or resolution establishing the impact fee.
- (c) Except for roadway facilities, a person who has paid an impact fee or an owner of property on which an impact fee has been paid is entitled to specific performance of the services by the political subdivision for which the fee was paid.
- (d) This section does not require construction of a specific facility to provide the services.
- (e) Any suit must be filed in the county in which the major part of the land area of the political subdivision is located. A successful litigant shall be entitled to recover reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.078. Substantial Compliance With Notice Requirements

An impact fee may not be held invalid because the public notice requirements were not complied with if compliance was substantial and in good faith.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

#### § 395.079. Impact Fee for Storm Water, Drainage, and Flood Control in Populous County

- (a) Any county that has a population of 3.3 million or more or that borders a county with a population of 3.3 million or more, and any district or authority created under Article XVI, Section 59, of the Texas Constitution within any such county that is authorized to provide storm water, drainage, and flood control facilities, is authorized to impose impact fees to provide storm water, drainage, and flood control improvements necessary to accommodate new development.
- (b) The imposition of impact fees authorized by Subsection (a) is exempt from the requirements of Sections 395.025, 395.052-395.057, and 395.074 unless the political subdivision proposes to increase the impact fee.
- (c) Any political subdivision described by Subsection (a) is authorized to pledge or otherwise contractually obligate all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued or incurred by or on behalf of the political subdivision and to the payment of any other contractual obligations.
- (d) An impact fee adopted by a political subdivision under Subsection (a) may not be reduced if:
- (1) the political subdivision has pledged or otherwise contractually obligated all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision; and
- (2) the political subdivision agrees in the pledge or contract not to reduce the impact fees during the term of the bonds, notes, or other contractual obligations.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 669, § 107, eff. Sept. 1, 2001.

### § 395.080. Chapter Not Applicable to Certain Water-Related Special Districts

- (a) This chapter does not apply to impact fees, charges, fees, assessments, or contributions:
- (1) paid by or charged to a district created under Article XVI, Section 59, of the Texas Constitution to another district created under that constitutional provision if both districts are required by law to obtain approval of their bonds by the Texas Natural Resource Conservation Commission; or
- (2) charged by an entity if the impact fees, charges, fees, assessments, or contributions are approved by the Texas Natural Resource Conservation Commission.
- (b) Any district created under Article XVI, Section 59, or Article III, Section 52, of the Texas Constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions. The commission shall adopt rules for reviewing the petition and may charge the petitioner fees adequate to cover the cost of processing and considering the petition. The rules shall require notice substantially the same as that required by this chapter for the adoption of impact fees and shall afford opportunity for all affected parties to participate.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 76, § 11.257, eff. Sept. 1, 1995.

#### § 395.081. Fees for Adjoining Landowners in Certain Municipalities

- (a) This section applies only to a municipality with a population of 105,000 or less that constitutes more than three-fourths of the population of the county in which the majority of the area of the municipality is located.
- (b) A municipality that has not adopted an impact fee under this chapter that is constructing a capital improvement, including sewer or waterline or drainage or roadway facilities, from the municipality to a development located within or outside the municipality's boundaries, in its discretion, may allow a landowner whose land adjoins the capital improvement or is within a specified distance from the capital improvement, as determined by the governing body of the municipality, to connect to the capital improvement if:
- (1) the governing body of the municipality has adopted a finding under Subsection (c); and
- (2) the landowner agrees to pay a proportional share of the cost of the capital improvement as determined by the governing body of the municipality and agreed to by the landowner.
- (c) Before a municipality may allow a landowner to connect to a capital improvement under Subsection (b), the municipality shall adopt a finding that the municipality will benefit from allowing the landowner to connect to the capital improvement. The finding shall describe the benefit to be received by the municipality.

(d) A determination of the governing body of a municipality, or its officers or employees, under this section is a discretionary function of the municipality and the municipality and its officers or employees are not liable for a determination made under this section.

Added by Acts 1997, 75th Leg., ch. 1150, § 1, eff. June 19, 1997.

#### § 395.082. Certification of Compliance Required

- (a) A political subdivision that imposes an impact fee shall submit a written certification verifying compliance with this chapter to the attorney general each year not later than the last day of the political subdivision's fiscal year.
- (b) The certification must be signed by the presiding officer of the governing body of a political subdivision and include a statement that reads substantially similar to the following: "This statement certifies compliance with Chapter 395, Local Government Code."
- (c) A political subdivision that fails to submit a certification as required by this section is liable to the state for a civil penalty in an amount equal to 10 percent of the amount of the impact fees erroneously charged. The attorney general shall collect the civil penalty and deposit the amount collected to the credit of the housing trust fund.

Added by Acts 2001, 77th Leg., ch. 345, § 8, eff. Sept. 1, 2001.





## **APPENDIX B Water Project Costs**





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

-

Project Description

SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane

**Detailed Description** 

New 24-inch water line along SH 6 from SH 40 to Creagor Lane.

Purpose

Connect existing 24-inch water lines on the east side of SH 6 and serve new Lower Pressure Plane.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	24" D.I. W.L. & Appurt.	2,500		\$192	\$480,000
	38" Boring and Casing	100		\$665	\$66,500
	24" Gate Valves	3		\$21,000	\$63,000
4	Fire Hydrants	2	EA	\$3,000	\$6,000
•		SUBTOTAL:			\$615,500
		CONTINGENCY	1	30%	\$184,700
		SUBTOTAL:			\$800,200
		ENG/SURVEY		20%	\$160,100
		SUBTOTAL:			\$960,300
					·
<b>PROJECT</b>	TOTAL				\$960,300

PROJECT TOTAL \$960,300





## **OPINION OF PROBABLE COST**

**July 13, 2016** 

## **Construction Project Number**

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Project Description

SH 6 Water Line Connection Phase 2

#### **Detailed Description**

New 18-inch water line along SH 6 from Wood Creek Drive to Sebesta Road, new 18-inch water line from Old Rock Prairie Road to Rock Prairie Road, new 12-inch water line Emerald Parkway to North Forest Parkway, and new 20-inch water line from Harvey Mitchell Parkway to Sebesta Road to replace the existing 12-inch water line.

#### Purpose

Connect existing 18-inch and 12-inch water lines on the east side of SH 6 and serve new Lower Pressure Plane and reduce excessive headloss in existing water lines.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	20" D.I. W.L. & Appurt.	2,700		\$160	\$432,000
	18" D.I. W.L. & Appurt.	3,900		\$144	\$561,600
	12" C900 W.L. & Appurt.	1,500		\$96	\$144,000
	34" Boring and Casing	250	LF	\$595	\$148,750
5	20" Gate Valves	7	EA	\$17,000	\$119,000
6	18" Gate Valves	4	EA	\$12,000	\$48,000
7	12" Gate Valves	1	EA	\$3,000	\$3,000
	Fire Hydrants	5	EA	\$3,000	\$15,000
9	Pavement Repair	400	LF	\$50	\$ 20,000
		SUBTOTAL:			\$1,491,400
		<b>CONTINGENCY</b>	1	30%	
		SUBTOTAL:		•	\$1,938,900
		ENG/SURVEY		20%	\$387,800
		SUBTOTAL:			\$2,326,700
PROJEC	TIOTAL				\$2 326 700





### OPINION OF PROBABLE COST

July 13, 2016

## **Construction Project Number**

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Project Description

18-inch and 16-inch PRVs for Lower Pressure Plane

**Detailed Description** 

New 18-inch pressure reducing valve on the existing 18-inch water line crossing SH 6 at Harvey Mitchell Parkway and new 16-inch pressure reducing valve on the existing 16-inch water line crossing SH 6 at Graham Road.

#### Purpose

Reduce pressure from Upper Pressure Plane to serve new Lower Pressure Plane and improve customer water pressure.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	18" Pressure Reducing Valve	1	EA	\$190,000	\$190,000
2	16" Pressure Reducing Valve	1	EA	\$160,000	\$160,000
		211222211			<b>A</b>
		SUBTOTAL:			\$350,000
		CONTINGENC	Y	30%	\$105,000
		SUBTOTAL:			\$455,000
		ENG/SURVEY		20%	\$91,000
		SUBTOTAL:			\$546,000
PROJEC	ΤΤΟΤΔΙ				\$546,000

PROJECT TOTAL \$546,000





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

Л

Project Description

New 3 MG Elevated Storage Tank

**Detailed Description** 

New 3 MG elevated storage tank located near the Scott and White hospital along SH 6. Overflow elevation will be 472' in the new Lower Pressure Plane.

#### Purpose

Additional elevated storage to meet City's design criteria and TCEQ minimum requirements and serve new Lower Pressure Plane.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
IILIVI	DESCRIF HON	QUANTITI	UNIT	UNIT FRICE	TOTAL
1 3 N	IG Elevated Storage Tank	1	EA	\$4,975,000	\$4,975,000
		CUDTOTAL			¢4.075.000
		SUBTOTAL: CONTINGENCY	/	30%	\$4,975,000 \$1,492,500
		SUBTOTAL:		30 /6	\$6,467,500
		ENG/SURVEY		20%	\$1,293,500
		SUBTOTAL:			\$7,761,000
PROJECT TO	OTAL				\$7 761 000





### **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

5

Project Description

SH 40 Water Line Extension - Graham Road to Barron Road

**Detailed Description** 

New 24-inch water line along SH 40 from Graham Road to Barron Road to complete a section of existing 24" water line.

#### Purpose

Connect existing 24-inch water lines and reduce headloss between Dowling Road Pump Station and the Greens Prairie Elevated Storage Tank.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	24" D.I. W.L. & Appurt.	5,300		\$192	\$1,017,600
	38" Boring and Casing	800	LF	\$665	\$532,000
3	24" Gate Valves	8	EA	\$21,000	\$168,000
4	Fire Hydrants	8	EA	\$3,000	\$24,000
5	Pavement Repair	200	LF	\$50	\$10,000
	•	SUBTOTAL:			\$1,751,600
		CONTINGENCY	/	30%	\$525,500
		SUBTOTAL:			\$2,277,100
		ENG/SURVEY		20%	\$455,500
		SUBTOTAL:			\$2,732,600
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<b>PROJEC</b>	T TOTAL				\$2,732,600





## OPINION OF PROBABLE COST

July 13, 2016

## **Construction Project Number**

6

Project Description

SH 40 Water Line Extension - Sonoma Subdivision to Victoria Avenue

**Detailed Description** 

New 24-inch water line along SH 40 from Sonoma Subdivision to Victoria Avenue to complete a section of existing 24" water line.

#### Purpose

Connect existing 24-inch water lines and reduce headloss between Dowling Road Pump Station and the Greens Prairie Elevated Storage Tank.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	24" D.I. W.L. & Appurt.	1,500		\$192	\$288,000
	24" Gate Valves	4	EA	\$21,000	\$84,000
3	Fire Hydrants	4	EA	\$3,000	\$12,000
		SUBTOTAL:			\$384,000
		CONTINGENCY	<u> </u>	30%	\$115,200
		SUBTOTAL:			\$499,200
		ENG/SURVEY		20%	\$99,900
		SUBTOTAL:			\$599,100
DDO IEC					¢500 400

PROJECT TOTAL \$599,100





## OPINION OF PROBABLE COST

July 13, 2016

## **Construction Project Number**

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Project Description

SH 6 Water Line Connection Phase 3 - 24" SE of Greens Prairie Road

**Detailed Description** 

New 24-inch water line along SH 6 from Venture Drive to SH 40.

#### Purpose

Connect existing 24-inch and 8-inch water lines on the east side of SH 6 and serve new Lower Pressure Plane.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	24" D.I. W.L. & Appurt.	2,500		\$192	\$480,000
	24" Gate Valves	2	EA	\$21,000	\$42,000
3	Fire Hydrants	2	EA	\$3,000	\$6,000
		SUBTOTAL:			\$528,000
		CONTINGENCY	<u> </u>	30%	\$158,400
		SUBTOTAL:			\$686,400
		ENG/SURVEY		20%	\$137,300
		SUBTOTAL:			\$823,700
		·			
DDO IEC	TTOTAL				¢022 700

PROJECT TOTAL \$823,700





## OPINION OF PROBABLE COST

July 13, 2016

## **Construction Project Number**

0

#### **Project Description**

## Dowling Road Pump Station North Water Line Replacement

#### **Detailed Description**

New 30-inch water line from existing 42-inch water line north from Dowling Road Pump Station to Harvey Mitchell Parkway to replace existing 24-inch water line and new 12-inch water line along Holleman Drive to connect existing 12-inch water line to existing 42-inch water line from Dowling Road Pump Station.

#### Purpose

Increase capacity and reduce excessive headloss in existing water lines and reduce discharge pressure at Dowling Road Pump Station.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	30" D.I. W.L. & Appurt.	1,100		\$240	\$264,000
	48" Boring and Casing	100		\$840	\$84,000
	3 12" C900 W.L. & Appurt.	1,000	LF	\$96	\$96,000
4	20" Boring and Casing	200	LF	\$350	\$70,000
5	30" Gate Valves	3	EA	\$53,000	\$159,000
6	12" Gate Valves	3	EA	\$3,000	\$9,000
7	Fire Hydrants	2	EA	\$3,000	\$6,000
8	Pavement Repair	1,000	LF	\$50	\$50,000
		SUBTOTAL:			\$738,000
		CONTINGENCY	/	30%	\$221,400
		SUBTOTAL:			\$959,400
		ENG/SURVEY		20%	\$191,900
		SUBTOTAL:			\$1,151,300
<b>PROJEC</b>	T TOTAL				\$1 151 300

PROJECT TOTAL \$1,151,300





## OPINION OF PROBABLE COST

July 13, 2016

## **Construction Project Number**

a

**Project Description** 

Harvey Mitchell Parkway Water Line Replacement

**Detailed Description** 

New 30-inch water line along Harvey Mitchell Parkway from Wellborn Road to Welsh Avenue to replace existing 24-inch water line.

#### Purpose

Increase capacity and reduce excessive headloss in existing water lines that occur with increased water demand.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	30" D.I. W.L. & Appurt.	4,800		\$240	\$1,152,000
2	48" Boring and Casing	850		\$840	\$714,000
	30" Gate Valves	8	EA	\$53,000	\$424,000
4	Pavement Repair	100	LF	\$50	\$5,000
		SUBTOTAL:			\$2,295,000
		CONTINGENCY	/	30%	\$688,500
		SUBTOTAL:			\$2,983,500
		ENG/SURVEY		20%	\$596,700
		SUBTOTAL:			\$3,580,200
<b>PROJEC</b>	T TOTAL				\$3,580,200





## OPINION OF PROBABLE COST

July 13, 2016

## Construction Project Number

10

Project Description

Water Supply Well 10

**Detailed Description** 

New 3,300 gpm water supply well in the Simsboro aquifer with collection line.

#### Purpose

Increase groundwater pumping capacity to meet City's design criteria and TCEQ alternative capacity requirements.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	3,300 gpm Water Supply Well	1	EA	\$2,500,000	\$2,500,000
2	2 30" D.I. W.L. & Appurt.	11,000	LF	\$240	\$2,640,000
	•	SUBTOTAL:			\$5,140,000
		CONTINGENCY	1	30%	\$1,542,000
		SUBTOTAL:			\$6,682,000
		ENG/SURVEY		20%	\$1,336,400
		SUBTOTAL:			\$8,018,400
PROJEC	T TOTAL				\$8 018 400

PROJECT TOTAL \$8,018,400





## **APPENDIX C Wastewater Project Costs**





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

**Project Description** 

54/60-inch Bee Creek Interceptor Phase 2

**Detailed Description** 

New 54-inch and 60-inch interceptors from SH 6 to the Carters Creek WWTP along Bee Creek.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	60" Pipe	2,300		\$540	\$1,242,000
2	54" Pipe	4,300	LF	\$486	\$2,089,800
3	72" Diameter Manhole		EA	\$6,000	\$144,000
4	60" Boring and Casing	1,000	LF	\$1,050	\$1,050,000
		SUBTOTAL:			\$4,525,800
		CONTINGENCY	1	30%	\$1,357,800
		SUBTOTAL:			\$5,883,600
		ENG/SURVEY		20%	\$1,176,800
		SUBTOTAL:			\$7,060,400
PROJECT	LTOTAL				\$7,060,400

PROJECT TOTAL \$7,060,400





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

0

Project Description

42/48-inch Bee Creek Interceptor Phase 3

**Detailed Description** 

New 42-inch and 48-inch interceptors from Longmire Drive to SH 6 along Bee Creek.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	48" Pipe	2,400		\$432	\$1,036,800
	42" Pipe	3,700		\$378	\$1,398,600
	18" Slip line	1,500	LF	\$144	\$216,000
4	15" Slip line	1,700	LF	\$120	\$204,000
5	72" Diameter Manhole	20	EA	\$6,000	\$120,000
6	54" Boring and Casing	500	LF	\$945	\$472,500
7	Pavement Repair	1,700	LF	\$50	\$85,000
		SUBTOTAL:			\$3,532,900
		CONTINGENCY	/	30%	\$1,059,900
		SUBTOTAL:			\$4,592,800
		ENG/SURVEY		20%	\$918,600
		SUBTOTAL:			\$5,511,400
		202.0			ψο,ο, 100
PPO IEC	TIOTAL				\$5 511 <i>4</i> 00

PROJECT TOTAL \$5,511,400





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

\_

Project Description

54-inch Lick Creek Interceptor Phase 1

**Detailed Description** 

New 54-inch interceptor to replace the existing 18-inch gravity line from the Pebble Creek subdivision to the Lick Creek WWTP along Lick Creek.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows and flows from the new Diversion Lift Station. This project will also alleviate the lack of capacity in the existing Lick

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	54" Pipe	3,500		\$486	\$1,701,000
2	72" Diameter Manhole	11	EA	\$6,000	\$66,000
		OUDTOTAL			<b>* * * * * * * * * *</b>
		SUBTOTAL:	/	2221	\$1,767,000
		CONTINGENCY	<u> </u>	30%	\$530,100
		SUBTOTAL:		2001	\$2,297,100
		ENG/SURVEY		20%	\$459,500
		SUBTOTAL:			\$2,756,600
PROJEC	T TOTAL				\$2,756,600





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

1

Project Description

54-inch Lick Creek Interceptor Phase 2

**Detailed Description** 

New 54-inch interceptor from William D. Fitch Parkway to the Pebble Creek subdivision along Lick Creek.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows and flows from the new Diversion Lift Station. This project will also alleviate the lack of capacity in the existing Lick

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	54" Pipe	10,200		\$486	\$4,957,200
	72" Diameter Manhole	20	EA	\$6,000	\$120,000
3	60" Boring and Casing	500	LF	\$1,050	\$525,000
		SUBTOTAL:			\$5,602,200
		CONTINGENCY	1	30%	\$1,680,700
		SUBTOTAL:			\$7,282,900
		ENG/SURVEY		20%	\$1,456,600
		SUBTOTAL:			\$8,739,500
<b>PROJEC</b>	T TOTAL				\$8,739,500





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

5

Project Description

Expand Lick Creek WWTP Capacity to 5 MGD

**Detailed Description** 

Expand Lick Creek WWTP by 3 MGD to 5 MGD capacity.

#### Project Driver

The recommended expansion is sized to convey projected average daily buildout flows and flows from the new Diversion Lift Station.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
IILIVI	DESCRIF HON	QUANTITI	UNIT	UNITERIOL	TOTAL
1	3 MGD Lick Creek WWTP Expansion Phase 1	1	EA	\$19,966,000	\$19,966,000
	,			+ -//	<b>,</b> ,,,,,,,,
		SUBTOTAL:			\$19,966,000
		CONTINGENCY	/	25%	\$4,991,500
		SUBTOTAL:			\$24,957,500
		ENG/SURVEY		20%	\$4,991,500
		SUBTOTAL:			\$29,949,000
<b>PROJEC</b>	T TOTAL				\$29.949.000





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

6

Project Description

42/48-inch Medical District Interceptor Phase 1

**Detailed Description** 

New 42-inch and 48-inch interceptors from Bird Pond Road to SH 40 through the future Medical District.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows and flows from the new Diversion Lift Station.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
			_		
	48" Pipe	7,000		\$432	\$3,024,000
2	42" Pipe	6,500		\$378	\$2,457,000
	72" Diameter Manhole		EA	\$6,000	\$168,000
4	Pavement Repair	6,500	LF	\$50	\$325,000
		SUBTOTAL:			\$5,974,000
		CONTINGENCY	1	30%	\$1,792,200
		SUBTOTAL:			\$7,766,200
		ENG/SURVEY		20%	\$1,553,300
		SUBTOTAL:			\$9,319,500
PROJEC	T TOTAL				\$9 319 500





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

\_

Project Description

4 MGD Diversion Lift Station and 24-inch Force Main

**Detailed Description** 

New 4 MGD lift station with 16 MGD wet well and 24-inch force main near Carters Creek WWTP.

#### Project Driver

The recommended lift station is sized to convey a portion of projected peak wet weather buildout flows to the Lick Creek WWTP.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	4 MGD Firm Pumping and 16 MGD Wet Well	1	EA	\$4,900,000	\$4,900,000
2	24" Pipe	13,000	LF	\$216	\$2,808,000
	•	SUBTOTAL:			\$7,708,000
		CONTINGENCY	/	30%	\$2,312,400
		SUBTOTAL:			\$10,020,400
		ENG/SURVEY		20%	\$2,004,100
		SUBTOTAL:			\$12,024,500
					. , ,
PROJEC	T TOTAL				\$12 024 500

PROJECT TOTAL \$12,024,500





## OPINION OF PROBABLE COST

July 13, 2016

## **Construction Project Number**

Project Description

42-inch Northeast Interceptor Phase 1

**Detailed Description** 

New 42-inch interceptor to replace existing gravity lines from Harvey Road to Wolf Pen Creek.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	42" Pipe	5,700		\$378	\$2,154,600
2	72" Diameter Manhole	15	EA	\$6,000	\$90,000
		011070741			00.044.000
		SUBTOTAL:	,	000/	\$2,244,600
		CONTINGENCY		30%	\$673,400
		SUBTOTAL:		0.007	\$2,918,000
		ENG/SURVEY		20%	\$583,600
		SUBTOTAL:			\$3,501,600
PROJEC <sup>*</sup>	TOTAL				\$3.501.600

PROJECT TOTAL \$3,501,600





## OPINION OF PROBABLE COST

July 13, 2016

## **Construction Project Number**

Project Description

48-inch Northeast Interceptor Phase 2

**Detailed Description** 

New 48-inch interceptor to replace existing gravity lines from Wolf Pen Creek to the Carters Creek WWTP.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	48" Pipe	3,700		\$432	\$1,598,400
2	72" Diameter Manhole	9	EA	\$6,000	\$54,000
		011570741			<b>A</b> 4 070 400
		SUBTOTAL:	,	200/	\$1,652,400
		CONTINGENCY		30%	\$495,800
		SUBTOTAL:			\$2,148,200
		ENG/SURVEY		20%	\$429,700
		SUBTOTAL:			\$2,577,900
<b>PROJEC</b>	TTOTAL				\$2.577.900





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

10

Project Description

36-inch Northeast Interceptor Phase 3

**Detailed Description** 

New 36-inch interceptor to replace existing gravity lines from SH 6 to Harvey Road.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	36" Pipe	5,400		\$324	\$1,749,600
	30" Pipe	3,100		\$270	\$837,000
3	72" Diameter Manhole	15	LF	\$6,000	\$90,000
4	60" Diameter Manhole	10	EA	\$6,000	\$60,000
5	48" Boring and Casing	500	LF	\$840	\$420,000
6	Pavement Repair	8,500	LF	\$50	\$425,000
		SUBTOTAL:			\$3,581,600
		CONTINGENCY	/	30%	\$1,074,500
		SUBTOTAL:			\$4,656,100
		ENG/SURVEY		20%	\$931,300
		SUBTOTAL:		•	\$5,587,400
				•	
<b>PROJEC</b>	T TOTAL				\$5,587,400





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

11

**Project Description** 

24/30-inch Northeast Interceptor Phase 4

**Detailed Description** 

New 24-inch and 30-inch interceptors to replace existing gravity lines from Tarrow Street to SH 6.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	30" Pipe	4,000		\$270	\$1,080,000
2	24" Pipe	2,200		\$216	\$475,200
3	60" Diameter Manhole	11	EA	\$6,000	\$66,000
4	38" Boring and Casing	400	LF	\$665	\$266,000
5	Pavement Repair	6,200	LF	\$50	\$310,000
		SUBTOTAL:			\$2,197,200
		CONTINGENCY	/	30%	\$659,200
		SUBTOTAL:			\$2,856,400
		ENG/SURVEY		20%	\$571,300
		SUBTOTAL:			\$3,427,700
PROJEC	T TOTAL				\$3 427 700





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

15

Project Description

30/36-inch Southwood Valley Interceptor Phase 1

**Detailed Description** 

New 30-inch and 36-inch interceptors to replace existing gravity lines from Longmire Drive to the Bee Creek Trunk Line (Project 2).

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	36" Pipe	3,400		\$324	\$1,101,600
2	30" Pipe	3,500		\$270	\$945,000
3	72" Diameter Manhole	10	EA	\$6,000	\$60,000
		SUBTOTAL:			\$2,106,600
		CONTINGENCY	<u> </u>	30%	\$632,000
		SUBTOTAL:			\$2,738,600
		ENG/SURVEY		20%	\$547,800
		SUBTOTAL:			\$3,286,400
PROJEC	T TOTAL				\$3 286 400

PROJECT TOTAL \$3,286,400





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

13

Project Description

15/18/24-inch Southwood Valley Interceptor Phase 2

**Detailed Description** 

New 15, 18 and 24-inch interceptors to replace existing gravity lines from Welsh Avenue to Longmire Drive.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	24" Pipe		LF	\$216	\$151,200
	18" Pipe	2,800		\$162	\$453,600
3	15" Pipe	1,300	LF	\$135	\$175,500
4	60" Diameter Manhole	32	EA	\$6,000	\$192,000
5	48" Diameter Manhole	9	EA	\$5,000	\$45,000
6	Pavement Repair	4,800	LF	\$50	\$240,000
		SUBTOTAL:			\$1,257,300
		CONTINGENCY	/	30%	\$377,190
		SUBTOTAL:			\$1,634,490
		ENG/SURVEY		20%	\$326,900
		SUBTOTAL:			\$1,961,390
PROJEC	T TOTAL				\$1,961,390





## **OPINION OF PROBABLE COST**

July 13, 2016

## **Construction Project Number**

14

**Project Description** 

Hensel Park Lift Station Expansion to 6 MGD

**Detailed Description** 

Replace 3 MGD pumps with 6 MGD firm pumping capacity and add 6 MGD wet well and 16-inch force main. The City is conducting a supplemental Northgate Study to determine the size of a gravity line to potentially replace the Hensel Park Lift Station.

### Project Driver

The recommended expansion is sized to convey projected peak wet weather buildout flows from Northgate. This project will also alleviate the existing lack of capacity.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	6 MGD Firm Pumping and 6 MGD Wet Well	1	EA	\$2,080,000	\$2,080,000
2	16" Pipe	6,400	LF	\$144	\$921,600
		0.1070741			00.004.000
		SUBTOTAL:	,	000/	\$3,001,600
		CONTINGENCY	<u> </u>	30%	\$900,480
		SUBTOTAL:			\$3,902,080
		ENG/SURVEY		20%	\$780,420
		SUBTOTAL:			\$4,682,500
PROJEC.	TTOTAL				\$4 682 500

PROJECT TOTAL \$4,682,500





#### **OPINION OF PROBABLE COST**

July 13, 2016

#### **Construction Project Number**

15

Project Description

Expand Lick Creek WWTP Capacity to 8 MGD

**Detailed Description** 

Expand Lick Creek WWTP by 3 MGD to 8 MGD capacity.

#### Project Driver

The recommended expansion is sized to convey projected average daily buildout flows and flows from the new Diversion Lift Station.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
				<b>*</b>	<b>*</b> • • • • • • • • • • • • • • • • • • •
1	3 MGD Lick Creek WWTP Expansion Phase 2	1	EA	\$16,478,000	\$16,478,000
		SUBTOTAL:			\$16,478,000
		CONTINGENCY	/	25%	\$4,119,500
		SUBTOTAL:			\$20,597,500
		ENG/SURVEY		20%	\$4,119,500
		SUBTOTAL:			\$24,717,000
<b>PROJEC</b>	T TOTAL				\$24,717,000





#### **OPINION OF PROBABLE COST**

July 13, 2016

#### **Construction Project Number**

16

**Project Description** 

Diversion Lift Station Expansion to 10 MGD

**Detailed Description** 

Replace 4 MGD pumps with 10 MGD firm pumping capacity and add electrical and generator.

Project Driver

The recommended expansion is sized to convey projected peak wet weather buildout flows.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 10	MGD Firm Pumping	1	EA	\$1,600,000	\$1,600,000
		SUBTOTAL:			\$1,600,000
		<b>CONTINGENC'</b>	Y	30%	\$480,000
		SUBTOTAL:			\$2,080,000
		<b>ENG/SURVEY</b>		20%	\$416,000
		SUBTOTAL:		<u> </u>	\$2,496,000
PROJECT T	OTAL				\$2,496,000

PROJECT TOTAL \$2,496,000





### OPINION OF PROBABLE COST

July 13, 2016

#### **Construction Project Number**

17

**Project Description** 

24/27-inch Alum Creek Interceptor

**Detailed Description** 

New 24-inch and 27-inch interceptors to replace existing gravity lines from Arrington Road to the Lick Creek Trunk Line (Project 3).

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows and flows from the Peach Creek Lift Station.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	27" Pipe	12,200		\$243	\$2,964,600
2	24" Pipe	6,100		\$216	\$1,317,600
3	60" Diameter Manhole	53	EA	\$6,000	\$318,000
4	38" Boring and Casing	400	LF	\$665	\$266,000
5	Pavement Repair	18,300	LF	\$50	\$915,000
		SUBTOTAL:			\$5,781,200
		CONTINGENCY	/	30%	\$1,734,400
		SUBTOTAL:			\$7,515,600
		<b>ENG/SURVEY</b>		20%	\$1,503,200
		SUBTOTAL:			\$9,018,800
PROJEC	T TOTAL				\$9.018.800





#### **OPINION OF PROBABLE COST**

July 13, 2016

#### **Construction Project Number**

18

Project Description

3 MGD Peach Creek Lift Station and 16-inch Force Main

**Detailed Description** 

New 3 MGD lift station with 6 MGD wet well and 16-inch force main near Peach Creek.

#### Project Driver

The recommended infrastructure is sized to convey the projected peak wet weather buildout flows from the Peach Creek basin.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	3 MGD Firm Pumping and 6 MGD Wet Well	1	EA	\$1,550,000	\$1,550,000
2	16" Force Main	10,000	LF	\$112	\$1,120,000
		SUBTOTAL:			\$2,670,000
		<b>CONTINGENCY</b>	/	30%	\$801,000
		SUBTOTAL:			\$3,471,000
		ENG/SURVEY		20%	\$694,200
		SUBTOTAL:			\$4,165,200
					. ,,
PROJEC	T TOTAL				\$4 165 200

PROJECT TOTAL \$4,165,200





#### **OPINION OF PROBABLE COST**

July 13, 2016

#### **Construction Project Number**

10

Project Description

12/21/24-inch Royder Road Interceptor

**Detailed Description** 

New 12, 21 and 24-inch interceptors along Royder Road from the Creek Meadow Lift Station to the new Peach Creek Lift Station (Project 20). Decommission the Creek Meadow Lift Station.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows and flows from the decommissioned Creek Meadow Lift Station.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	24" Pipe	2,000		\$216	\$432,000
2	21" Pipe	3,700		\$189	\$699,300
3	12" Pipe	7,400	LF	\$108	\$799,200
4	60" Diameter Manhole	9	EA	\$6,000	\$54,000
5	48" Diameter Manhole	16	EA	\$5,000	\$80,000
6	Pavement Repair	11,100	LF	\$50	\$555,000
		SUBTOTAL:			\$2,619,500
		CONTINGENCY	1	30%	\$785,900
		SUBTOTAL:			\$3,405,400
		ENG/SURVEY		20%	\$681,100
		SUBTOTAL:		·	\$4,086,500
PROJEC	T TOTAL				\$4.086.500





#### **OPINION OF PROBABLE COST**

July 13, 2016

### **Construction Project Number**

20

#### Project Description

18/21/24-inch Medical District Interceptor Phase 2

#### **Detailed Description**

New 18, 21 and 24-inch gravity lines from Lift Stations 2 and 3 and the Rock Prairie Lift Station to the new Medical District Interceptor (Project 7). Decommission Lift Stations 2 and 3 and the Rock Prairie Lift Station.

#### Project Driver

The recommended lines are sized to convey projected peak wet weather buildout flows and flows from decommissioned Lift Stations 2 and 3 and the Rock Prairie Lift Station.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	24" Pipe	1,000		\$216	\$216,000
	21" Pipe	5,300		\$189	\$1,001,700
3	18" Pipe	3,100	LF	\$162	\$502,200
4	60" Diameter Manhole	15	EA	\$6,000	\$90,000
5	34" Boring and Casing	400	LF	\$595	\$238,000
6	24" Boring and Casing	400	LF	\$420	\$168,000
		SUBTOTAL:			\$2,215,900
		CONTINGENCY	/	30%	\$664,800
		SUBTOTAL:			\$2,880,700
		ENG/SURVEY		20%	\$576,200
		SUBTOTAL:			\$3,456,900
					. , ,
PROJEC	T TOTAL				\$3 456 900





# APPENDIX D Service Revenue Credit Analysis





Table D-1: College Station Existing Bond Series - Impact Fee Eligible Water Projects

No.	Bond Issue and <i>Project(s) Funded</i>	Capital Cost	Funded by Cash	Capital Cost Financed	Project's % of overall Bond Issue	% of project that is Impact Fee Eligible	% of Bond Issue that is Impact Fee Eligible
	Series 2008 CO			\$3,616,000			29.9%
G	Land- Rowe & Allen	\$1,082,378	\$0	\$1,082,378	30%	100%	
	Series 2009 CO			\$7,862,000			1.3%
Н	Land- Hanson South	\$1,048,633	\$0	\$1,048,633	13%	10%	
	Series 2012 CO			\$3,000,000			30.0%
Α	High Service Pumping Improvements	\$3,647,228	\$647,228	\$3,000,000	100%	30%	
	Series 2014 CO			\$6,324,000			56.1%
С	Area 2 Waterline Extension	\$1,224,780	\$224,780	\$1,000,000	16%	25%	
D	Cooling Tower Expansion	\$3,840,099	\$540,099	\$3,300,000	52%	100%	
	Series 2016 CO			\$6,678,000			54.5%
Е	Well #9 - PARTIAL	\$5,228,000	\$0	\$2,030,000	30%	100%	
F	Well #9 Collection Line - budget - PARTIAL	\$3,337,000	\$0	\$1,250,000	19%	100%	
1	SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane - PARTIAL	\$960,300	\$0	\$300,000	4%	60%	
2	SH 6 Water Line Connection Phase 2 - PARTIAL	\$2,326,700	\$0	\$300,000	4%	60%	
I	2016 Impact Fee Study	\$50,000	\$50,000	\$0		100%	





Table D-2: College Station Future (Estimated) Bond Series - Impact Fee Eligible Water Projects

No.	Bond Issue and <i>Project(s) Funded</i>	Capital Cost	Funded by Cash (20%)	Capital Cost Financed	Eligible Capital Cost
	Series 2017			\$7,767,884	\$7,015,692
В	Bio-Corridor Waterline	\$998,884		\$998,884	\$799,107
Е	Well #9 - PARTIAL	See Series 2016 CO		\$3,198,000	\$3,198,000
F	Well #9 Collection Line - budget - PARTIAL	See Series 2016 CO		\$2,087,000	\$2,087,000
1	SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane - PARTIAL	See Series 2016 CO		\$660,300	\$396,180
7	SH 6 Water Line Connection Phase 3 - 24" SE of Greens Prairie Road	\$823,700	\$164,740	\$823,700	\$535,405
	Series 2018			\$2,026,700	\$1,216,020
2	SH 6 Water Line Connection Phase 2 - PARTIAL	See Series 2016 CO		\$2,026,700	\$1,216,020
	Series 2019			\$8,307,000	\$4,984,200
3	18-inch and 16-inch PRVs for Lower Pressure Plane	\$546,000	\$109,200	\$546,000	\$327,600
4	New 3 MG Elevated Storage Tank	\$7,761,000	\$1,552,200	\$7,761,000	\$4,656,600
	Series 2021 - 2026			\$12,865,280	\$5,911,010
5	SH 40 Water Line Extension - Graham Road to Barron Road	\$2,732,600	\$546,520	\$2,732,600	\$2,732,600
6	SH 40 Water Line Extension - Sonoma Subdivision to Victoria Avenue	\$599,100	\$119,820	\$599,100	\$599,100
8	Dowling Road Pump Station North Water Line Replacement	\$1,151,300	\$230,260	\$1,151,300	\$345,390
9	Harvey Mitchell Parkway Water Line Replacement	\$3,580,200	\$716,040	\$3,580,200	\$1,432,080
10	Water Supply Well 10	\$8,018,400	\$1,603,680	\$8,018,400	\$801,840





 Table D-3:
 College Station Future Water Credit Analysis

	Debt Series	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	Series 2008 CO	\$432,921	\$353,494	\$354,850	\$361,650	\$367,425	\$0	\$0	\$0	\$0	\$0
Total Existing Eligible Debt: Water	Series 2009 CO	\$604,791	\$514,166	\$523,666	\$532,054	\$538,866	\$544,466	\$544,366	\$548,313	\$555,823	\$560,310
al Exist ible De Water	Series 2012 CO	\$204,294	\$205,769	\$207,094	\$208,269	\$204,369	\$204,719	\$204,219	\$203,519	\$203,369	\$203,794
Total Exi Eligible I Wate	Series 2014 CO	\$442,375	\$446,675	\$443,750	\$443,500	\$444,400	\$446,525	\$446,500	\$444,250	\$446,375	\$442,875
Tot	Series 2016 CO	\$0	\$570,065	\$564,144	\$563,769	\$567,519	\$565,394	\$567,394	\$568,394	\$568,394	\$562,519
	Total	\$1,684,381	\$2,090,169	\$2,093,504	\$2,109,242	\$2,122,579	\$1,761,104	\$1,762,479	\$1,764,476	\$1,773,961	\$1,769,498
ब्र	Series 2008 CO: 29.9%	\$129,586	\$105,811	\$106,217	\$108,253	\$109,981	\$0	\$0	\$0	\$0	\$0
of Existing ole Debt: Vater	Series 2009 CO: 1.3%	\$8,067	\$6,858	\$6,985	\$7,097	\$7,187	\$7,262	\$7,261	\$7,313	\$7,414	\$7,473
n of Ex ible De Water	<b>Series 2012 CO:</b> 30.0%	\$61,288	\$61,731	\$62,128	\$62,481	\$61,311	\$61,416	\$61,266	\$61,056	\$61,011	\$61,138
rtion of Eligible Wat	<b>Series 2014 CO:</b> 56.1%	\$248,329	\$250,743	\$249,101	\$248,960	\$249,466	\$250,658	\$250,644	\$249,381	\$250,574	\$248,609
Portion Eligib W	<b>Series 2016 CO:</b> 54.5%	\$0	\$310,727	\$307,500	\$307,295	\$309,339	\$308,181	\$309,271	\$309,816	\$309,816	\$306,614
Pc	Total	\$447,270	\$735,870	\$731,931	\$734,086	\$737,285	\$627,517	\$628,442	\$627,567	\$628,815	\$623,835
ä	<b>Series 2017:</b> \$7,015,692		\$539,339	\$539,339	\$539,339	\$539,339	\$539,339	\$539,339	\$539,339	\$539,339	\$539,339
Debt:	<b>Series 2018:</b> \$1,216,020			\$93,483	\$93,483	\$93,483	\$93,483	\$93,483	\$93,483	\$93,483	\$93,483
ble er	<b>Series 2019:</b> \$4,984,200				\$383,166	\$383,166	\$383,166	\$383,166	\$383,166	\$383,166	\$383,166
e Eligible Water	<b>Series 2021-2026:</b> \$5,911,010						\$454,416	\$454,416	\$454,416	\$454,416	\$454,416
Future	Impact Fee Study	\$50,000									
표	Total	\$50,000	\$539,339	\$632,822	\$1,015,988	\$1,015,988	\$1,470,404	\$1,470,404	\$1,470,404	\$1,470,404	\$1,470,404
Total Imp	act Fee Eligible Payments	\$497,270	\$1,275,209	\$1,364,753	\$1,750,074	\$1,753,273	\$2,097,921	\$2,098,846	\$2,097,971	\$2,099,219	\$2,094,239
Living Un	it Equivalents (LUE)	51,934	53,044	54,153	55,263	56,372	57,482	58,496	59,510	60,524	61,538
Impact Fe	e Debt per LUE	\$10	\$24	\$25	\$32	\$31	\$36	\$36	\$35	\$35	\$34
Impact Fe	ee Credit per Service Unit					\$2	98				





Table D-4: College Station Existing Bond Series - Impact Fee Eligible Wastewater Projects

No.	Bond Issue and Project(s) Funded	Capital Cost	Funded by Cash or CDBG	Capital Cost Financed	Project's % of overall Bond Issue	% of project that is Impact Fee Eligible	% of Bond Issue that is Impact Fee Eligible
	Series 2011 CO			\$3,064,000			0.2%
В	Royder/Live Oak Sewer Service - PARTIAL	\$1,691,256	\$1,116,256	\$75,000	2.4%	10.0%	
	Series 2012 CO			\$5,835,000			3.7%
В	Royder/Live Oak Sewer Service - PARTIAL	See Series 2011 CO		\$500,000	8.6%	10.0%	
Α	Bee Creek Interceptor Phase 1 - PARTIAL	\$3,600,939	\$0	\$550,000	9.4%	30.0%	
	Series 2013 CO			\$2,065,000			29.1%
Α	Bee Creek Interceptor Phase 1 - PARTIAL	See Series 2012 CO		\$2,000,000	96.9%	30.0%	
	Series 2014 CO			\$11,094,000			18.5%
Α	Bee Creek Interceptor Phase 1 - PARTIAL	See Series 2012 CO		\$1,050,939	9.5%	30.0%	
1	54/60-inch Bee Creek Interceptor Phase 2 - PARTIAL	\$7,060,400	\$0	\$5,799,061	52.3%	30.0%	
С	2016 Impact Fee Study	\$50,000	\$50,000	\$0		100.0%	





Table D-5: College Station Future (Estimated) Bond Series - Impact Fee Eligible Wastewater Projects

No.	Bond Issue and <i>Project(s) Funded</i>	Capital Cost	Funded by Cash	Capital Cost Financed	Eligible Capital Cost
	Series 2017			\$9,350,639	\$2,547,402
1	54/60-inch Bee Creek Interceptor Phase 2 - PARTIAL	See Series 2014 CO		\$1,261,339	\$378,402
2	42/48-inch Bee Creek Interceptor Phase 3	\$5,511,400	\$0	\$5,511,400	\$1,653,420
9	48-inch Northeast Interceptor Phase 2	\$2,577,900	\$0	\$2,577,900	\$515,580
	c : 2010			42.456.600	4005.000
	Series 2018	42 756 600	4222.222	\$2,456,600	\$826,980
3	54-inch Lick Creek Interceptor Phase 1	\$2,756,600	\$300,000	\$2,456,600	\$826,980
	Series 2019			\$10,391,100	\$3,322,170
4	54-inch Lick Creek Interceptor Phase 2	\$8,739,500	\$450,000	\$8,289,500	\$2,621,850
8	42-inch Northeast Interceptor Phase 1	\$3,501,600	\$1,400,000	\$2,101,600	\$700,320
	Carles 2020			¢25 526 400	ć24 OCC 400
_	Series 2020	¢20.040.000	ćo	\$35,536,400	\$31,066,480
5	Expand Lick Creek WWTP Capacity to 5 MGD	\$29,949,000	\$0	\$29,949,000	\$29,949,000
10	36-inch Northeast Interceptor Phase 3	\$5,587,400	\$0	\$5,587,400	\$1,117,480
	Series 2021 - 2026			\$82,642,400	\$19,864,110
11	24/30-inch Northeast Interceptor Phase 4	\$3,427,700	\$0	\$3,427,700	\$685,540
14	Hensel Park Lift Station Expansion to 6 MGD	\$4,682,500	\$0	\$4,682,500	\$1,873,000
6	42/48-inch Medical District Interceptor Phase 1	\$9,319,500	\$0	\$9,319,500	\$3,727,800
7	4 MGD Diversion Lift Station and 24-inch Force Main	\$12,024,500	\$0	\$12,024,500	\$9,619,600
12	30/36-inch Southwood Valley Interceptor Phase 1	\$3,286,400	\$0	\$3,286,400	\$328,640
13	15/18/24-inch Southwood Valley Interceptor Phase 2	\$1,961,400	\$0	\$1,961,400	\$196,140
20	18/21/24-inch Medical District Interceptor Phase 2	\$3,456,900	\$0	\$3,456,900	\$345,690
17	24/27-inch Alum Creek Interceptor	\$9,018,800	\$0	\$9,018,800	\$901,880
18	3 MGD Peach Creek Lift Station and 16-inch Force Main	\$4,165,200	\$0	\$4,165,200	\$416,520
15	Expand Lick Creek WWTP Capacity to 8 MGD	\$24,717,000	\$0	\$24,717,000	\$1,235,850
16	Diversion Lift Station Expansion to 10 MGD	\$2,496,000	\$0	\$2,496,000	\$124,800
19	12/21/24-inch Royder Road Interceptor	\$4,086,500	\$0	\$4,086,500	\$408,650





 Table D-6:
 College Station Future Wastewater Credit Analysis

	Debt Series	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
٠٠ :: ح	Series 2011 CO	\$195,263	\$197,813	\$200,263	\$202,444	\$204,350	\$206,180	\$212,725	\$213,785	\$219,325	\$219,320
Total Existing Eligible Debt: Wastewater	Series 2012 CO	\$408,788	\$411,738	\$409,463	\$411,963	\$409,238	\$409,938	\$408,938	\$412,438	\$411,963	\$412,663
Exi	Series 2013CO	\$146,650	\$144,775	\$147,050	\$143,450	\$144,750	\$146,700	\$143,550	\$144,850	\$146,325	\$147,863
otal ligib Vas	Series 2014 CO	\$781,375	\$781,325	\$777,475	\$779,475	\$778,488	\$779,750	\$777,375	\$781,000	\$778,500	\$779,875
F = >	Total	\$1,532,076	\$1,535,651	\$1,534,251	\$1,537,332	\$1,536,826	\$1,542,568	\$1,542,588	\$1,552,073	\$1,556,113	\$1,559,721
Portion of Existing Eligible Debt: Wastewater	Series 2011 CO: 0.2%	\$478	\$484	\$490	\$496	\$500	\$505	\$521	\$523	\$537	\$537
	Series 2012 CO: 3.7%	\$15,062	\$15,171	\$15,087	\$15,179	\$15,079	\$15,105	\$15,068	\$15,197	\$15,179	\$15,205
Portion of Existing igible Deby	Series 2013 CO: 29.1%	\$42,610	\$42,065	\$42,726	\$41,680	\$42,058	\$42,625	\$41,709	\$42,087	\$42,516	\$42,963
Por Ex Eligib	Series 2014 CO: 18.5%	\$144,738	\$144,729	\$144,016	\$144,386	\$144,203	\$144,437	\$143,997	\$144,669	\$144,206	\$144,460
<u> </u>	Total	\$202,889	\$202,450	\$202,320	\$201,742	\$201,841	\$202,671	\$201,295	\$202,476	\$202,438	\$203,165
	<b>Series 2017:</b> \$2,547,402		\$195,834	\$195,834	\$195,834	\$195,834	\$195,834	\$195,834	\$195,834	\$195,834	\$195,834
Debt: er	Series 2018: \$826,980			\$63,575	\$63,575	\$63,575	\$63,575	\$63,575	\$63,575	\$63,575	\$63,575
e De ter	<b>Series 2019:</b> \$3,322,170				\$255,396	\$255,396	\$255,396	\$255,396	\$255,396	\$255,396	\$255,396
Eligible	Series 2020: \$31,066,480					\$2,388,271	\$2,388,271	\$2,388,271	\$2,388,271	\$2,388,271	\$2,388,271
rre Eligible D. Wastewater	<b>Series 2021-2026:</b> \$19,864,110						\$1,527,076	\$1,527,076	\$1,527,076	\$1,527,076	\$1,527,076
Future	Impact Fee Study	\$50,000									
	Total	\$50,000	\$195,834	\$259,409	\$514,805	\$2,903,076	\$4,430,152	\$4,430,152	\$4,430,152	\$4,430,152	\$4,430,152
Total Impac	t Fee Eligible Payments	\$252,889	\$398,284	\$461,729	\$716,547	\$3,104,917	\$4,632,824	\$4,631,448	\$4,632,629	\$4,632,590	\$4,633,318
Living Unit E	Equivalents (LUE)	51,370	52,619	53,868	55,117	56,366	57,615	58,777	59,940	61,102	62,265
Impact Fee	Debt per LUE	\$5	\$8	\$9	\$13	\$55	\$80	\$79	\$77	\$76	\$74
Impact Fee	Credit per Service Unit					\$	476				





# APPENDIX E Public Hearing Presentations



## WATER & WASTEWATER IMPACT FEE UPDATE

**CITY COUNCIL** 

# PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN



July 14, 2016

## **Impact Fee Process**

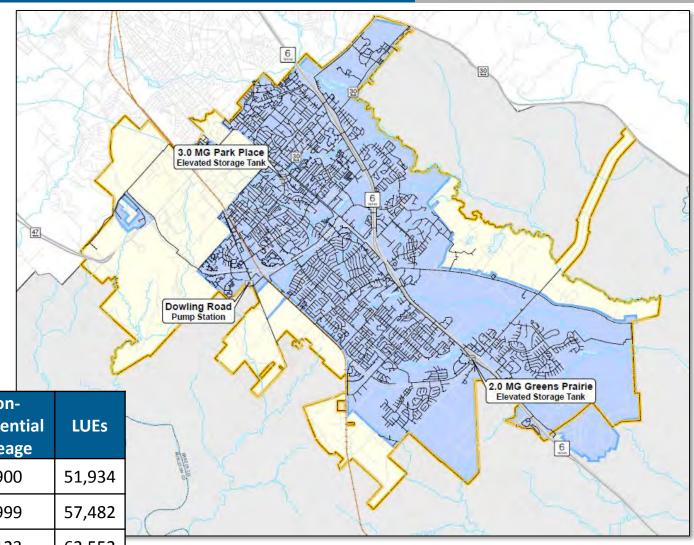


- ✓ Step 1 Establish the IFAC
- ✓ Step 2 Identify Service Areas
- ✓ Step 3 Develop Land Use Assumptions
- ✓ Step 4 Develop Capital Improvements Plan
- ✓ Step 5 IFAC Workshop #1
- ✓ Step 6 Public Hearing #1
  - Step 7 Impact Fee Calculations & Report Preparation
    - Step 8 IFAC Workshop #2
  - Step 9 Public Hearing #2 & Council Approval
  - Step 10 Adopt Impact Fee Ordinance

## **Water Impact Fee Service Area**



Expected
Growth in
LUEs per year:
1,062



Year	Population	Non- Residential Acreage	LUEs
2016	90,617	1,900	51,934
2021	102,345	1,999	57,482
2026	114,993	2,123	62,552
Buildout	150,236	3,244	81,890

## **Wastewater Impact Fee Service Area**



**Expected Growth in** LUEs per year: 1,206

**Population** 

96,449

109,586

124,800

191,484

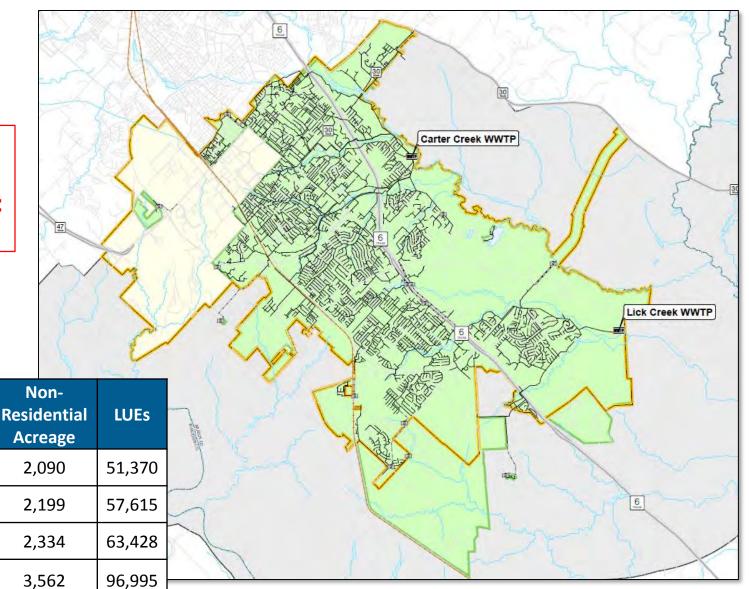
Year

2016

2021

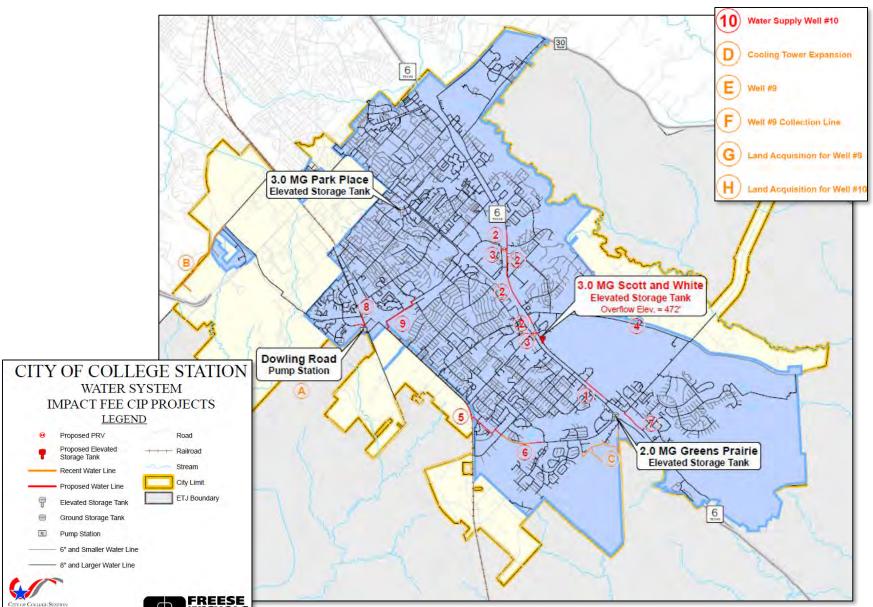
2026

Buildout



## **Water Impact Fee CIP**





## **Water Impact Fee Existing CIP**



# Recently constructed improvements with excess capacity to accommodate growth

Project Number	Description of Project	Project Cost	
А	High Service Pumping Improvements	\$3,647,228	
В	Bio-Corridor Waterline	\$998,884	
С	Area 2 Waterline Extension	\$1,224,780	
D	Cooling Tower Expansion	\$3,840,099	
E	Well #9	\$5,228,000	
F	Well #9 Collection Line	\$3,337,000	
G	Well #9 Land Acquisition	\$1,082,378	
Н	Well #10 Land Acquisition	\$1,048,633	
I	2016 Impact Fee Study	\$50,000	
Existing	Existing Water System CIP Projects Sub-total		

## **Water Impact Fee Future CIP**

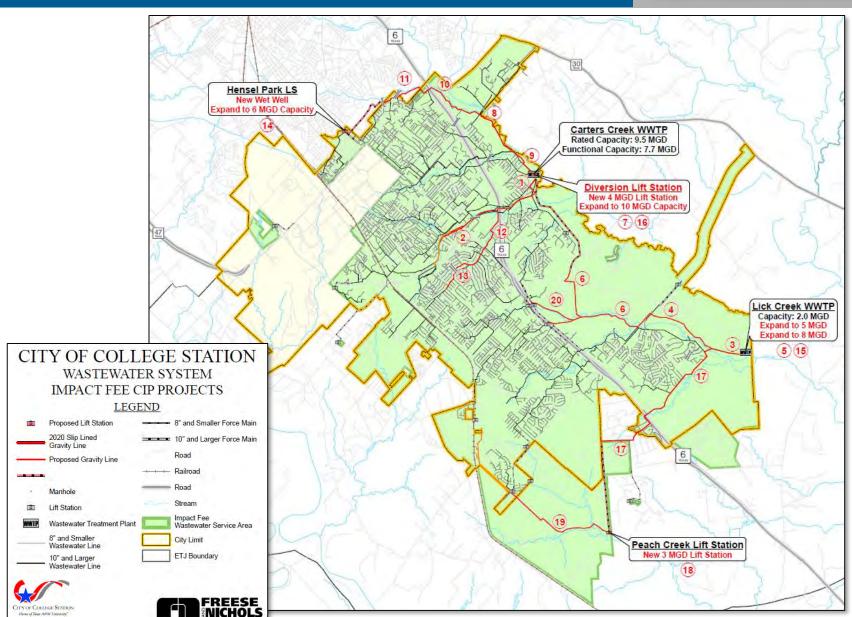


## New projects needed to serve growth

Project Number	Description of Project	Project Cost
1	SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane	\$960,300
2	SH 6 Water Line Connection Phase 2	\$2,326,700
3	18-inch and 16-inch PRVs for Lower Pressure Plane	\$546,000
4	New 3 MG Elevated Storage Tank (Third Water Tower)	\$7,761,000
5	SH 40 Water Line Extension - Graham Road to Barron Road	\$2,732,600
6	SH 40 Water Line Extension - Sonoma Subdivision to Victoria Avenue	\$599,100
7	SH 6 Water Line Connection Phase 3 - 24" SE of Greens Prairie Road	\$823,700
8	Dowling Road Pump Station North Water Line Replacement	\$1,151,300
9	Harvey Mitchell Parkway Water Line Replacement	\$3,580,200
10	Water Supply Well 10	\$8,018,400
Future Water System CIP Projects Sub-total		\$28,499,300
Existing Water System CIP Projects Sub-total		\$20,457,002
	Total Capital Improvements Cost	\$48,956,302

## **Wastewater Impact Fee CIP**





## **Wastewater Impact Fee Existing CIP**



# Recently constructed improvements with excess capacity to accommodate growth

<b>Project Number</b>	Description of Project	<b>Project Cost</b>
А	Bee Creek Interceptor Phase 1	\$3,600,939
В	Royder/Live Oak Sewer Service	\$1,691,256
С	C 2016 Impact Fee Study	
Existing Wastewater System CIP Projects Sub-total		\$5,342,195

## **Wastewater Impact Fee Future CIP**



## New projects needed to serve growth

Project Number	Description of Project	Project Cost
1-2	Bee Creek Interceptor Phase 2 and 3	\$12,571,800
3-4	Lick Creek Interceptor Phase 1 and 2	\$11,496,100
5 and 15	Expand Lick Creek WWTP Capacity to 5 MGD and 8 MGD	\$54,666,000
6 and 20	Medical District Interceptor Phase 1 and 2	\$12,776,400
7	4 MGD Diversion Lift Station and 20-inch Force Main	\$11,294,400
8-11	Northeast Interceptor Phase 1 through 4	\$15,094,600
12-13	Southwood Valley Interceptor Phase 1 and 2	\$5,247,800
14	Hensel Park Lift Station Expansion to 6 MGD	\$4,682,500
16	Diversion Lift Station Expansion to 10 MGD	\$2,496,000
17	24/27-inch Alum Creek Interceptor	\$9,018,800
18	3 MGD Peach Creek Lift Station and 16-inch Force Main	\$4,165,200
19	12/21/24-inch Royder Road Interceptor	\$4,086,500
Future Wastewater System CIP Projects Sub-total		\$147,595,900
	Existing Wastewater System CIP Projects Sub-total	\$5,342,195
	\$152,938,095	



# FREESE NICHOLS

RICHARD WEATHERLY, P.E. (713) 600-6824

RICHARD.WEATHERLY@FREESE.COM





# Water/Wastewater Impact Fees

City Council September 22, 2016

# **OVERVIEW**

- 1. Schedule
- 2. Key Points
- 3. Maximum Impact Fees
- 4. Staff Recommendation
- 5. Public Hearing
- 6. Action on Impact Fee Ordinance

## **Impact Fee Schedule**

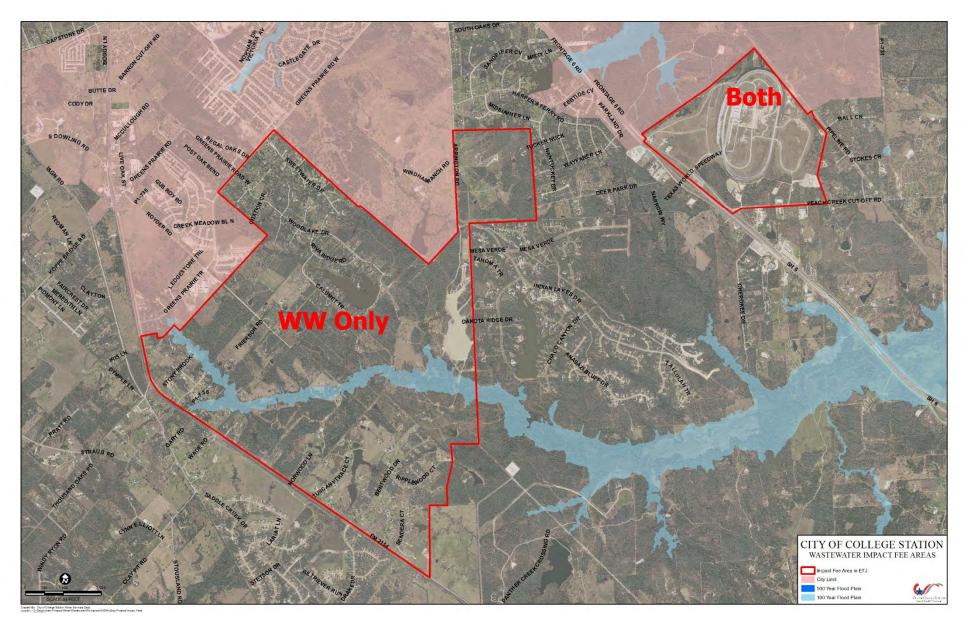
- Phase One Complete
  - Land Use Assumption and Capital Improvement Plans
- Phase Two Complete (for Water-WW)
  - Advisory Committee has reviewed the fee calculations
  - IFAC comments have been provided
- 22 Sep: Consider adopting W-WW Impact Fees
  - With Public Hearing
- 13 Oct: Workshop on Roadway Impact Fees
- 10 Nov: Consider adopting Roadway Impact Fees
  - With Public Hearing

# **Key Points**

- 1. Capital needs over 10 years approx. \$200 million
- 2. Water and Wastewater are Enterprise Funds
  - Utility Rate revenue only. No property or sales tax revenue.
- 3. Impact Fees are one-time fees
  - Apply only to NEW connections to the Water/WW systems
  - Will keep rate increases lower (Approx. 11% vice 30% over 5 years)
- 4. Recommended Fees significantly less than Maximums
  - Generate approx. \$32.4 million revenue over 10 years
- 5. Potential catalyst for growth in southern ETJ

## **Proposed W-WW Impact Fees in the ETJ**

Note: WW Service Policy remains in effect, expect Annexation



# Maximum Allowable W-WW Impact Fees

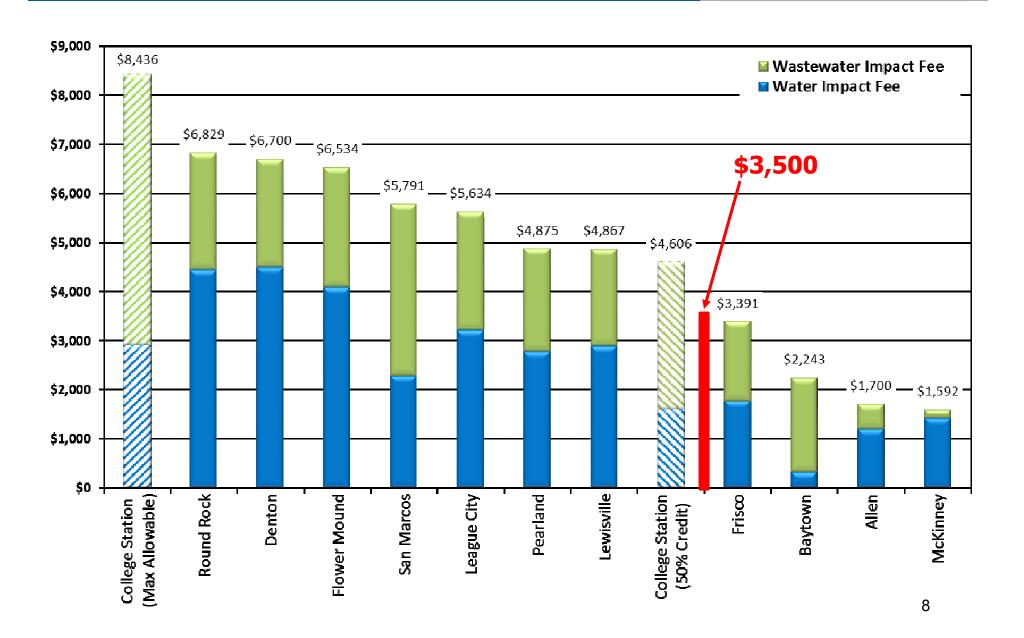
Met	er Size	LUE	Water	Wastewater
	5/8"	1	\$2,917	\$5,519
99%	1"	1.7	\$4,959	\$9,382
55 70	1-1/2"	10.7	\$31,212	\$59,053
	2"	10.7	\$31,212	\$59,053
	3"	26.7	\$77,884	\$147,357
	4"	53.3	\$155,476	\$294,162
	6"	106.7	\$311,244	\$588,877
	8"	180.0	\$525,060	\$993,420
	10"	266.7	\$777,964	\$1,471,917

# Staff Recommendation W/WW Impact Fees

Meter Size	MAX Water	Rec. Water	MAX WW	Rec. WW
5/8″	\$2,917	\$500	\$5,519	\$3,000
1"	\$4,959	\$850	\$9,382	\$5,100
1-1/2"	\$31,212	\$5,350	\$59,053	\$16,050
2"	\$31,212	\$5,350	\$59,053	\$16,050
3"	\$77,884	\$13,350	\$147,357	\$40,050
4"	\$155,476	\$26,650	\$294,162	\$79,950
6"	\$311,244	\$53,350	\$588,877	\$160,050
8"	\$525,060	\$90,000	\$993,420	\$270,000
10"	\$777,964	\$133,350	\$1,471,917	\$400,050

## **Texas Cities (W-WW)**





# **Phasing Recommendation**

Water Meter Size	Water Impact Fee per meter Eff. 1 Dec 2016	Water Impact Fee per meter Eff. 1 Dec 2017
5/8"	\$250	\$500
1"	\$425	\$850
1-1/2"	\$2,675	\$5,350
2"	\$2,675	\$5,350
3"	\$6,675	\$13,350
4"	\$13,325	\$26,650
6"	\$26,675	\$53,350
8"	\$45,000	\$90,000
10"	\$66,675	\$133,350

Water Meter Size	Wastewater Impact Fee - per meter Eff. 1 Dec 2016	Wastewater Impact Fee - per meter Eff. 1 Dec 2017
5/8"	\$1,500	\$3,000
1"	\$2,550	\$5,100
1-1/2"	\$8,025	\$16,050
2"	\$8,025	\$16,050
3"	\$20,025	\$40,050
4"	\$39,975	\$79,950
6"	\$80,025	\$160,050
8"	\$135,000	\$270,000
10"	\$200,025	\$400,050

# **ACTIONS REQUESTED**

- Hold Public Hearing
- Act on Proposed Ordinance





# APPENDIX F City Ordinance No. 2016-3814

#### **ORDINANCE NO. 2016-3814**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CHAPTER 15 OF ITS CODE OF ORDINANCES; PROVIDING FOR SYSTEM-WIDE IMPACT FEES FOR WATER AND WASTEWATER SERVICES WITHIN THE CITY AND PORTIONS OF ITS EXTRATERRITORIAL JURISDICTION; PROVIDING FOR SEVERALBILITY; DECLARING A PENALTY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT MATTER.

WHEREAS, on or about January 28, 2016, the City of College Station ("City") acting by and through its City Council secured the professional services of Freese and Nichols ("Consultant") to consider imposition of system-wide water services impact fees and system-wide wastewater services impact fees the latter of which includes portions of the City's extraterritorial jurisdiction; and

WHEREAS, Chapter 395, Texas Local Government Code, sets forth the requirements and procedures to be followed when considering the imposition of such fees; and

WHEREAS, on or about March 31, 2016 the City appointed an advisory committee; and

WHEREAS, the City adopted Resolution No. 06-09-16-21 on or about June 9, 2016 setting a public hearing to consider land use assumptions and capital improvements plan; and

WHEREAS the City made such land use assumptions and capital improvements plans for both water and wastewater available to the public by when notice of the public hearing to consider same was timely published; and

WHEREAS, following such public hearing regarding the land use assumptions and capital improvements plans, the City Council of the City adopted Resolution No. 07-14-16-01 on or about July 14, 2016 approving same; and

WHEREAS, the City adopted Resolution No. 08-25-16-2c on or about August 25, 2016 setting a public hearing to consider the imposition of system-wide water services impact fees and system-wide wastewater services impact fees and timely published notice of same; and

WHEREAS, on or about September 8, 2016 the City Council of the City received the advisory committee's written comments; and

WHEREAS, on or about September 22, 2016 a public hearing was held to consider the imposition of impact fees for system-wide water services and for system-wide wastewater services; and

WHEREAS, in accordance with Chapter 2007, Texas Government Code, a Takings Impact Assessment was prepared and duly adopted on or about July 14, 2016 with respect to the proposed wastewater services impact fees as affecting portions of the City's extraterritorial jurisdiction; and

WHEREAS, the City has duly complied with all applicable requirements to consider the imposition of impact fees as described herein and as allowed and required by law, and now desires to adopt system-wide water services impact fees and system-wide wastewater collection and treatment services impact fees; now therefore

# BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- Part 1: That Chapter 15, titled "Impact Fees" of the Code of Ordinances of the City of College Station, Texas, is hereby amended as set out in Exhibit "A" attached hereto and made a part of this Ordinance for all purposes.
- Part 2: That if any provisions of any section of this Ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this Ordinance, which shall remain in full force and effect.
- Part 3: That any person, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not less than Twenty-Five Dollars (\$25.00) or more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective not less than ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.
- Part 4: This Ordinance shall go into effective December 1, 2016.

PASSED, ADOPTED and APPROVED this 22<sup>nd</sup> day of September, 2016.

**APPROVED:** 

ATTEST:

City Secretary

APPROVED:

City Attorney

#### **EXHIBIT "A"**

That Chapter 15, "Impact Fees" of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

#### "Chapter 15 - IMPACT FEES

#### Article I. Local Area Impact Fees.

Sec. 15-1. - General provisions.

#### A. Short title.

Reserved.

#### B. Purpose.

This article is intended to assure the provision of adequate public facilities to serve new development in the City by requiring each development to pay its pro rata share of the costs of such improvements necessitated by and attributable to such new development.

#### C. Authority.

This article is adopted pursuant to Texas Local Government Code Chapter 395, (S.B. 336) and pursuant to the College Station City Charter. The provisions of this article shall not be construed to limit the power of the City to utilize other methods authorized under State law or pursuant to other City powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this article. Guidelines may be developed by resolution or otherwise to implement and administer this article.

#### D. Definitions.

- (1) Advisory Committee means the Planning and Zoning Commission or such committee as may be appointed by City Council to meet the requirements of Chapter 395, Texas Local Government Code regarding impact fees.
- (2) Area-related facility means a capital improvement or facility expansion which is designated in the Impact Fee Capital Improvements Plan and which is not a site-related facility. Area-related facility may include a capital improvement which is located off-site, within, or on the perimeter of the development site.
- (3) **Assessment** means the determination of the amount of the maximum impact fee per service unit which can be imposed on new development pursuant to this Article.
- (4) **Capital improvement** means either a roadway facility, a water facility, a sanitary sewer facility or a drainage facility, with a life expectancy of three (3) or more years, to be owned and operated by or on behalf of the City.
- (5) **City** means the City of College Station, Texas.
- (6) **Credit** means the amount of the reduction of an impact fee for fees, payments or charges for the same type of capital improvements for which the fee has been assessed.
- (7) **Facilities expansion** means either a roadway expansion, a water facility expansion or a sanitary sewer facility expansion.

(8) **Final plat approval** or **approval of a final plat** means the point at which the applicant has complied with all conditions of approval, and the plat has been released for filing with Brazos County.

- (9) Impact fee means either a fee for roadway facilities, a fee for water facilities, or a fee for sanitary sewer facilities imposed on new development by the City pursuant to this article in order to fund or recoup the costs of capital improvements or facilities expansions necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements. Impact fees also do not include pro rata charges or acreage charges for sanitary sewer improvements or front footage charges for sanitary sewer and water lines imposed pursuant to Section 11-3 of the utility chapter; or funds deposited in escrow for the construction of roadway improvements imposed pursuant to the subdivision chapter.
- (10) Impact fee capital improvements plan means either a roadway improvements plan, a water improvements plan or a sanitary sewer improvements plan adopted or revised pursuant to this article. Impact fee capital improvements plan may refer to either the plan for a particular service area or to the aggregation of capital improvements or facilities expansions and the associated costs programmed for all service areas for a particular category of capital improvements or facilities expansions.
- (11) Land use assumptions means the projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the City, as may be amended from time to time, upon which the impact fee capital improvements plans are based.
- (12) **New development** means a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with Brazos County of a plat pursuant to the City's subdivision regulations, the issuance of a building permit, or connection to the City's water or sanitary sewer system.
- (13) **Offset** means the amount of the reduction of an impact fee designed to fairly reflect the value of area-related facilities or other roadway facilities pursuant to rules herein established or administrative guidelines, provided by a developer pursuant to the City's subdivision regulations or requirements.
- (14) **Recoupment** means the imposition of an impact fee to reimburse the City for capital improvements which the City has previously oversized to serve new development.
- (15) **Roadway** means any thoroughfare, major or minor arterials or collectors designated in the City's adopted Thoroughfare Plan, as may be amended from time to time. Roadway does not include any roadway designated as a numbered highway on the official federal or Texas highway system.
- (16) **Roadway expansion** means the expansion of the capacity or redesign of an existing roadway in the City, but does not include the repair, maintenance, modernization, or expansion of an existing roadway to better serve existing development.
- (17) **Roadway facility** means an improvement or appurtenance to a roadway which includes, but is not limited to, design, rights-of-way, whether conveyed by deed or easement; intersection improvements; traffic control devices; turn lanes; drainage facilities

- associated with the roadway; street lighting or curbs. Roadway facility also includes any improvement or appurtenance to an intersection with a roadway officially enumerated in the Federal or Texas Highway System. Roadway facility excludes those improvements or appurtenances to a roadway which are site-related facilities.
- (18) **Roadway improvements plan** means the adopted plan, as may be amended from time to time, which identifies the roadway facilities or roadway expansions and their costs for each roadway benefit area, which are necessitated by and which are attributable to new development, for a period not to exceed ten (10) years, which are to be financed in whole or in part through the imposition of roadway facilities fees pursuant to this article.
- (19) Service area means either a roadway benefit area, a water benefit area, or sanitary sewer benefit area within the City, within which impact fees for capital improvements or facilities expansions will be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.
- (20) **Service unit** means the applicable standard units of measure shown on the conversion table in the Impact Fees Capital Improvements Plan which can be converted to living unit equivalents (L.U.E.) as set out in Exhibit B in the Capital Improvements Plan, as the context indicates, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.
- (21) Sanitary sewer facility means an improvement for providing sanitary sewer service, including, but not limited to, land or easements, treatment facilities, lift stations, or interceptor mains. Sanitary sewer facility excludes sanitary sewer lines or mains which are constructed by developers, the costs of which are reimbursed from pro rata charges paid by subsequent users of the facilities. Sanitary sewer facilities exclude site-related facilities.
- (22) **Sanitary sewer facility expansion** means the expansion of the capacity of any existing sanitary sewer improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sanitary sewer facility to serve existing development.
- (23) **Sanitary sewer improvements plan** means the adopted plan, as may be amended from time to time, which identifies the sanitary sewer facilities or sanitary sewer expansions and their associated costs which are necessitated by and which are attributable to new development for a period not to exceed ten (10) years, and which are to be financed in whole or in part through the imposition of sanitary sewer facilities fees pursuant to this article.
- (24) **Single-family residential lot** means a lot platted to accommodate a single-family dwelling unit, as authorized under the City's zoning regulations.
- (25) **Site-related facility** means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway, water or sanitary sewer facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the developer or property owner is solely responsible under subdivision and other applicable regulations.
- (26) Water facility means an improvement for providing water service, including, but not limited to, land or easements, water treatment facilities, water supply facilities, water

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transmission or distribution lines. Water facility excludes water lines or mains which are reimbursed from pro rata charges paid by subsequent users of the facilities. Water facility excludes site-related facilities.

- (27) Water facility expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water facility to serve existing development.
- (28) Water improvement plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed ten (10) years, and which are to be financed in whole or in part through the imposition of water facilities fees pursuant to this article.

#### E. Applicability.

The provisions of this article apply to all new development, as defined herein, within the corporate boundaries of the City. The provisions of this article apply uniformly within each service area.

#### F. Impact fee as condition of development approval.

No application for new development shall be approved within the City without assessment of an impact fee pursuant to this article, and no permit shall be issued unless the applicant has paid the impact fee imposed by and calculated herein.

#### G. Land use assumptions.

- (1) Land use assumptions for the City are attached hereto as Exhibit "A" and is incorporated herein by reference.
- (2) The land use assumptions for the City shall be updated at least every three (3) years, utilizing the amendment procedure set forth in subsection Q.
- (3) Amendments to the land use assumptions shall incorporate projections of changes in land uses, densities, intensities and population therein over at least a ten-year period.

#### H. Impact fees per service unit.

- (1) The maximum impact fee per service unit for each service area shall be computed by dividing the total costs of capital improvements necessitated by and attributable to new development in the service area identified in the impact fee capital improvements plan for that category of capital improvements by the total number of service units anticipated within the service area, based upon the land use assumptions for that service area. Maximum impact fees per service unit for each service area shall be established by category of capital improvements and shall be as set forth in Exhibit C, attached hereto and made a part of this article by reference.
- (2) The impact fee per service unit which is to be paid by each new development within a service area shall be that established by ordinance by the City Council, as may be amended from time to time, and shall be an amount less than or equal to the maximum impact fee per service unit established in paragraph (1) above. Impact fees which are to be paid shall be as set forth in Exhibit D, attached hereto and made a part of this Article by reference.

(3) Impact fee Exhibits C and D may be amended from time to time utilizing the amendment procedure set forth in subsection Q.

#### Assessment of impact fees.

Assessment of impact fees.

- (1) The approval of any new development shall include as a condition the assessment of the impact fee applicable to such development.
- (2) Assessment of the impact fee for any new development shall be made as follows: (Ordinance No. 1972 of August 27, 1992)
  - (a) A development which is submitted for approval pursuant to the City's subdivision regulations following the effective date of this article, assessment shall be at the time of final plat approval for R Rural, E Estate, RS Restricted Suburban, GS General Suburban, D Duplex, T Townhouse, R-4 Apartment/Low Density, R-5 Apartment Medium Density, R-6 Apartment High Density, and R-7 Mobile Home Park and assessment for all other Zoning Districts shall be at the time of issuance of the building permit, and shall be the amount of the maximum impact fee per service unit then in effect, as set forth in Exhibit C, as computed by the procedures set forth in Subsection H(1). The City, in its sole discretion, may provide the subdivider with a copy of Exhibit C prior to final plat approval, but such shall not constitute assessment within the meaning of this article.
  - (b) For a development which has received final plat approval prior to the effective date of this article and for which no replatting is necessary prior to issuance for a permit, assessment shall be on the effective date of this ordinance, and shall be the amount of the maximum impact fee per service unit set forth in Exhibit C.
  - (c) For land on which new development is approved to occur without platting after the effective date of this article, assessment shall be at the time of issuance of a permit for connection to the water or sewer system.
- (3) Following assessment of the impact fee pursuant to paragraph (2)(b) above, the amount of the impact fee per service unit for that development cannot be increased, unless the owner proposes to change the approved development by the submission of a new application for final plat approval, in which case new assessment shall occur at the Exhibit C rate then in effect.
- (4) Following the lapse or expiration of approval for a plat, a new assessment must be performed at the time a new application for such development is filed.
- (5) An application for an amending plat made pursuant to V.T.C.S., Local Government Code, Section 212.016 is not subject to reassessment for an impact fee.

(Ordinance No. 1972 of August 27,1992)

#### J. Computation and collection of impact fees.

(1) The impact fees due for the new development shall be collected prior to or at the time of final plat recordation for roadway facilities, water and sanitary sewer facilities unless an agreement between the developer and the City has been executed providing for a different time of payment.

(Ordinance No. 2213 of October 10. 1996)

(2) The impact fees due for land on which new development occurs or is proposed to occur without platting, impact fees shall be collected at the time of issuance of a permit for connection to the water or sewer system.

- (3) Following the filing and acceptance of an application for a building permit or the request for connection to the City's water or sanitary sewer system, the City shall compute the impact fees due for the new development in the following manner.
  - (a) The amount of each impact fee due shall be determined by multiplying the number of service units generated by the new development by the impact fee due per service unit for the service area using Exhibit D. The number of service units shall be determined by using the conversion table contained in the impact fee capital improvements plan.
  - (b) The amount of each impact fee due shall be reduced by an allowable offsets or credits for that category of capital improvements, in the manner provided in subsection L.
  - (c) The total amount of the impact fees due for the new development shall be calculated and attached to the development application or request for connection as a condition of approval.
- (4) The amount of each impact fee due for a new development shall not exceed an amount computed by multiplying the fee assessed per service unit pursuant to subsection H by the number of service units generated by the development.
- (5) If the building permit for which an impact fee has been paid has expired, and a new application is thereafter filed, the impact fees due shall be computed using Exhibit D then in effect, with credits for previous payment of fees being applied against the new fees due.
- (6) Whenever the property owner proposes to increase the number of service units for a development, the additional impact fees collected for such new service units shall be determined by using Exhibit D then in effect and such additional fee shall be collected either prior to or at the time of issuance of a new building permit, in the case of impact fees for roadway facilities, or prior to or at the time of enlargement of the connection to the City's water or sanitary sewer system, in the case of impact fees for water or sanitary sewer facilities.
- (7) In its sole discretion, the City may permit the developer or property owner, upon written application, to pay impact fees for all or a portion of a single-family residential lots at the time of final plat recording for such development, in the amounts provided in paragraph (2) of this subsection.

#### K. Suspension of fee collection.

- (1) For any new development which has received final plat approval prior to August 27, 1992, in accordance with Texas Local Government Code, Chapter 212, or pursuant to the City's subdivision regulations, the City may assess, but shall not collect any impact fee as herein defined, on any service unit for which a valid building permit is issued within one (1) year subsequent to the effective date of this Article.
- (2) If the building permit, which is obtained within the period provided for in paragraph (1) above, subsequently expires, and no new application is made and approved within such period, the new development shall be subject to the payment of an impact fee, as provided in subsection J.

(3) During such one (1) year period, the City may impose and collect on such new development pro rata fees including lot or acreage fees for sanitary sewer improvements pursuant or front footage charges for sanitary sewer and water lines which have been previously installed by the City pursuant to Section 11-3 of the Code of Ordinances, as amended, and may accept deposits in escrow for roadway facilities pursuant to the City's subdivision regulations. After the expiration of such period, collection of all such fees, charges or deposits in escrow, unless elsewhere expressly authorized, shall be suspended and fees shall be collected for such new developments pursuant to the provisions of this article.

## L. Offsets and credits against impact fees.

- (1) The City shall offset the reasonable value of any area-related facilities or other roadway facilities, pursuant to rules established in this section or pursuant to guidelines and which have been dedicated to and have been received after initial acceptance by the City on or after August 27, 1992, including the value of rights-of-way for roadways, or capital improvements constructed pursuant to an agreement with the City, against the amount of the impact fee due for that category of capital improvement.
- (2) The City shall credit pro rata charges, including lot or acreage fees or charges, which have been paid pursuant to Section 11-3 of the Code of Ordinances, as amended, and eligible escrow fees deposited for roadway facilities prior to the effective date of this article, and during the one-year period following adoption of this ordinance, during which impact fees established herein may not be collected for certain new developments pursuant to subsection K., against the amount of an impact fee due for that category of capital improvement, subject to guidelines established for the City.
- (3) All offsets and credits against impact fees shall be subject to the following limitations and shall be granted based on this ordinance and additional standards promulgated by the City, which may be adopted as administrative guidelines.
  - (a) No offset or credit shall be given for the dedication or construction of site related facilities.
  - (b) No offset or credit shall exceed an amount equal to the eligible value of the offset multiplied by a fraction, the numerator of which is the impact fee per service unit due for the new development as computed using Exhibit D and the denominator of which is the maximum impact fee per service unit for the new development as computed using Exhibit C.
  - (c) The unit costs used to calculate the offsets shall not exceed those assumed for the capital improvements included in the impact fees capital improvements plan for the category of facility within the service area for which the impact fee is imposed.
  - (d) No offsets shall be given for roadway facilities which are not identified within the applicable impact fees capital improvements plan, except that offsets may be given for the value of dedicated rights-of-way or the value of constructed capital improvements for roadways designated in the City's Thoroughfare Plan built to City standards and initially accepted by the City. Offsets may only be given for dedications or construction made and initially accepted after January 1, 1984.
  - (e) No credit shall be given for roadway facilities which are not identified within the applicable impact fees capital improvements plan, except that credit may be given for money deposits (other than impact fees) paid to the City toward the costs of rights-of-way or the costs of construction capital improvements for eligible roadways

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designated in the City's Thoroughfare Development Plan built to City standards and initially accepted by the City. Credit may only be given for rights-of-way acquired or construction completed and initially accepted by the City. Credit may only be given for rights-of-way acquired or construction completed and initially accepted after January 1, 1984.

- (f) Offsets or credits given for new developments which have received final plat approval prior to the effective date of this article, or offsets or credits acquired for new developments during the one (1) year period specified in subsection K., shall be reduced by subtracting an amount equal to the impact fees which would have been due for the number of existing service units using Exhibit D adopted hereby.
- (g) If an offset or credit applicable to a plat has not been exhausted within ten (10) years from the date of the acquisition of the first building permit issued or connection made after the effective date of this ordinance or within such period as may be otherwise designated by contract, such offset or credit shall lapse.
- (h) In no event will the City reimburse the property owner or developer for an offset or credit when no impact fees for the new development can be collected pursuant to this article or for any amount exceeding the total impact fees due for the development for that category of capital improvement, unless otherwise agreed to by the City.
- (4) An applicant for new development must apply for an offset or credit against impact fees due for the development either at the time of application for final plat approval or (1) for roadway fees, at the time of building permit application, and (2) for water and sewer fees, at the time of connection, unless the City agrees to a different time. The applicant shall file a petition for offsets or credits with the City on a fort provided for such purpose. The contents of the petition shall be established by administrative guidelines. The City must provide the applicant, in writing, with a decision on the offset or credit request, including the reasons for the decision. The decision shall specify the maximum value of the offset or credit which may be applied against an impact fee, which amount and the date of the determination shall be associated with the plat for the new development.
- (5) The available offset or credit associated with the plat shall be. applied against an impact fee in the following manner.
  - (a) For single-family residential lots in a new development consisting only of single-family residential lots which have received final plat approval, such offset or credit shall be prorated equally among such lots and shall remain applicable to such lots, to be applied at the time of filing and acceptance of an application for a building permit or connection, as appropriate against impact fees due.
  - (b) For all other types of new development, including those involving mixed uses, which have received final plat approval, the offset or credit applicable to the plat shall be applied to the impact fee due at the time of issuance of the first building permit or connection to which the offset or credit is applicable, and thereafter to all subsequently issued building permits or connections, until the offset or credit has been exhausted.
  - (c) At its sole discretion, the City may authorize alternative credit or offset agreements upon petition by the owner in accordance with guidelines promulgated by the City.

#### M. Establishment of accounts.

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(1) The City's Fiscal Services Department shall establish an account to which interest is allocated for each service area for each category of capital facility for which an impact fee is imposed pursuant to this article. Each impact fee collected within the service area shall be deposited in such account.

- (2) Interest earned on the account into which the impact fees are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in subsection N.
- (3) The City's Fiscal Services Department shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in subsection N. Disbursement of funds shall be authorized by the City at such times as are reasonably necessary to cant' out the purposes and intent of this article, provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.
- (4) The City's Fiscal Services Department shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected in or expended from each service area. The records of the account into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours. The City may establish a fee for copying services.
- (5) The City's Fiscal Services Department shall maintain and keep adequate financial records for said account which shall show the source and disbursement of all funds placed in or expended by such account.

## N. Use of proceeds of impact fee accounts.

- (1) The impact fees collected for each service area pursuant to this article may be used to finance or to recoup the costs of any capital improvements or facilities expansions identified in the applicable impact fee capital improvements plan for the service area, including the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees, and expert witness fees), and the fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the impact fee capital improvements plan who is not an employee of the political subdivision. Impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City to finance such capital improvements or facilities expansions.
- (2) Impact fees collected pursuant to this article shall not be used to pay for any of the following expenses:
  - (a) Construction, acquisition or expansion of capital improvements or assets other than those identified in the applicable impact fee capital improvements plan;
  - (b) Repair, operation, or maintenance of existing or new capital improvements or facilities expansions;
  - (c) Upgrading, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;
  - (d) Upgrading, expanding or replacing existing capital improvements to provide better service to existing development; provided, however, that impact fees may be used to pay the costs of upgrading, expanding or replacing existing capital improvements

- in order to meet the need for new capital improvements generated by new development;
- (e) Administrative and operating costs of the City; or
- (f) Roadway facilities or roadway expansions in the extraterritorial jurisdiction of the City.
- (g) In the event that a capital improvement or facility expansion involves more than one (1) service area for a particular category of capital improvement, funds from each service area involved may be pooled to finance the project; provided, however, that in the event the funds expended from any service area exceed the proportionate share of the costs of the facilities attributable to the development in such service area, such account shall be credited in the amount exceeding such share, to be repaid from impact fee proceeds collected in other contributing service areas.

#### O. Appeals.

- (1) The property owner or applicant for new development may appeal the following decisions to the City Council: (1) applicability of an impact fee to the development; (2) the amount of the impact fee due; (3) the availability or the amount of an offset or credit; (4) the application of an offset or credit against any impact fee due; (5) the amount of a refund due, if any.
- (2) The burden of proof shall be on the appellant to demonstrate that the amount of the fee or the amount of the offset or credit was not calculated according to the applicable schedule of impact fees or the guidelines established for determining offsets and credits.
- (3) The appellant must file a notice of appeal with the City Secretary within thirty (30) days following the decision. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Attorney in an amount equal to the original determination of the impact fee due, the development application may be processed while the appeal is pending.

#### P. Refunds.

- (1) Any impact fee or portion thereof collected pursuant to this Article, which has not been expended within the service area within ten (10) years from the date of payment, shall be refunded, upon application, to the record owner of the property at the time the refund is paid or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Article 1.03, Title 79, Revised Statutes (Article 5069-1.03, Vernon's Texas Civil Statutes), or any successor statute.
- (2) An impact fee collected pursuant to this article shall be considered expended if the total expenditures for capital improvements or facilities expansions authorized in subsection N. within the service area within ten (10) years following the date of payment exceeds the total fees collected for such improvements or expansions during such period.
- (3) If a refund is due pursuant to paragraphs (1) and (2) above, the City shall pro-rate the same by dividing the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

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(4) Upon completion of all the capital improvements or facilities expansions identified in the impact fee capital improvements plan for the service area, the City shall recalculate the maximum impact fee per service unit using the actual costs for the improvements or expansions. If the maximum impact fee per service unit based on actual cost is less than the impact fee per service unit paid, the City shall refund the difference, if. such difference exceeds the impact fee paid by more than ten (10) percent (1096). The refund to the record owner shall be calculated by multiplying such difference by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(5) If the building permit for a new development for which an impact fee has been paid has expired, and a modified or new application has not been filed within six (6) months of such expiration, the City shall, upon written application, refund the amount of the impact fee to the applicant. The City may establish guidelines for refunding of impact fees collected for which construction plans have been abandoned.

#### Q. Updates to plan and revision of fees.

- (1) The City shall update its land use assumptions and impact fees capital improvements plans and shall recalculate its impact fees not less than once every five (5) years in accordance with the procedures set forth in Texas Local Government Code Section 395.052, or in any successor statute.
- (2) The City may review its land use assumptions, impact fee capital improvements plans, and other factors such as market conditions more frequently than provided in paragraph (1) above to determine whether the land use assumptions and impact fee capital improvements plans should be updated and the impact fee recalculated accordingly, or whether Exhibit D collection rates should be increased, decreased, or otherwise changed.

#### R. Functions of Advisory Committee.

- (1) The Advisory Committee shall perform the following functions:
  - (a) Advise and assist the City in adopting land use assumptions;
  - (b) Review the impact fee capital improvements plans and file written comments thereon:
  - (c) Monitor and evaluate implementation of the impact fee capital improvements plans;
  - (d) Advise the City of the need to update or revise the land use assumptions, impact fee capital improvements plans and impact fees; and file a semiannual report evaluating the progress of the City in achieving the impact fee capital improvements plans and identifying any problems in implementing the plans or administering the impact fees.
- (2) The City Council shall adopt, by resolution, procedural rules by which the Advisory Committee may carry out its duties.
- (3) The City shall make available to the Advisory Committee any professional reports prepared in the development or implementation of the impact fee capital improvements plans.

#### S. Agreement for capital improvements.

(1) An owner of a new development may construct or finance a capital improvement or facility expansion designated in the impact fee capital improvements plan, if required or

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authorized by the City, by entering into an agreement with the City prior to the issuance of any building permit for the development. The agreement shall be on a form approved by the City, and shall identify the estimated cost of the improvement or expansion, the schedule for initiation and completion of the improvement or expansion, a requirement that the improvement be designed and completed to City standards and such other terms and conditions as deemed necessary by the City. The agreement shall provide for the method to be used to determine the amount of the offset to be given against impact fees due for the development.

(2) In the event that the City elects to reimburse an owner for the dedication, construction or financing of a capital improvement or facility expansion designated in the impact fee capital improvements plan, the terms of reimbursement shall be incorporated in the agreement required by paragraph (1) above.

# T. Use of other financing mechanisms.

- (1) The City may finance capital improvements or facilities expansions designated in the impact fee capital improvements plan through the issuance of bonds, through the formation of public improvement districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.
- (2) Except as herein otherwise provided, the assessment and collection of an impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.
- (3) The City may pay all or part of impact fees due for a new development taking into account available offsets and credits pursuant to duly adopted criteria.

#### U. Impact fee as additional and supplemental regulation.

Impact fees established by this article are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development of land or the issuance of building permits or certificates of occupancy. Such fee is intended to be consistent with and to further the policies of City's Comprehensive Plan, the Impact Fee Capital Improvements Plan, the Zoning Ordinance, Subdivision Regulations and other City policies, ordinances and resolutions by which the City seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

#### V. Relief procedures.

- (1) Any person who has paid an impact fee or an owner of land upon which an impact fee has been paid may petition the City Council to determine whether any duty required by this ordinance has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the act be performed within sixty (60) days of the request. If the City Council determines that the duty is required pursuant to the ordinance and is late in being performed, it shall cause the duty to commence with sixty (60) days of the date of the request and to continue until completion.
- (2) The City Council may grant a variance or waiver from any requirement of this ordinance, upon written request by a developer or owner of property subject to the ordinance, following a public hearing, and only upon finding that a strict application of such requirement would when regarded as a whole result in confiscation of the property.

- (3) The City Council may grant a waiver from any requirement of this ordinance on other grounds, as may be set forth in administrative guidelines.
- (4) If the City Council grants a variance or waiver to the amount of the impact fee due for a new development under this section, it shall cause to be appropriated from other City funds the amount of the reduction in the impact fee to the account for the service area in which the property is located.

#### W. Exemption from ordinance.

Any building permit application which was duly accepted for filing prior to the effective date of this article and which is subsequently granted, shall be exempt from the assessment and payment of an impact fee, unless such application thereafter expires.

(Ord. No. <u>2013-3521</u>, Pt. 1(Exh. T), 9-12-2013; Ord. No. <u>2016-3750</u>, Pt. 1(Exh. A), 2-11-2016)

Sec. 15-2. - Roadway facilities fees (reserved).

(Ordinance No. 1972 of August 27, 1992)

Sec. 15-3. - Water facilities fees.

#### A. Water service area.

- (1) There is hereby established a water benefit area, constituting the Service Area as depicted on Exhibit A, attached hereto and incorporated herein by reference.
- (2) The boundaries of the water benefit area may be amended from time to time and new water benefit areas may be delineated, pursuant to the procedures in Section 15-1, subsection Q.

#### B. Water improvements plan.

- (1) The Water Improvements Plan for the Service Area is hereby adopted as Exhibit B, attached hereto and incorporated by reference herein.
- (2) The Water Improvements Plan may be amended from time to time, pursuant to the procedures in Section 13-1, subsection Q.

#### C. Water facilities fees.

- (1) The maximum impact fees per service unit for water facilities are hereby adopted and incorporated in Exhibit C attached hereto and made a part hereof by reference.
- (2) The impact fees per service unit for water facilities, which are to be paid by each new development, are hereby adopted and incorporated in Exhibit D attached hereto and made a part hereof by reference.
- (3) The impact fees per service unit for water facilities may be amended from time to time, pursuant to the procedures in Section 15-1, Subsection Q.

(Ordinance No. 2385 of April 22, 1999)

Sec. 15-4. - Sewer facilities fees.

# A. Sanitary sewer service area.

- (1) There is hereby established a sanitary sewer benefit area, constituting the Service Area as depicted on Exhibit A, attached hereto and incorporated herein by reference.
- (2) The boundaries of the sanitary sewer benefit area may be amended from time to time, and new sanitary sewer benefit areas may be delineated, pursuant to the procedures in Section 15-1, subsection Q.

#### B. Sanitary sewer improvements plan.

- (1) The Sanitary Sewer Improvements Plan for the Service Area is hereby adopted as Exhibit B, attached hereto and incorporated by reference herein.
- (2) The Sanitary Sewer Improvements Plan may be amended from time to time, pursuant to the procedures in Section 15-1, subsection Q.

# C. Sanitary sewer facilities fees.

- (1) The maximum impact fees per service unit for sanitary sewer facilities are hereby adopted and incorporated in Exhibit C attached hereto and made a part hereof by reference.
- (2) The impact fees per service unit for sanitary sewer facilities, which are to be paid by each new development, are hereby adopted and incorporated in Exhibit D attached hereto and made a part hereof by reference.
- (3) The impact fees per service unit for sewer facilities may be amended from time to time, pursuant to the procedures in Section 15-1, subsection Q.

Sec. 15-5. - Drainage facilities fees (reserved).

(Ordinance No. 1972 of August 27, 1992)

#### NOTE:

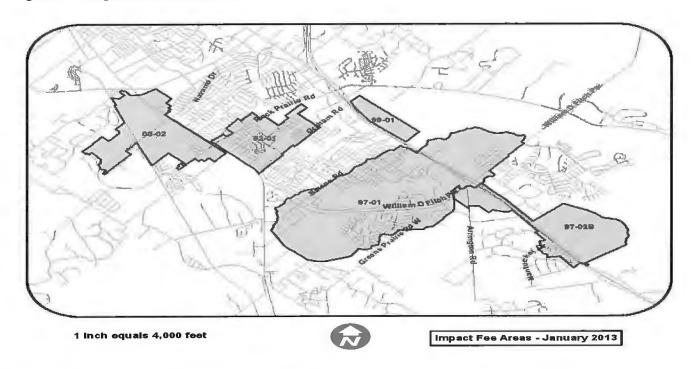
SEE: Resolution No. 12-11-97-6-b approved by Council on December 12, 1997, adopting land use assumptions, capital improvements, and sanitary sewer impact fees for Service Area 97-01 (Pebble Hills/Greens Prairie Road area).

SEE: Resolution No. 12-11-97-6-c approved by Council on December 12, 1997, adopting land use assumption, capital improvements and sanitary sewer impact fees for Service Area 97-02 (Lick Creek/Nantucket area).

SEE: Resolution No. 7-22-99-3.3 approved by Council on April 22, 1999, adopting land use assumption, capital improvements and sanitary sewer impact fees for Service Area 99-01 (along northeastern right-of-way of S.H. 6).

# **EXHIBIT A: LAND USE ASSUMPTIONS**

Figure 2-1: Impact Fee Service Areas



(Ord. No. 2013-3537, Pt. 1(Exh. A), 11-14-2013)

TABLE
2-1A
POPULATION AND LAND USE PROJECTIONS FOR AREA 92-01, GRAHAM ROAD
WASTEWATER
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

Land Use	2013		2023		Full Buildout	
	ACRES	%	ACRES	%	ACRES	%
Business Park	15.2	3.02%	20.5	4.07%	24.3	4.81%
General Suburban	196.6	38.93%	196.8	38.97%	196.9	38.99%
Institutional/Public	38.3	7.58%	38.3	7.58%	38.3	7.58%
Medical Use	0.0	0.00%	8.8	1.75%	15.0	2.97%
Natural Areas - Protected	0.0	0.00%	15.9	3.15%	27.0	5.35%

Natural Areas - Reserved	0.0	0.00%	4.0	0.79%	6.8	1.35%	
Neighborhood Conservation	15.2	3.01%	15.3	3.02%	15.3	3.03%	
Suburban Commercial	66.6	13.19%	70.8	14.02%	73.7	14.59%	
Urban	16.9	3.35%	16.9	3.35%	16.9	3.35%	
Right-of-Way	90.8	17.99%	90.8	17.99%	90.8	17.99%	
Subtotal Developed Land Uses	439.7	87.06%	478.1	94.67%	505.0	100.00%	
Undeveloped	65.3	12.94%	26.9	5.33%	0.0	0.00%	
TOTAL GROSS ACRES	505.0	100.00%	505.0	100.0%	505.0	100.00%	
Population	2,725		2,725		2,725		
Population per Urban Acres	6.20		5.70		5.40		
Population per Total Acres	5.40		5.40		5.40		

Source: City of College Station, 2013, College Impact Fee Update 92.01 Graham Rd. Wastewater (Template from Staff 2013 9 3).xlsx. Assumes full buildout by 2030, Per Jennifer Prochazka, 8 30 2013.

Figure 2-3: Future Land Uses, Graham Road Sewer



(Ord. No. 2013-3537, Pt. 1(Exh. A), 11-14-2013)

TABLE
POPULATION AND LAND USE PROJECTIONS FOR AREA 97-01, SPRINGCREEK
WASTEWATER
WASTEWATER
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

and Use	2013		2023		Full Buildout	
Land Use	ACRES	%	ACRES	%	ACRES	%
Estate	112.7	4.70%	113.7	4.74%	117.8	4.91%
General Commercial	37.9	1.58%	42.4	1.77%	60.3	2.52%
General Suburban	296.1	12.35%	307.4	12.82%	352.5	14.71%
Institutional/Public	70.0	2.92%	70.7	2.95%	73.6	3.07%
Medical	0.0	0.00%	17.1	0.71%	85.7	3.58%
Natural Areas - Protected	0.0.	0.00%	21.4	0.89%	107,2	4.47%

Population per Total Acres	2.17		2.72		4.95	
Population per Urban Acres	4.18		4.43		4.96	
Population	5,193		6,525		11,864	
TOTAL GROSS ACRES	2,397.0	100.00%	2,397.0	100.00%	2,397.0	100.00%
Undeveloped	1,153.6	48.13%	924.0	38.55%	3.8	0.16%
Subtotal Developed Land Uses	1,243.4	51.87%	1,473.0	61.45%	2,393.2	99.84%
Right-of-Way	394.0	16.44%	394.0	16.44%	394.0	16.44%
Village Center	0.0	0.00%	12.3	0.51%	61.5	2.57%
Utilities	1.3	0.05%	1.3	0.05%	1.3	0.05%
Urban	38.6	1.61%	84.1	3.51%	266.4	11.11%
Suburban Commercial	31.1	1.30%	36.2	1.51%	56.7	2.37%
Restricted Suburban	261.7	10.92%	319.0	13.31%	548.6	22.89%
Natural Areas - Reserved	0.0	0.00%	53.4	2.23%	267.6	11.16%

Source: City of College Station, 2013, College Station Impact Fee Update 97 01 Springcreek Wastewater (Template from Staff 4013 8 30).xlsx



Figure 2-5: Future Land Uses, Spring Creek Sewer Line

(Ord. No. 2013-3537, Pt. 1(Exh. A), 11-14-2013)

TABLE
POPULATION AND LAND USE PROJECTIONS FOR AREA 97-01B, ALUM CREEK
WASTEWATER
LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

	2013		2023		Full Buildout	
and Use	ACRES	%	ACRES	%	ACRES	%
Business Park	1.2	0.16%	13.8	1.83%	24.1	3.20%
Estate	0.0	0.00%	3.0	0.40%	5.4	0.72%
General Suburban	6.0	0.80%	132.9	17,68%	236.7	31.48%
Natural Areas - Protected	0.0	0.00%	2.4	0.32%	4.4	0.59%
Natural Areas - Reserved	0.0	0.00%	64.5	8.58%	117.3	15.60%
Restricted Suburban	28.9	3.84%	92.1	12.24%	143.7	19.11%

Rural	0.2	0.03%	0.2	0.03%	0.2	0.03%
Suburban Commercial	0.0	0.00%	0.1	0.01%	0.2	0.03%
Urban	55.4	7.37%	75.8	10.07%	92.4	12.29%
Utilities	9.7	1.29%	9.7	1.29%	9.7	1.29%
Right-of-Way	107.1	14.24%	107.1	14.24%	107.1	14.24%
Subtotal Developed Land Uses	208.5	27.73%	501.6	66.70%	741.2	98.57%
Undeveloped	543.5	72.27%	250.4	33.30%	10.8	1.43%
TOTAL GROSS ACRES	752.0	100.00%	752.0	100.00%	752.0	100.00%
Population	183		2,306		4,042	
Population per Urban Acres	0.88		4.60		5.45	
Population per Total Acres	0.24		3.07		5.38	

Source: City of College Station, 2013, College Station Impact Fee Update 97 02B Alum Creek Wastewater (Template from Staff 213 8 30).xlsx.

The City of College Station
Alum Creek - Future Land Use

Legend

Comp PlanLandUse09

111 - Neighborhood Conservation
of to -100 - Reveil
130 - E state
1140 - Milage Center
1100 - Restricted Suburban
110 - General Suburban
110 - General Suburban
110 - Suburban Commercial
201 - Suburban Commercial
201 - Suburban Commercial
202 - Malicial Use
210 - Owneral Commercial
210 - Malicial Use
210 - Malicial Areas - Reserved
000 - Malicial Areas - Reserved

Figure 2-7: Future Land Uses, Alum Creek Sewer Line

(Ord. No. 2013-3537, Pt. 1(Exh. A), 11-14-2013)

TABLE
POPULATION AND LAND USE PROJECTIONS FOR AREA 99-01, HARLEY WATER LINE
WATER
UTILITY
CITY OF COLLEGE STATION

Land Use	2013		2023		Full Buildout	
Land Use	ACRES	%	ACRES	%	ACRES	%
General Commercial	8.0	5.16%	9.2	5.94%	23.0	14.84%
General Suburban	0.0	0.00%	0.2	0.15%	0.6	0.39%
Medical Use	12.9	8.32%	19.6	12.65%	49.0	31.61%
Natural Area - Reserved	0.0	0.00%	5.1	3.28%	12.7	8.19%
Suburban Commercial	1.0	0.65%	26.3	16.98%	65.8	42.45%
Right-of-Way	3.9	2.52%	3.9	2.52%	3.9	2.52%
Subtotal Developed Land Use	25.8	16.65%	64.3	41.51%	155,0	100.00%

Undeveloped	129.2	83.35%	90.7	58.49%	0.0	0.00%
TOTAL GROSS ACRES	155.0	100.00%	155.0	100.00%	155.0	100.00%
Population	0	, ,	0	1	0	
Population per Urban Acres	0.00		0.00		0	
Population per Total Acres	0.00		0.00		0.00	-

Source: City of College Station Impact Fee Update 99 01 Harley Water Line (Template from Staff 2013 8 30).xlsx.

(Ord. No. 2013-3537, Pt. 1(Exh. A), 11-14-2013)

Figure 2-9: Future Land Uses, Harley Water Line



(Ord. No. 2013-3537, Pt. 1(Exh. A), 11-14-2013)

TABLE
POPULATION AND LAND USE PROJECTIONS FOR AREA 03-02, STEEPLECHASE
WASTEWATER
LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

land llee	7	2013	2	2023	Full E	Buildout
Land Use	ACRES	%	ACRES	%	ACRES	%
Business park	0.2	0.03%	12.4	1.60%	23.6	3.05%
Estate	0.0	0.03%	0.1	0.02%	0.1	0.01%
General Suburban	74.1	9.57%	151.6	19.58%	222.8	28.78%
Restricted Suburban	8.1	1.05%	68.4	8.84%	123.9	16.00%
Rural	0.1	0.01%	0.3	0.03%	0.4	0.05%
Suburban Commercial	14.3	1.85%	17.3	2.24%	20.1	2.60%
Urban	76.8	9.92%	198.0	25.57%	309.4	39.96%
Right-of-Way	74.0	9.56%	74.0	9.56%	74.0	9.56%
Subtotal Developed Land Uses	247.6	31.98%	522.1	67.43%	774.3	100.00%
Undeveloped	526.7	68.02%	252.2	32.57%	0.0	0.00%
TOTAL GROSS ACRES	774.3	100.00%	774.3	100.00%	774.3	100.00%
Population	911	ļ	8,259		15,016	
Population per Urban Acres	3.68		15.82		19.39	
Population per Total Acres	1.18	10.67		19.39		

Source: City of College Station 2013, College Station Impact Fee Update 03 02 Steeplechase Wastewater (Template from Staff 2013 8 30).xlsx.

Page **26** of **74** 

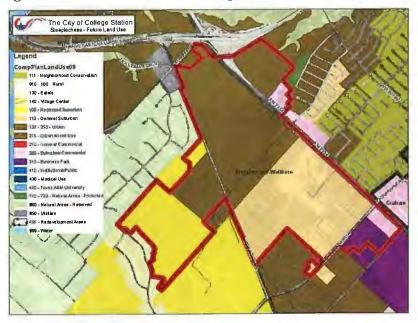


Figure 2-11: Future Land Uses, Steeplechase Sewer Line

(Ord. No. 2013-3537, Pt. 1(Exh. A), 11-14-2013)

# **EXHIBIT B: CAPITAL IMPROVEMENTS PROGRAMS**

Table 2-2
CAPACITY DEMAND FOR EACH NEW LUE
CITY OF COLLEGE STATION

AREA	BASIS	CAPACITY PER LUE FOR WATER/SEWER LINES
Area 92-01 Graham Road Sewer Line	Peak Day	1,068 gallons daily
Area 97-01 Spring Creek Sewer Line	Peak Day	1,068 gallons daily
Area 97-02B Alum Creek Sewer Line	Peak Day	1,068 gallons daily
Area 99-01 Harley Water Line	Peak Day	668 gallons daily
Area 03-02 Steeplechase Sewer Line	Peak Day	1,068 gallons daily

SOURCE: College Station City Staff.

Table 2-3
CONVERSION OF LAND USES TO LIVING UNITS EQUIVALENT
CITY OF COLLEGE STATION

			LUEs P	PER ACRE (a)			
LAND USE	Water	Sewer					
	Harley	Graham	Spring Crk	Alum Crk	Steeplechase		
Business Park		2.00		2.00	2.00		
Estate			1.00	1.00	1.00		
General Commercial	5.50		5.50				
General Suburban		8.00	6.97	6.97	8.00		
Institutional/Public		2.50	2.50	1			
Medical	5.55	5.55	5.50				
Natural Areas - Protected							
Natural Areas - Reserved							
Neighborhood Conservation		4.00					
Restricted Suburban	1		4.00	4.11	4.00		
Rural				0.33	0.33		
Suburban Commercial		4.55	4.55	4.55	4.55		
Urban		_	5.92	5.92	20.00		
Utilities							
Village Center		_	35.00				
Reserved from Development	1						

Right-of-Way			
Undeveloped			

Sources: City of College Station, 2013, College Station Impact Fee Update 97 01 Springcreek Wastewater (Template from Staff 4013 8 30).xlsx; College Station Impact Fee Update 92 01 Graham Rd Wastewater (Template from Staff 2013 9 3).xlsx; College Station Impact Fee Update 03 02 Steeplechase Wastewater (Template from Staff 2013 8 30).xlsx; College Station Impact Fee Update 99 01 Harley Water Line (Template from Staff 2013 8 30).xlsx; and College Station Impact Fee Update 97 02B Alum Creek Wastewater (Template from Staff 2013 8 30).xlsx. Not all uses are found in all areas.

Table 2-4
LUE EQUIVALENCIES FOR VARIOUS TYPES
AND SIZES OF WATER METERS

METER TYPE	METER SIZE	CONTINUOUS DUTY MAXIMUM RATE (gpm)	RATIO TO 5/8" METER
SIMPLE	5/8" × ¾"	10	1.000
SIMPLE	3/411	15	1.000
SIMPLE	1"	25	2.500
SIMPLE	1½"	50	5.000
SIMPLE	2"	80	8.000
COMPOUND	2"	80	8.000
TURBINE	2"	100	10.000
COMPOUND	3"	160	16.000
TURBINE	3"	240	24.000
COMPOUND	4"	250	25.000

TURBINE	4"	420	42.000
COMPOUND	6"	500	50.000
TURBINE	6"	920	92.000
COMPOUND	8"	800	80.000
TURBINE	8"	1600	160.000
COMPOUND	10"	1150	115.000
TURBINE	10"	2500	250.000
TURBINE	12"	3300	330.000

SOURCE: AWWA Standards C700, C701, C702, C703. By policy, a ¾" meter will be charged for one LUE of service.

TABLE 2-5A
ESTIMATION OF LIVING UNITS EQUIVALENT FOR AREA 92-01, GRAHAM ROAD
WASTEWATER LINE
WASTEWATER UTILITY
CITY OF COLLEGE STATION

LAND USE	LUEs PER	ESTIMATE LUEs		
LAND USE	ACRE (a)	2013	2023	Buildout
Business Park	2.00	30	41	49
General Suburban	8.00	1,000	1,001	1,002
Institution/Public	2.50	95	95	96
Medical Use	5.55	0	25	30
Natural Areas - Protected	0.00	0	0	0
Natural Areas - Reserved	0.00	1	1	1

Neighborhood Conservation	4.00	47	47	47
Suburban Commercial	4.55	241	260	317
Urban	0.00	168	168	168
Right-of-Way	0.00	0	0	0
Undeveloped	0.00	0	0	0
Totals		1,582	1,638	1,710
Population per LUE		1.72	1.66	1.59

Source: City of College Station, 2013, College Station Impact Fee Update 92 01 Graham Rd. Wastewater (Template from Staff 2013 9 3).xlsx.

TABLE
ESTIMATION OF LIVING UNITS EQUIVALENT FOR AREA 97-01, SPRINGCREEK
WASTEWATER
LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

LAND USE	LUEs PER	ESTIMATE LUEs		
LAND USE	ACRE (a)	2013	2023	Buildout
Estate	1.00	35	36	40
General Commercial	5.50	208	233	332
General Suburban	6.97	1,129	1,207	1,580
Institutional/Public	2.50	175	177	184
Medical	5.50	0	94	171
Natural Areas - Protected	0.00	0	0	0
Natural Areas - Reserved	0.00	0	0	0

Restricted Suburban	4.00	1,052	1,281	2,200
Suburban Commercial	4.55	21	44	279
Urban	5.92	84	353	1,626
Utilities	0.00	0	0	0
Village Center	35.00	0	430	2,153
Right-of-Way	0.00	0	0	0
Undeveloped	0.00	0	0	0
Totals		2,704	3,855	8,565
Population per LUE		1.92	1.69	1.39

Source: City of College Station, 2013, College Station Impact Fee Update 97 01 Springcreek Wastewater (Template from Staff 4013 8 30).xlsx.

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

2-5C **TABLE** UNITS **EQUIVALENT** FOR AREA 97-02B, LIVING ESTIMATION OF WASTEWATER LINE **CREEK ALUM** WASTEWATER UTILITY CITY OF COLLEGE STATION

LAND USE	LUEs PER	ESTIMATE LUES		
LAND USE	ACRE (a)	2013	2023	Buildout
Business Park	2.00	2	27	48
Estate	1.00	0	3	5
General Suburban	6.97	8	892	1,623
Natural Areas - Protected	0.00	1	1	1
Natural Areas - Reserved	0.00	0	0	0

Restricted Suburban	4.11	88	348	483
Rural	0.33	0	0	0
Suburban Commercial	4.55	0	1	1
Urban	5.92	239	360	495
Utilities	0.00	0	0	0
Undeveloped	0.00	0	0	0
Totals		338	1,631	2,656
Population per LUE		0.54	1.41	1.52

Source: City of College Station, 2013, College Station Impact Fee Update 97 02B Alum Creek Wastewater (Temple from Staff 2013 8 30).xlsx.

TABLE

ESTIMATION OF LIVING UNITS EQUIVALENT FOR AREA 99-01, HARLEY WATER LINE

WATER

UTILITY

CITY OF COLLEGE STATION

LAND USE	LUEs PER	ESTIMATE LUEs		
LAND USE	ACRE (a)	2013	2023	Buildout
General Commercial	5.50	44	51	127
General Suburban	0.00	0	0	0
Medical Use	5.50	71	108	270
Natural Areas - Reserved	0.00	0	0	0
Suburban Commercial	0.00	0	0	0
Right-of-Way	0.00	0	0	0

Undeveloped	0.00	0	0	0
Totals		115	158	396
Population per LUE	1	0.00	0.00	0.00

Source: City of College Station, 2013, College Station Impact Fee Update 99 01 Harley Water Line (Template from Staff 2013 8 30) xlsx.

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE
ESTIMATION OF LIVING UNITS EQUIVALENT FOR AREA 03-02, STEEPLECHASE WASTEWATER
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

LAND USE	LUEs PER		ESTIMATE LUEs		
LAND USE	ACRE (a)	2013	2023	Buildou	
Business Park	2.00	0	24	47	
Estate	1.00	0	0	0	
General Suburban	8.00	261	931	1,542	
Restricted Suburban	4.00	16	257	479	
Rural	0.33	0	0	0	
Suburban Commercial	4.55	65	79	97	
Urban	20.00	234	2,657	4,886	
Undeveloped	0.00	0	0	0	
Totals		576	3,949	7,051	
Population pre LUE		1.58	2.09	2.13	

Source: City of College Station, 2013, College Station Impact Fee Update 03 02 Steeplechase Wastewater (Template from Staff 2013 8 30).xlsx.

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE

ESTIMATED SERVICE DEMAND BY FACILITY TYPE FOR AREA 92-01
GRAHAM ROAD WASTEWATER LINE
WASTEWATER

CITY OF COLLEGE STATION

FACILITY TYPE /LAND LICE	VOLUME				
FACILITY TYPE/LAND USE	2013	2023	BUILDOUT		
Peak Flow (MGD)(a):	1.690	1.775	1.826		
Gallons per LUE Daily	1,068	1,068	1,068		
TOTAL LUE'S	1,582	1,662	1,710		
(a) Peak	1,068 gals/LU	JE/daily			

# Existing Capacity details are contained in Table 2-7A

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE

ESTIMATED SERVICE DEMAND BY FACILITY TYPE FOR AREA 97-01
SPRINGCREEK WASTEWATER LINE
WASTEWATER UTILITY
CITY OF COLLEGE STATION

FACILITY TYPE/LAND USE	VOLUME		
FACILITY TIPE/ LAND OSE	2013	2023	BUILDOUT
Peak Flow (MGD)(a):	2.888	4.117	9.147
Gallons per LUE Daily	1,068	1,068	1,068

TOTAL LUE'S	2,704	3,855	8,565
(a) Peak	1,068 gals/LU	JE/daily	

# Existing Capacity details are contained in Table 2-7B

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE
ESTIMATE SERVICE DEMAND BY FACILITY TYPE FOR AREA 97-02B
ALUM CREEK WASTEWATER LINE
WASTEWATER
CITY OF COLLEGE STATION

TACH ITY TYPE / AND LISE	VOLUME		
FACILITY TYPE/LAND USE	2013	2023	BUILDOUT
Peak Flow (MGD)(a):	0.361	1.742	2.837
Gallons per LUE Daily	1,068	1,068	1,068
TOTAL LUE'S	338	1,631	2.656
(a) Peak	1,068 gals/LU	JE/daily	

# Existing Capacity details are contained in Table 2-7C

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE
ESTIMATE SERVICE DEMAND BY FACILITY TYPE FOR AREA 99-01,
HARLEY
WATER
UTILITY
CITY OF COLLEGE STATION

FACILITY TYPE / AND LISE	VOLUME		
FACILITY TYPE/LAND USE	2013	2023	BUILDOUT
Peak Flow (MGD)(a):	0.077	0.106	0.264
Gallons per LUE Daily	668	668	668
TOTAL LUE'S	115	158	396
(a) Peak	668 gals/LUE	/daily	<del>-</del> -

# Existing Capacity details are contained in Table 2-7D

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE
ESTIMATED SERVICE DEMAND BY FACILITY TYPE FOR AREA 03-02
STEEPCHASE WASTEWATER LINE
WASTEWATER UTILITY
CITY OF COLLEGE STATION

FACILITY TYPE/LAND USE	VOLUME		
FACILITY TYPE/LAND USE	2013	2023	BUILDOUT
Peak Flow (MGD)(a):	0.615	4.217	7.530
Gallons per LUE Daily	1,068	1,068	1,068
TOTAL LUE'S (b)	576	3,949	7,051
(a) Peak	1,068 gals/LU	JE/dailv	

TABLE
CIP INVENTORY AND COSTING FOR AREA 92-01, GRAHAM ROAD WASTEWATER LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

	TOTAL		FACILITY C	APACITY		2013	-2023
FACILITY TYPE/NAME	CONSTRUCTION	TOTAL	CURRENT CUSTOMERS	2013- 2023 GROWTH	POST 2023 GROWTH	CAPITAL	COST PER LUE
MAJOR COLLECTION LINES EXISTING FACILITIES		%					
Phase I	\$372,994	100.00%	92.51%	3.28%	4.20%	\$12,251	]
Phase II	\$46,735	100.00%	100.00%	0.00%	0.00%	\$0	
Phase III	\$53,789	100.00%	92.51%	3.28%	4.20%	\$1,767	
Subtotal Existing Facilities	\$473,519	100.00%	93.25%	2.96%	3.79%	\$14,017	
FUTURE FACILITIES None		%					
Subtotal Future Facilities	\$0	0.00%	0.00%	0.00%	0.00%	\$0	
TOTAL COLLECTION LINES	\$473,519	100.00%	93.25%	2.96%	3.79%	\$14,017	\$249.58
CONSTRUCTION COST TOTAL	\$473,519					\$14,017	\$249.58

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

**2-7B**CIP INVENTORY AND COSTING AREA 97-01, SPRINGCREEK WASTEWATER LINE WASTEWATER
UTILITY
CITY OF COLLEGE STATION

	TOTAL		FACILITY C		2013-2023		
FACILITY TYPE/NAME	CONSTRUCTION	TOTAL	CURRENT CUSTOMERS	2013- 2023 GROWTH	POST 2023 GROWTH	CAPITAL COST	COST PER LUE
MAJOR COLLECTION LINES EXISTING FACILITIES		%					
Phase I	\$631,215	100.00%	31.57%	13,44%	54.99%	\$84,861	
Phase II	\$813,752	100.00%	31.57%	13.44%	54.99%	\$109,401	
Subtotal Existing Facilities	\$1,444,967	100.00%	31.57%	13.44%	54.99%	\$194,262	
FUTURE FACILITIES		%					
subtotal Future Facilities	\$0	0.00%	0.00%	0.00%	0.00%	\$0	
TOTAL COLLECTION LINES	\$1,444,967	100.00%	31.57%	13.44%	54.99%	\$194,262	\$168.71
CONSTRUCTION COST TOTAL	\$1,444,967					\$194,262	\$168.71

TABLE
CIP INVENTORY AND COSTING FOR AREA 97-02B, ALUM CREEK WASTEWATER LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

	TOTAL		FACILITY C	APACITY		2013-2	2023
FACILITY TYPE/NAME	CONSTRUCTION	TOTAL	CURRENT CUSTOMERS	2013- 2023 GROWTH	POST 2023 GROWTH	CAPITAL	COST PER LUE
MAJOR COLLECTION LINES EXISTING FACILITIES		%				6	
Phase I	\$214,271	100.00%	12.73%	48.67%	38.60%	\$104,294	
Subtotal Existing Facilities	\$214,271	100.00%	12.73%	48.67%	38.60%	\$104,294	
FUTURE FACILITIES		%					
Subtotal Future Facilities	\$0	0.00%	0.00%	0.00%	0.00%	\$0	
TOTAL COLLECTION LINES	\$214,271	100.00%	12.73%	48.67%	38.60%	\$104,294	\$80.67
CONSTRUCTION COST TOTAL	\$214,271					\$104,294	\$80.67

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE
CIP INVENTORY AND COSTING FOR AREA 99-01, HARLEY WATER LINE WATER
CITY OF COLLEGE STATION

<b>FACILITY CAPACITY</b>	2013-2023

FACILITY TYPE/NAME	TOTAL CONSTRUCTION COST	TOTAL	CURRENT CUSTOMERS	2013- 2023 GROWTH	POST 2023 GROWTH	CAPITAL	COST PER LUE
MAJOR TRANSMISSION LINES EXISTING FACILITIES		%					
Phase I	\$342,978	100.00%	29.04%	10.97%	59.99%	\$37,628	
Subtotal Existing Facilities	\$342,978	100.00%	29.04%	10.97%	59.99%	\$37,628	
FUTURE FACILITIES		%					
Subtotal Future Facilities	\$0	0.00%	0.00%	0.00%	0.00%	\$0	
TOTAL TRANSMISSION LINES	\$342,978	100.00%	29.04%	10.97%	59.99%	\$37,628	\$866.00
CONSTRUCTION COST TOTAL	\$342,978					\$37,628	\$866.00

TABLE
CIP INVENTORY AND COSTING FOR AREA 03-02, STEEPLECHASE WASTEWATER LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

тот	TOTAL		FACILITY	2013-2023			
FACILITY TYPE/NAME	CONSTRUCTION	TOTAL	CURRENT CUSTOMERS	2013- 2023 GROWTH	POST 2023 GROWTH	CAPITAL	COST PER LUE

MAJOR COLLECTION LINES EXISTING FACILITIES		LUEs					
Sanitary Sewer Facilities	\$1.130,147	3,800	576	3,224	0	\$958,841	
Subtotal Existing Facilities	\$1,130,147	3,800	576	3,224	0	\$958,841	
FUTURE FACILITIES None		LUEs					
Subtotal Future Facilities	\$0	0	0	0	0	\$0	) (1
TOTAL COLLECTION LINES	\$1,130,147	3,800	576	3,224	0	\$958,841	\$284.30
CONSTRUCTION COST TOTAL	\$1,130,147					\$958,841	\$284.30

(Ord. No. <u>2013-3537</u>, Pt. 1(Exh. B), 11-14-2013)

TABLE 2-8 SUMMARY OF CAPITAL COSTS

UTILITY	AREA	FACILITY	COST/LUE*
WASTEWATER	92-01	Major Collection	\$249.58
	Graham Rd.	Study Costs	\$100.60
TOTAL CAPI	TAL COSTS 92-01 Graham	Road Wastewater	\$350.18
WASTEWATER	97-01	Major Collection	\$168.71
WASTEWATER	97-01 Spring Creek	Major Collection Study Costs	\$168.71 \$4.91

WASTEWATER	97-02B	Major Collection	\$80.67
	Alum Creek	Study Costs	\$4.37
TOTAL CAP	ITAL COSTS 97-02B Alum	Creek Wastewater	\$85.04
WATER	99-01	Major Transmission	\$866.00
	Harley	Study Costs	\$130.03
TOTAL	CAPITAL COSTS 99-01 Ha	rley Water Line	\$996.03
WASTEWATER	03-02	Major Collection	\$284.30
	Steeplechase	Study Costs	\$2.72
TOTAL CAP	ITAL COSTS 03-02 Steeple	echase Wastewater	\$287.02

<sup>\*</sup> An LUE is equal to use by a typical household with a 5/8" water meter (existing customers) or a  $\frac{3}{4}$ " water meter for new customers. Totals may not add due to rounding.

TABLE
CATEGORIZATION OF UTILITY FOR AREA 92-01, GRAHAM ROAD WASTEWATER
LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

FACILITY TYPE/NAME		BOND				TOTAL DEBT PRINCIPAL
FACILITY TYPE/NAIVIE	ISSUANCE	ISSUANCE	REMAINING	TOTAL	FOR CURRENT	PER CURRENT
MAJOR COLLECTION						
Phase I	1993	\$196,927	\$14,091	100%	92.51%	\$8.24
Phase II	1993	\$24,674	\$1,766	100%	100.00%	\$1.12
Phase III	1993	\$28,399	\$2,032	100%	92.51%	\$1.19

Subtotal Wastewater Collection	\$250,000	\$17,889	\$10.54
OUTSTANDING DEBT TOTAL	250,000	\$17,889	\$10.54

Source for outstanding principal: City of College Station Impact Fee Update 92 01 Graham Rd. Wastewater (Template from Staff 2013 9 3).xlsx.

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE
CATEGORIZATION OF UTILITY FOR AREA 97-01, SPRINGCREEK WASTEWATER
LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

FACULTY TYPE /NAME	BOND ISSUE			FACILITY CAPACITY		TOTAL DEBT PRINCIPAL	
FACILITY TYPE/NAME	ISSUANCE	ISSUANCE	REMAINING	TOTAL	FOR CURRENT	PER CURRENT	
MAJOR COLLECTION							
Phase I	1998	\$314,523	\$110,742	100%	31.57%	\$12.93	
Phase II	1998	\$405,477	\$142,766	100%	31.57%	\$16.67	
Subtotal Wastewater Collection		\$720,000	\$253,508			\$29.60	
OUTSTANDING DEBT TOTAL	1	\$720,000	\$253,508			\$29.60	

Source for outstanding principal: City of College Station Impact Fee Update 97 01, Springcreek Wastewater (Template from Staff 4013 8 30).xlsx.

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE

CATEGORIZATION OF UTILITY DEBT FOR AREA 97-02B, ALUM CREEK WASTEWATER

WASTEWATER

UTILITY

CITY OF COLLEGE STATION

FACILITY TYPE/NAME		BOND ISSUE	FACILITY CAPACITY		TOTAL DEBT PRINCIPAL	
PACILITY TYPE/NAME	ISSUANCE	ISSUANCE	REMAINING	TOTAL	FOR CURRENT	PER CURRENT
MAJOR COLLECTION						
Phase I	1998	\$396,000	\$139,429	100%	12.73%	\$52.50
Subtotal Wastewater Collection		\$396,000	\$139,429			\$52.50
OUTSTANDING DEBT TOTAL	\$396,000	\$139,429			\$52.50	

Source for outstanding principal: City of College Station Impact Fee Update 97 02B Alum Creek Wastewater (Template from Staff 2013 8 30).xlsx.

\*\*Area 99-01, Harley Water Line, is not funded by debt, and thus the calculated rate credit is zero and not shown in *Table 3-1*.

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE
CATEGORIZATION OF UTILITY DEBT FOR AREA 03-02, STEEPLECHASE WASTEWATER LINE
WASTEWATER
UTILITY
CITY OF COLLEGE STATION

FACILITY TYPE/NAME		BOND ISSUE				TOTAL DEBT PRINCIPAL
TAGETT TO EXTENSE	ISSUANCE	ISSUANCE	REMAINING	TOTAL	FOR CURRENT	PER CURRENT
MAJOR COLLECTION						

Sanitary Sewer Facilities	2004	\$1,000,000	\$677,642	100%	15.16%	\$178.33
Subtotal Wastewater Collection		\$1,000,000	\$677,642		<u> </u>	\$178.33
OUTSTANDING DEBT TOTAL		\$1,000,000	\$677,642			\$178.33

Source for outstanding principal: City of College Station Impact Fee Update 03 02 Steeplechase Wastewater (Template from Staff 2013 8 30).xlsx.

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE

DERIVATION OF MAXIMUM FEES FOR AREA 92-01, GRAHAM ROAD WASTEWATER

THROUGH THE EQUITY RESIDUAL MODEL CITY OF COLLEGE STATION

UTILITY/FACILITY	CONSTRUCTION	ALTERNATION ADJUSTMENT		MAXIMUM FEE AMOUNT		HIGHER
ТҮРЕ	COSTS	A Rate Credit	B 50% Adjustment	A Rate Credit	B 50% Adjustment	OF A or B
WASTEWATER UTILITY						
Major Collection	\$249.58	\$10.54	\$124.79	\$239.04	\$124.79	\$239.04
CIP/Study Costs	\$100.60	\$0.00	\$50.30	\$100.60	\$50.30	\$100.60
Subtotal Wastewater	\$350.18	\$10.54	\$175.09	\$339.63	\$175.09	\$339.63
TOTALS	\$350.18	\$10.54	\$175.09	\$339.63	\$175.09	\$339.63

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE

DERIVATION OF MAXIMUM IMPACT FEES FOR AREA 97-01, SPRINGCREEK WASTEWATER

THROUGH THE EQUITY RESIDUAL MODEL CITY OF COLLEGE STATION

UTILITY/FACILITY TYPE	CONSTRUCTION	ALTERNATION ADJUSTMENT		MAXIMUM FEE AMOUNT		HIGHER
	COSTS	A Rate Credit	B 50% Adjustment	A Rate Credit	B 50% Adjustment	OF A or B
WASTEWATER UTILITY			-			
Major Collection	\$168.71	\$29.60	\$84.35	\$139.11	\$84.35	\$139.11
CIP/Study Costs	\$4.91	\$0.00	\$2.45	\$4.91	\$2.45	\$4.91
Subtotal Wastewater	\$173.61	\$29.60	\$86.81	\$144.01	\$86.81	\$144.01
TOTALS	\$173.61	\$29.60	\$86.81	\$144.01	\$86.81	\$144.01

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

TABLE 3-2C DEVIATION OF MAXIMUM IMPACT FEES FOR AREA 97-02B, ALUM CREEK WASTEWATER LINE THROUGH THE EQUITY OF RESIDUAL MODEL CITY OF COLLEGE STATION

UTILITY/FACILITY	CONSTRUCTION	ALTERNATION ADJUSTMENT		MAX	HIGHER	
TYPE	COSTS	A Rate Credit	B 50% Adjustment	A Rate Credit	B 50% Adjustment	OF A or B
WASTEWATER UTILITY						
Major Collection	\$80.67	\$52.50	\$40.34	\$28.18	\$40.34	\$40.34

CIP/Study Costs	\$4.37	\$0.00	\$2.19	\$4.37	\$2.19	\$4.37
Subtotal Wastewater	\$85.04	\$52.50	\$42.52	\$44.71	\$42.52	\$44.71
TOTALS	\$85.04	\$52.50	\$42.52	\$32.55	\$42.52	\$44.71

TABLE

DERIVATION OF MAXIMUM IMPACT FEES FOR AREA 99-01, HARLEY WATER LINE THROUGH THE EQUITY RESIDUAL MODEL CITY OF COLLEGE STATION

UTILITY/FACILITY	CONSTRUCTION	ALTERNATION ADJUSTMENT		MAXIMUM FEE AMOUNT		HIGHER
TYPE	COSTS	A Rate Credit	B 50% Adjustment	A Rate Credit	B 50% Adjustment	OF A or B
WASTEWATER UTILITY						
Major Collection	\$866.00	\$0.00	\$433.00	\$866.00	\$433.00	\$866.00
CIP/Study Costs	\$130.03	\$0.00	\$65.02	\$130.03	\$65.02	\$130.03
Subtotal Wastewater	\$996.03	\$0.00	\$498.02	\$996.03	\$498.02	\$996.03
TOTALS	\$996.03	\$0.00	\$498.02	\$996.03	\$498.02	\$996.03

(Ord. No. <u>2013-3537</u>, Pt. 1(Exh. B), 11-14-2013)

TABLE

DERIVATION OF MAXIMUM IMPACT FEES FOR AREA 03-02, STEEPLECHASE WASTEWATER

THROUGH THE EQUITY RESIDUAL MODEL CITY OF COLLEGE STATION

UTILITY/FACILITY	CONSTRUCTION	ALTERNATION ADJUSTMENT		MAXI	HIGHER	
ТҮРЕ	COSTS	A Rate Credit	B 50% Adjustment	A Rate Credit	B 50% Adjustment	OF A or B
WASTEWATER UTILITY						
Major Collection	\$284.30	\$178.33	\$142.15	\$105.98	\$142.15	\$142.15
CIP/Study Costs	\$2.72	\$0.00	\$1.36	\$2.72	\$1.36	\$2.72
Subtotal Wastewater	\$287.02	\$178.33	\$143.51	\$108.70	\$143.51	\$144.87
TOTALS	\$287.02	\$178.33	\$143.51	\$108.70	\$143.51	\$144.87

(Ord. No. 2013-3537, Pt. 1(Exh. B), 11-14-2013)

### **EXHIBIT C: MAXIMUM IMPACT FEES**

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES FOR AREA 92-01, GRAHAM ROAD WASTEWATER LINE CITY OF COLLEGE STATION

METER TYPE	R TYPE METER MULT		FEE AMOUNTS		
WILTERTIFE	SIZE	WOLTH LILK	MAXIMUM	EFFECTIVE	
SIMPLE	5/8" × ¾"	1.000	\$339.63	\$339.63	
SIMPLE	3/11	1.000	\$339.63	\$339.63	

SIMPLE	1"	2.500	\$849.09	\$849.09
SIMPLE	1½"	5.000	\$1,698.17	\$1,698.17
SIMPLE	2"	8.000	\$2,717.08	\$2,717.08
COMPOUND	2"	8.000	\$2,717.08	\$2,717.08
TURBINE	2"	10.000	\$3,396.34	\$3,396.34
COMPOUND	3"	16.000	\$5,434.15	\$5,434.15
TURBINE	3"	24.000	\$8,151.23	\$8,151.23
COMPOUND	4"	25.000	\$8,490.86	\$8,490.86
TURBINE	4"	42.000	\$14,264.65	\$14,264.65
COMPOUND	6**	50.000	\$16,981.72	\$16,981.72
TURBINE	6"	92.000	\$31,246.37	\$31,246.37
COMPOUND	8"	80.000	\$27,170.75	\$27,170.75
TURBINE	8 <sup>tt</sup>	160.000	\$54,341.51	\$54,341.51
COMPOUND	10"	115.000	\$39,057.96	\$39,057.96
TURBINE	10"	250.000	\$84,908.61	\$84,908.61
TURBINE	12"	330.000	\$112,079.36	\$112,079.36

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES
FOR AREA 97-01, SPRINGCREEK WASTEWATER LINE
CITY OF COLLEGE STATION

METER TYPE	METER	MULTIPLIER	FEE AMOUNTS	
	SIZE		MAXIMUM	EFFECTIVE

SIMPLE	5/8" × ¾"	1.000	\$144.01	\$144.01
SIMPLE	3/4"	1.000	\$144.01	\$144.01
SIMPLE	1"	2.500	\$360.04	\$360.04
SIMPLE	1½"	5.000	\$720.07	\$720.07
SIMPLE	2"	8.000	\$1,152.12	\$1,152.12
COMPOUND	2"	8.000	\$1,152.12	\$1,152.12
TURBINE	2"	10.000	\$1,440.15	\$1,440.15
COMPOUND	3"	16.000	\$2,304.23	\$2,304.23
TURBINE	3"	24.000	\$3,456.35	\$3,456.35
COMPOUND	4"	25.000	\$3,600.36	\$3,600.36
TURBINE	4 <sup>11</sup>	42.000	\$6,048.61	\$6,048.61
COMPOUND	6"	50.000	\$7,200.73	\$7,200.73
TURBINE	6"	92.000	\$13,249.34	\$13,249.34
COMPOUND	8"	80.000	\$11,521.16	\$11,521.16
TURBINE	8"	160.000	\$23,042.33	\$23,042.33
COMPOUND	10"	115.00	\$16,561.67	\$16,561.67
TURBINE	10"	250.000	\$36,003.64	\$36,003.64
TURBINE	12"	330.000	\$47,524.80	\$47,524.80

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES FOR AREA 97-02B, ALUM CREEK WASTEWATER LINE CITY OF COLLEGE STATION

METER TYPE	METER	MULTIPLIER	FEE AM	OUNTS
WEIEKINE	SIZE	MOLITELLA	MAXIMUM	EFFECTIVE
SIMPLE	5/8" × ¾"	1.000	\$44.71	\$44.71
SIMPLE	3/4"	1.000	\$44.71	\$44.71
SIMPLE	1"	2.500	\$111.77	\$111.77
SIMPLE	1½"	5.000	\$223.54	\$223.54
SIMPLE	2"	8.000	\$357.66	\$357.66
COMPOUND	2"	8.000	\$357.66	\$357.66
TURBINE	2"	10.000	\$447.08	\$447.08
COMPOUND	3"	16.000	\$715.32	\$715.32
TURBINE	311	24.000	\$1,072.98	\$1,072.98
COMPOUND	4"	25.000	\$1,117.69	\$1,117.69
TURBINE	4"	42.000	\$1,877.72	\$1,877.72
COMPOUND	6"	50.000	\$2,235.38	\$2,235.38
TURBINE	6"	92.000	\$4,113.10	\$4,113.10
COMPOUND	8"	80.000	\$3,576.61	\$3,576.61
TURBINE	8"	160.000	\$7,153.21	\$7,153.21
COMPOUND	10"	115.000	\$5,141.37	\$5,141.37
TURBINE	10"	250.000	\$11,176.89	\$11,176.89
TURBINE	12"	330.000	\$14,753.50	\$14,753.50

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES
FOR AREA 99-01, HARLEY WATER LINE
CITY OF COLLEGE STATION

METER TYPE	METER	MULTIPLIER	FEE AN	IOUNTS
	SIZE	WOLTFLIER	MAXIMUM	EFFECTIVE
SIMPLE	5/8" × ¾"	1.000	\$996.03	\$996.03
SIMPLE	3/4**	1.000	\$996.03	\$996.03
SIMPLE	1"	2.500	\$2,490.08	\$2,490.08
SIMPLE	1½"	5.000	\$4,980.15	\$4,980.15
SIMPLE	2"	8.000	\$7,968.24	\$7,968.24
COMPOUND	2"	8.000	\$7,968.24	\$7,968.24
TURBINE	2"	10.000	\$9,960.31	\$9,960.31
COMPOUND	3"	16.000	\$15,936.49	\$15,936.49
TURBINE	3"	24.000	\$23,904.73	\$23,904.73
COMPOUND	4"	25.000	\$24,900.76	\$24,900.76
TURBINE	4"	42.000	\$41,833.28	\$41,833.28
COMPOUND	6"	50.000	\$49,801.53	\$49,801.53
TURBINE	6"	92.000	\$91,634.81	\$91,634.81
COMPOUND	8"	80.000	\$79,682.44	\$79,682.44
TURBINE	8"	160.000	\$159,364.89	\$159,364.89
COMPOUND	10"	115.000	\$114,543.51	\$114,543.51

TURBINE	10"	250.000	\$249,007.64	\$249,007.64
TURBINE	12"	330.000	\$328,690.08	\$328,690.08

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES FOR AREA 03-02, STEEPCHASE WASTEWATER LINE CITY OF COLLEGE STATION

METER TYPE	METER	MULTIPLIER	FEE AM	FEE AMOUNTS	
IVIETER TYPE	SIZE	WOLTIPLIER	MAXIMUM	EFFECTIVE	
SIMPLE	5/8" × ¾"	1.000	\$144.87	\$144.87	
SIMPLE	3/4"	1.000	\$144.87	\$144.87	
SIMPLE	1"	2.500	\$362.18	\$362.18	
SIMPLE	1½"	5.000	\$724.37	\$724.37	
SIMPLE	2"	8.000	\$1,158.99	\$1,158.99	
COMPOUND	2"	8.000	\$1,158.99	\$1,158.99	
TURBINE	2"	10.000	\$1,448.73	\$1,448.73	
COMPOUND	3"	16.000	\$2,317.97	\$2,317.97	
TURBINE	3"	24.000	\$3,476.96	\$3,476.96	
COMPOUND	4"	25.000	\$3,621.83	\$3,621.83	
TURBINE	4"	42.000	\$6,084.67	\$6,084.67	
COMPOUND	6"	50.000	\$7,243.66	\$7,243.66	
TURBINE	6"	92.000	\$13,328.33	\$13,328.33	
COMPOUND	8"	80.000	\$11,589.85	\$11,589.85	

TURBINE	8"	160.000	\$23,179.71	\$23,179.71
COMPOUND	10"	115.000	\$16,660.42	\$16,660.42
TURBINE	10"	250.000	\$36,218.30	\$36,218.30
TURBINE	12"	330.000	\$47,808.15	\$47,808.15

### **EXHIBIT D: IMPACT FEES CHARGED**

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES FOR AREA 92-01, GRAHAM ROAD WASTEWATER LINE CITY OF COLLEGE STATION

METER TYPE	METER	MULTIPLIER	FEE AM	OUNTS
WEIERTIFE	SIZE	WOLTHELLK	MAXIMUM	EFFECTIVE
SIMPLE	5/8" × ¾"	1.000	\$339.63	\$339.63
SIMPLE	3/4"	1.000	\$339.63	\$339.63
SIMPLE	1"	2.500	\$849.09	\$849.09
SIMPLE	1½"	5.000	\$1,698.17	\$1,698.17
SIMPLE	2"	8.000	\$2,717.08	\$2,717.08
COMPOUND	2"	8.000	\$2,717.08	\$2,717.08
TURBINE	2 <sup>st</sup>	10.000	\$3,396.34	\$3,396.34
COMPOUND	З <sup>††</sup>	16.000	\$5,434.15	\$5,434.15
TURBINE	3"	24.000	\$8,151.23	\$8,151.23
COMPOUND	4"	25.000	\$8,490.86	\$8,490.86
TURBINE	4"	42.000	\$14,264.65	\$14,264.65

COMPOUND	6"	50.000	\$16,981.72	\$16,981.72
TURBINE	6"	92.000	\$31,246.37	\$31,246.37
COMPOUND	8 <sup>11</sup>	80.000	\$27,170.75	\$27,170.75
TURBINE	8"	160.000	\$54,341.51	\$54,341.51
COMPOUND	10"	115.000	\$39,057.96	\$39,057.96
TURBINE	10"	250.000	\$84,908.61	\$84,908.61
TURBINE	12"	330.000	\$112,079.36	\$112,079.36

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES FOR AREA 97-01, SPRINGCREEK WASTEWATER LINE CITY OF COLLEGE STATION

METER TYPE	METER	MULTIPLIER	FEE AM	OUNTS
	SIZE	WOLIN LIER	MAXIMUM	EFFECTIVE
SIMPLE	5/8" × ¾"	1.000	\$144.01	\$144.01
SIMPLE	3/4**	1.000	\$144.01	\$144.01
SIMPLE	1"	2.500	\$360.04	\$360.04
SIMPLE	1½"	5.000	\$720.07	\$720.07
SIMPLE	2"	8.000	\$1,152.12	\$1,152.12
COMPOUND	2"	8.000	\$1,152.12	\$1,152.12
TURBINE	2"	10.000	\$1,440.15	\$1,440.15
COMPOUND	3"	16.000	\$2,304.23	\$2,304.23
TURBINE	3#	24.000	\$3,456.35	\$3,456.35

COMPOUND	4"	25.000	\$3,600.36	\$3,600.36
TURBINE	4**	42.000	\$6,048.61	\$6,048.61
COMPOUND	6 <sup>rt</sup>	50.000	\$7,200.73	\$7,200.73
TURBINE	6"	92.000	\$13,249.34	\$13,249.34
COMPOUND	8"	80.000	\$11,521.16	\$11,521.16
TURBINE	8"	160.000	\$23,042.33	\$23,042.33
COMPOUND	10"	115.00	\$16,561.67	\$16,561.67
TURBINE	10"	250.000	\$36,003.64	\$36,003.64
TURBINE	12"	330.000	\$47,524.80	\$47,524.80

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES FOR AREA 97-02B, ALUM CREEK WASTEWATER LINE CITY OF COLLEGE STATION

METER TYPE	METER	MULTIPLIER	FEE AM	OUNTS
WEIER TYPE	SIZE	MOLTIPLIER	MAXIMUM	EFFECTIVE
SIMPLE	5/8" × ¾"	1.000	\$44.71	\$44.71
SIMPLE	3/4"	1.000	\$44.71	\$44.71
SIMPLE	1 <sup>tt</sup>	2.500	\$111.77	\$111.77
SIMPLE	1½"	5.000	\$223.54	\$223.54
SIMPLE	2"	8.000	\$357.66	\$357.66
COMPOUND	2"	8.000	\$357.66	\$357.66
TURBINE	2"	10.000	\$447.08	\$447.08

COMPOUND	3"	16.000	\$715.32	\$715.32
TURBINE	3"	24.000	\$1,072.98	\$1,072.98
COMPOUND	4 <sup>H</sup>	25.000	\$1,117.69	\$1,117.69
TURBINE	<b>4</b> "	42.000	\$1,877.72	\$1,877.72
COMPOUND	6"	50.000	\$2,235.38	\$2,235.38
TURBINE	6"	92.000	\$4,113.10	\$4,113.10
COMPOUND	8"	80.000	\$3,576.61	\$3,576.61
TURBINE	8"	160.000	\$7,153.21	\$7,153.21
COMPOUND	10"	115.000	\$5,141.37	\$5,141.37
TURBINE	10"	250.000	\$11,176.89	\$11,176.89
TURBINE	12"	330.000	\$14,753.50	\$14,753.50

TABLE
MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES
FOR AREA 99-01, HARLEY WATER LINE
CITY OF COLLEGE STATION

METER TYPE	METER SIZE	MULTIPLIER	FEE AMOUNTS	
WIETERTIFE			MAXIMUM	EFFECTIVE
SIMPLE	5/8" × ¾"	1.000	\$996.03	\$996.03
SIMPLE	3/4"	1.000	\$996.03	\$996.03
SIMPLE	1"	2.500	\$2,490.08	\$2,490.08
SIMPLE	1½"	5.000	\$4,980.15	\$4,980.15
SIMPLE	2"	8.000	\$7,968.24	\$7,968.24

COMPOUND	2 <sup>tt</sup>	8.000	\$7,968.24	\$7,968.24
TURBINE	2"	10.000	\$9,960.31	\$9,960.31
COMPOUND	3"	16.000	\$15,936.49	\$15,936.49
TURBINE	3"	24.000	\$23,904.73	\$23,904.73
COMPOUND	4"	25.000	\$24,900.76	\$24,900.76
TURBINE	4"	42.000	\$41,833.28	\$41,833.28
COMPOUND	6"	50.000	\$49,801.53	\$49,801.53
TURBINE	6 <sup>n</sup>	92.000	\$91,634.81	\$91,634.81
COMPOUND	811	80.000	\$79,682.44	\$79,682.44
TURBINE	8"	160.000	\$159,364.89	\$159,364.89
COMPOUND	10"	115.000	\$114,543.51	\$114,543.51
TURBINE	10"	250.000	\$249,007.64	\$249,007.64
TURBINE	12"	330.000	\$328,690.08	\$328,690.08

TABLE

MAXIMUM AND EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES FOR AREA 03-02, STEEPCHASE WASTEWATER LINE CITY OF COLLEGE STATION

METER TYPE	METER	MULTIPLIER	FEE AMOUNTS	
WILLERTIFL	SIZE		MAXIMUM	EFFECTIVE
SIMPLE	5/8" × ¾"	1.000	\$144.87	\$144.87
SIMPLE	3/11	1.000	\$144.87	\$144.87
SIMPLE	1"	2.500	\$362.18	\$362.18

SIMPLE	1½"	5.000	\$724.37	\$724.37
SIMPLE	2**	8.000	\$1,158.99	\$1,158.99
COMPOUND	2 <sup>n</sup>	8.000	\$1,158.99	\$1,158.99
TURBINE	211	10.000	\$1,448.73	\$1,448.73
COMPOUND	3"	16.000	\$2,317.97	\$2,317.97
TURBINE	3"	24.000	\$3,476.96	\$3,476.96
COMPOUND	4 <sup>11</sup>	25.000	\$3,621.83	\$3,621.83
TURBINE	4"	42.000	\$6,084.67	\$6,084.67
COMPOUND	6"	50.000	\$7,243.66	\$7,243.66
TURBINE	6"	92.000	\$13,328.33	\$13,328.33
COMPOUND	8"	80.000	\$11,589.85	\$11,589.85
TURBINE	8"	160.000	\$23,179.71	\$23,179.71
COMPOUND	10"	115.000	\$16,660.42	\$16,660.42
TURBINE	10"	250.000	\$36,218.30	\$36,218.30
TURBINE	12"	330.000	\$47,808.15	\$47,808.15

#### Article II. System-Wide Impact Fees.

#### 15-6 System-Wide Impact Fee for Water Services.

- **A. Purpose.** This Section is intended to ensure the provision of adequate public facilities to serve new development in an identified service area by requiring each such new development to pay a share of the costs of water improvements necessitated by and attributable to it as set forth herein and in accordance with Chapter 395, Texas Local Government Code.
- **B. Authorization.** This Section is adopted pursuant to Chapter 395 Texas Local Government Code and other applicable law. Chapter 395 supplements this Section to the extent that its provisions may be applicable hereto and, to such extent, its provisions are incorporated herein. The provisions of this Section shall not be construed to limit the power of the City to utilize other methods authorized under state law or pursuant to other City powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this Section. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this Section.

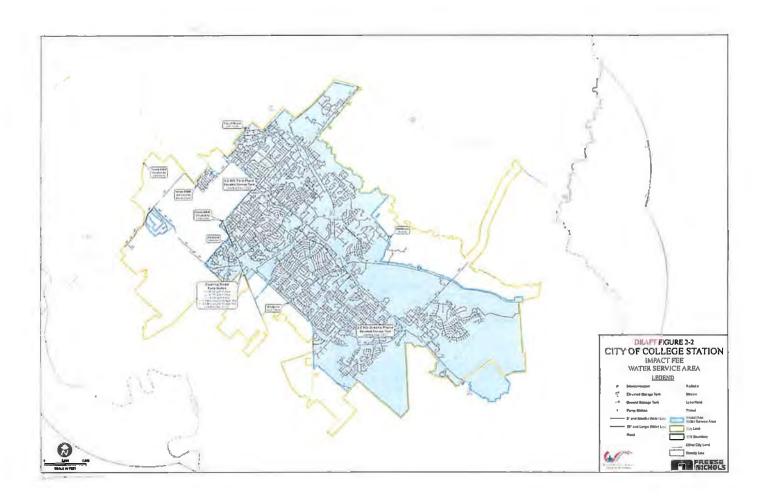
Impact fees established by this Section are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development or subdivision of land, the issuance of building permits, or the sale of water or wastewater taps.

- C. Service Area. The impact fee service area for this Section is established, consisting of land within the City limits and portions of the City's extraterritorial jurisdiction as shown in the Water and Wastewater Impact Fee Study prepared by Freese and Nichols, Inc. dated July 2016 a portion showing the service area which is attached hereto as Exhibit "E," incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office along with a copy of the entire Study.
- **D. Land Use Assumptions.** The land use assumptions for the impact fee imposed under this Section upon which the capital improvements plan for water facilities are based are as set forth in the Water and Wastewater Impact Fee Study prepared by Freese and Nichols, Inc. dated July 2016 a portion showing the land use assumptions which is attached hereto as Exhibit "F," incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office.
- E. Capital Improvements Plan. The capital improvements plan for this Section identifying capital improvements for the provision of water services in the service area is as set forth in the Water and Wastewater Impact Fee Study prepared by Freese and Nichols, Inc. dated July 2016 a portion showing the capital improvements plan which is attached hereto as Exhibit "G," incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office.
- **F. Service Unit.** Service units used to determine the amount of impact fees under this Section shall be expressed in terms of Land Use Equivalents ("LUEs") with one LUE representing one typical water meter for one single-family residence receiving water service.
- **G. Impact fee.** In accordance with this Section and based upon the land use assumptions and capital improvements plan herein, the maximum impact fee per service unit for water services is as set forth in Exhibit "H" attached hereto,

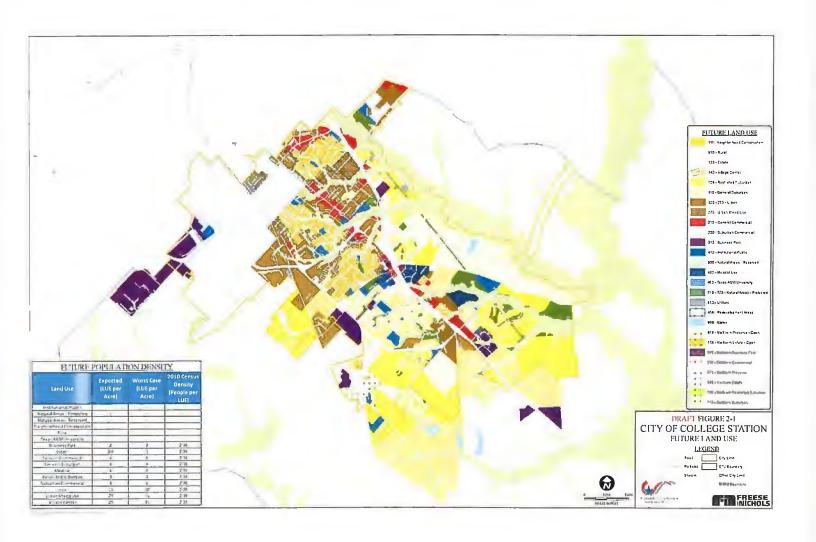
incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office. In accordance with this Section and based upon the land use assumptions and capital improvements plan herein there is hereby imposed a system-wide water services impact fee per service unit as set forth in Exhibit "I" attached hereto, incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office.

- H. Assessment and Collection. Assessment and collection of the impact fee established under this Section shall be as set forth herein and in accordance with applicable state law, and with assessment to occur at time of final plat approval by the City Planning and Zoning Commission when platting is required. If platting is not required, assessment shall occur at the earliest time allowed by law or by agreement as allowed by law.
- I. Accounting. Funds collected through the adoption of the impact fee set forth in this Section shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee is adopted.
- **J.** Certification. The City Council of the City certifies that none of the impact fee under this Section will be used or expended for an improvement or expansion not identified in the capital improvements plan.

### **EXHIBIT E: SERVICE AREA FOR SYSTEM-WIDE WATER SERVICES**



## EXHIBIT F: LAND USE ASSUMPTIONS FOR SYSTEM-WIDE WATER SERVICES

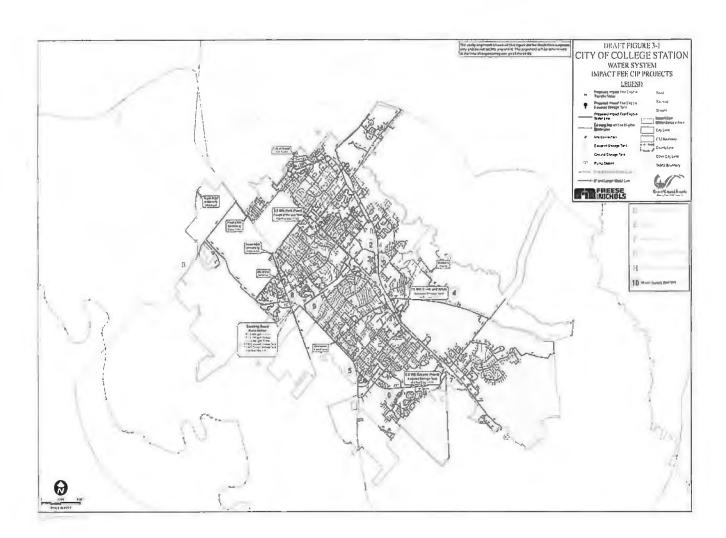


## EXHIBIT G-1: CAPITAL IMPROVEMENTS PLAN FOR SYSTEM-WIDE WATER SERVICES

Table 3-3: Proposed Water System Impact Fee Eligible Capital Projects

No.	Description of Project	Capital Cost
	EXISTING	
Α	High Service Pumping Improvements	\$3,647,228
В	Bio-Corridor Waterline	\$998,884
С	Area 2 Waterline Extension	\$1,224,780
D	Cooling Tower Expansion	\$3,840,099
Е	Well #9	\$5,228,000
F	Well #9 Collection Line - budget	\$3,337,000
G	Land- Rowe & Alien	\$1,082,378
Н	Land- Hanson South	\$1,048,633
.1	2016 Impact Fee Study	\$50,000
10	Existing Project Sub-total	\$20,457,002
	PROPOSED	
1	SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane	\$960,300
2	SH 6 Water Line Connection Phase 2	\$2,326,700
3	18-inch and 16-inch PRVs for Lower Pressure Plane	\$546,000
4	New 3 MG Elevated Storage Tank	\$7,761,000
5	SH 40 Water Line Extension - Graham Road to Barron Road	\$2,732,600
6	SH 40 Water Line Extension - Sonoma Subdivision to Victoria Avenue	\$599,100
7	SH 6 Water Line Connection Phase 3 - 24" SE of Greens Prairie Road	\$823,700
8	Dowling Road Pump Station North Water Line Replacement	\$1,151,300
9	Harvey Mitchell Parkway Water Line Replacement	\$3,580,200
10	Water Supply Well 10	\$8,018,400
	Proposed Project Sub-total	\$28,499,300
	Total Capital Improvements Cost	\$48,956,302

## EXHIBIT G-2 MAP OF CAPITAL IMPROVEMENTS PLAN FOR SYSTEMWIDE WATER SERVICES



### EXHIBIT H: MAXIMUM IMPACT FEE PER SERVICE UNIT FOR WATER SERVICES

Table 4-4: Water Impact Fee Calculation

Water Impact Fee	15 A
Total Eligible Capital Improvement Costs	\$29,244,626
Total Eligible Financing Costs	\$4,896,224
Total Eligible Impact Fee Costs	\$34,140,850
Growth in Service Units (LUEs)	10,618
Maximum Water Impact Fee per Service Unit <sup>(1)</sup>	\$3,215
Impact Fee Rate Credit per Service Unit	-\$298
Maximum Allowable Water Impact Fee <sup>(2)</sup>	\$2,917

- (1) Total Eligible Costs divided by the Growth in Service Units (LUEs).
- (2) Maximum Allowable Water Impact Fee is Maximum Water Impact Fee minus the Impact Fee Credit per Service Unit.

### EXHIBIT I: IMPACT FEE IMPOSED PER SERVICE UNIT FOR SYSTEM-WIDE WATER SERVICES

Water Meter Size	Water Impact Fee per meter	Water Impact Fee per meter	
	Eff. 1 Dec 2016	Eff. 1 Dec 2017	
5/8"	\$250	\$500	
1"	\$425	\$850	
1-1/2"	\$2,675	\$5,350	
2"	\$2,675	\$5,350	
3"	\$6,675	\$13,350	
4"	\$13,325	\$26,650	
6"	\$26,675	\$53,350	
8"	\$45,000	\$90,000	
10"	\$66,675	\$133,350	

#### 15-7 System-Wide Impact Fees for Wastewater Services.

- **A. Purpose.** This Section is intended to ensure the provision of adequate public facilities to serve new development in an identified service area by requiring each such new development to pay a share of the costs of wastewater collection and treatment improvements necessitated by and attributable to it as set forth herein and in accordance with Chapter 395, Texas Local Government Code.
- **B. Authorization.** This Section is adopted pursuant to Chapter 395 Texas Local Government Code and other applicable law. Chapter 395 supplements this Section to the extent that its provisions may be applicable hereto and, to such extent, its provisions are incorporated herein. The provisions of this Section shall not be construed to limit the power of the City to utilize other methods authorized under state law or pursuant to other City powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this Section. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this Section.

Impact fees established by this Section are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development or subdivision of land, the issuance of building permits, or the sale of water or wastewater taps.

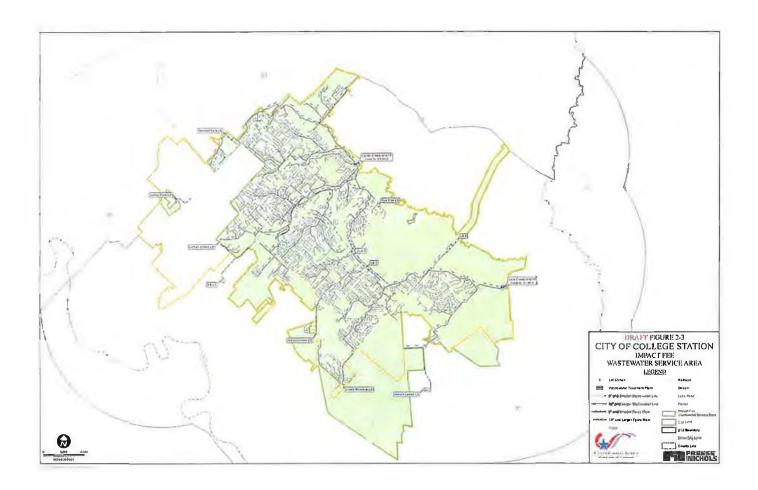
- C. Service Area. The impact fee service area for this Section is established, consisting of land within the City limits and portions of the City's extraterritorial jurisdiction as depicted in the Water and Wastewater Impact Fee Study prepared by Freese and Nichols, Inc. dated July 2016 a portion showing the service area which is attached hereto as Exhibit "J," incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office along with a copy of the entire Study.
- D. Land Use Assumptions. The land use assumptions for the impact fee imposed under this Section upon which the capital improvements plan for wastewater facilities are based are set forth in the Water and Wastewater Impact Fee Study prepared by Freese and Nichols, Inc. dated July 2016 a portion showing the land use assumptions which is attached hereto as Exhibit "K," incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office.
- E. Capital Improvements Plan. The capital improvements plan for this Section identifying capital improvements for the provision of wastewater services in the service area is as set forth in the Water and Wastewater Impact Fee Study prepared by Freese and Nichols, Inc. dated July 2016 a portion showing the capital improvements plan which is attached hereto as Exhibit "L," incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office.
- F. Service Units. Service units used to determine the amount of impact fees under this Section shall be expressed in terms of Land Use Equivalents ("LUEs") with one LUE representing one typical water meter for one single-family residence receiving wastewater services.
- **G. Impact fee.** In accordance with this Section and based upon the land use assumptions and capital improvements plan above, the maximum impact fee per service unit for wastewater collection and treatment services is as set forth in Exhibit "M" attached hereto, incorporated herein for all purposes and a copy of which shall

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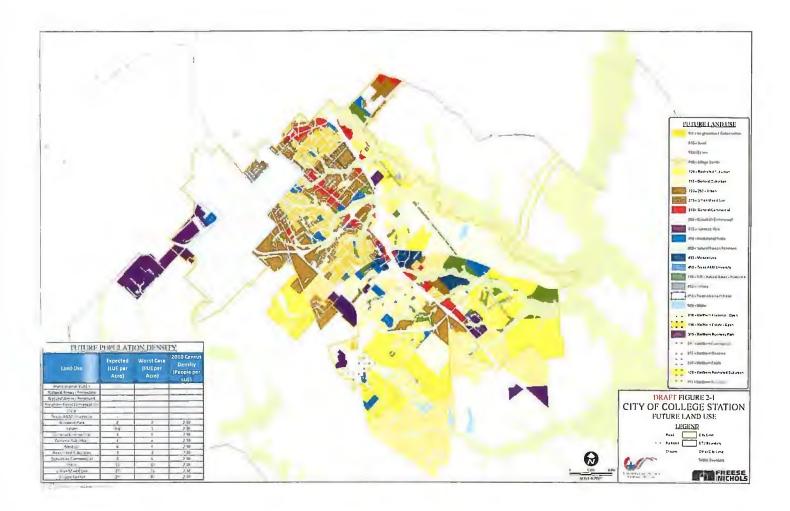
be made available to view at the City Secretary's office. In accordance with this Section and based upon the land use assumptions and capital improvements plan above there is hereby imposed a system-wide wastewater collection and treatment impact fee per service unit as set forth in Exhibit "N" attached hereto, incorporated herein for all purposes and a copy of which shall be made available to view at the City Secretary's office.

- H. Assessment and Collection. Assessment and collection of the impact fee established under this Section shall be as set forth herein and in accordance with applicable state law, and with assessment to occur at time of final plat approval by the City Planning and Zoning Commission when platting is required. If platting is not required, assessment shall occur at the earliest time allowed by law or by agreement as allowed by law.
- I. Accounting. Funds collected through the adoption of the impact fee set forth in this Section shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee is adopted.
- J. Certification. The City Council of the City certifies that none of the impact fee under this section will be used or expended for an improvement or expansion not identified in the capital improvements plan.

# EXHIBIT J: SERVICE AREA FOR SYSTEM-WIDE WASTEWATER COLLECTION & TREATMENT SERVICES



## EXHIBIT K: LAND USE ASSUMPTION FOR SYSTEM-WIDE WASTEWATER COLLECTION 7 TREAMENT SERVICES

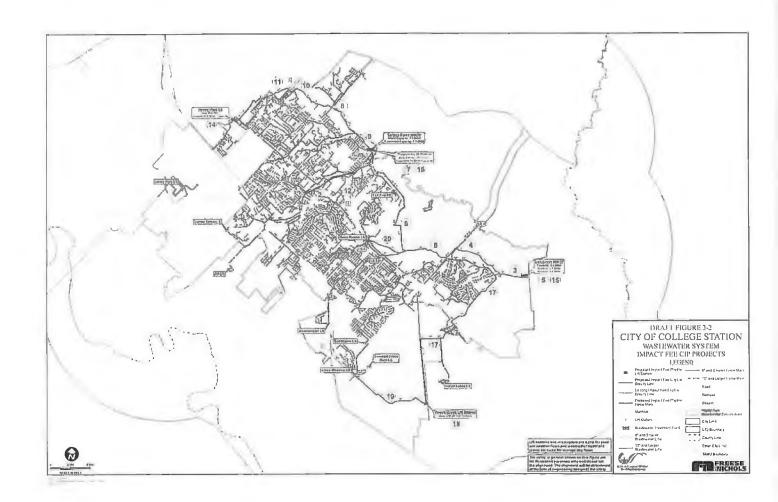


## EXHIBIT L-1: CAPITAL IMPROVEMENTS PLAN FOR SYSTEM-WIDE WASTEWATER COLLECTION & TREATMENT SERVICES

Table 3-4: Proposed Wastewater System Impact Fee Eligible Capital Projects

No.	Description of Project	Capital Cost
	EXISTING	
Α	Bee Creek Interceptor Phase 1	\$3,600,939
В	Royder/Live Oak Sewer Service	\$1,691,256
С	2016 Impact Fee Study	\$50,000
	Existing Project Sub-total	\$5,342,195
	PROPOSED	
1	54/60-inch Bee Creek Interceptor Phase 2	\$7,060,400
2	42/48-inch Bee Creek Interceptor Phase 3	\$5,511,400
3	54-inch Lick Creek Interceptor Phase 1	\$2,756,600
4	54-inch Lick Creek Interceptor Phase 2	\$8,739,500
5	Expand Lick Creek WWTP Capacity to 5 MGD	\$29,949,000
6	42/48-inch Medical District Interceptor Phase 1	\$9,319,500
7	4 MGD Diversion Lift Station and 24-inch Force Main	\$12,024,500
8	42-inch Northeast Interceptor Phase 1	\$3,501,600
9	48-inch Northeast Interceptor Phase 2	\$2,577,900
10	36-inch Northeast Interceptor Phase 3	\$5,587,400
11	24/30-inch Northeast Interceptor Phase 4	\$3,427,700
12	30/36-inch Southwood Valley Interceptor Phase 1	\$3,286,400
13	15/18/24-inch Southwood Valley Interceptor Phase 2	\$1,961,400
14	Hensel Park Lift Station Expansion to 6 MGD	\$4,682,500
15	Expand Lick Creek WWTP Capacity to 8 MGD	\$24,717,000
16	Diversion Lift Station Expansion to 10 MGD	\$2,496,000
17	24/27-inch Alum Creek Interceptor	\$9,018,800
18	3 MGD Peach Creek Lift Station and 16-inch Force Main	\$4,165,200
19	12/21/24-inch Royder Road Interceptor	\$4,086,500
20	18/21/24-inch Medical District Interceptor Phase 2	\$3,456,900
The same	Proposed Project Sub-total	\$148,326,200
3019	Total Capital Improvements Cost	\$153,668,395

### EXHIBIT L-2 MAP OF CAPITAL IMPROVEMENTS PLAN FOR SYSTEM-WIDE WASTEWATER COLLECTION & TREATMENT SERVICES



## EXHIBIT M: MAXIMUM IMPACT FEE PER SERVICE UNIT FOR WASTEWATER COLLECTION & TREATMENT SERVICES

Table 4-5: Wastewater Impact Fee Calculation

Wastewater Impact Fee	
Total Eligible Capital Improvement Costs	\$60,666,267
Total Eligible Financing Costs	\$11,619,219
Total Eligible Impact Fee Costs	\$72,285,486
Growth in Service Units (LUEs)	12,058
Maximum Wastewater Impact Fee per Service Unit <sup>(1)</sup>	\$5,995
Impact Fee Rate Credit per Service Unit	-\$476
Maximum Allowable Wastewater Impact Fee <sup>(2)</sup>	\$5,519

<sup>(1)</sup> Total Eligible Costs divided by the Growth in Service Units (LUEs).

### EXHIBIT N: IMPACT FEE IMPOSED PER SERVICE UNIT FOR SYSTEM-WIDE WASTEWATER COLLECTION & TREATMENT SERVICES

Water Meter Size	Wastewater Impact Fee – per meter	Wastewater Impact Fee – per meter
	Eff. 1 Dec 2016	Eff. 1 Dec 2017
5/8"	\$1,500	\$3,000
1"	\$2,550	\$5,100
1-1/2"	\$8,025	\$16,050
2"	\$8,025	\$16,050
3"	\$20,025	\$40,050
4"	\$39,975	\$79,950
6"	\$80,025	\$160,050
8"	\$135,000	\$270,000
10"	\$200,025	\$400,050

<sup>(2)</sup> Maximum Allowable Wastewater Impact Fee is Maximum Wastewater Impact Fee minus the Impact Fee Credit per Service Unit.

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#### 15-8 System-Wide Roadway Impact Fees. (reserved)

#### ARTICLE III. ADMINISTRATION AND ENFORCEMENT.

#### Section 15-9. Appeal.

- **A.** The property owner or applicant for new development may appeal the following decisions to the Director of Planning and Development Services, or his/her designee:
  - (1) The applicability of an impact fee to the development;
  - (2) The value of the impact fee due;
  - (3) The availability or the value of an offset or credit;
  - (4) The application of an offset or credit against an impact fee due; and/or
  - (5) The amount of the refund due, if any.
- **B.** All appeals shall be taken within 30 days of notice of the action from which the appeal is taken.
- **C.** The burden of proof shall be on the appellant to demonstrate that the value of the fee or the value of the offset or credit was not calculated according to the applicable impact fee schedule or the guidelines established for determining offsets and credits.
- D. The appellant may appeal the decision of the Director of Planning and Development Services to the Council. A notice of appeal to the Council must be filed by the applicant with the City Secretary within 30 days following the Director's decision. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Attorney in an amount equal to the Director's determination of the impact fee due, the development application, utility application, subdivision plat, building permit or other required City permit or authorization for development may be processed and issued while the appeal is pending.