

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) OVERVIEW

Established to comply with Section 395.058 Texas Local Government Code – “Financing Capital Improvements Required by **New Developments** in Municipalities, Counties and Certain Other Local Governments”

MISSION -- Responsible for advising and assisting the City in the following:

- a in development of **Land Use Assumptions** and regular update
- b by reviewing proposed **Capital Improvement Plans**
- c by providing written comments on those plans
- d by monitoring and evaluating implementation of approved plans
- e by filing semi-annual reports regarding plan progress
- f by reporting any perceived inequities in plan implementation
- g by reporting any inequities in imposing impact fees
- h **by reporting the need to update or revise the land use assumptions, capital improvement plans and impact fees**

MEMBERSHIP

- No fewer than five members
- No fewer than 40 percent must be representatives of real estate, development, or building industries
- Membership must include a representative from the extraterritorial jurisdiction (ETJ)
- None shall be an employee or official of a political subdivision of government entity
- City Council Liaison, Public Works Director and a City Admin are non-voting ex-officio members

MEETINGS

- Formal meetings twice a year in March and September
- Work Sessions or Special Meetings as needed to consider items that need action

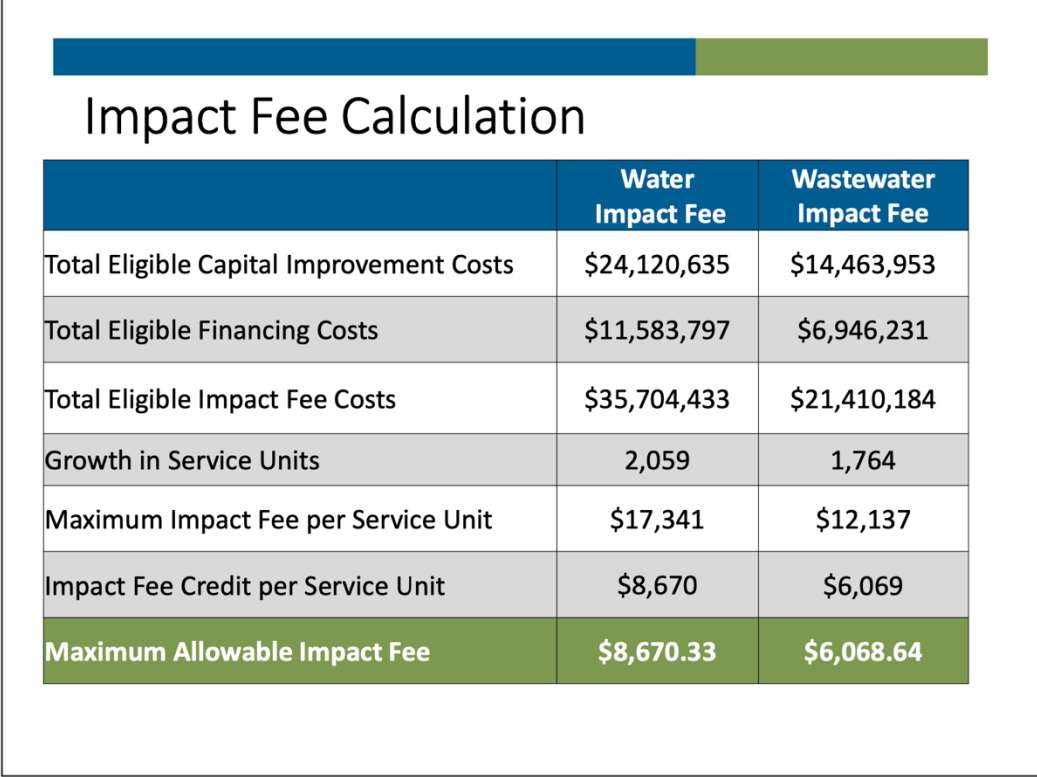
DEFINITIONS

Impact Fee	Charge against new developments in order to generate revenue for funding or recouping the cost of capital improvements or facility expansions attributed to the new development
Capital Improvement	Facilities that have a life expectancy of 3+ years, including: <ul style="list-style-type: none">a. Water supply, treatment and distributionb. Wastewater collection and treatmentc. Storm water, drainage and flood controld. Roadways

Facility Expansion	Expansion of an existing facility's capacity in order that the existing facility may serve new development, not including repair, maintenance, modernization, or expansion to better serve existing development
Service Units	Standardized measure of consumption attributable to an individual unit of development

IMPACT FEES

- Impact Fees were approved by City Council in 2020 based on Freese & Nichols report.



The table is titled "Impact Fee Calculation" and is presented within a box that has a decorative header bar consisting of a blue segment on the left and a green segment on the right. The table itself has three columns: a primary category column, a "Water Impact Fee" column, and a "Wastewater Impact Fee" column. The rows include various cost and unit calculations, with the final row, "Maximum Allowable Impact Fee", highlighted in green.

	Water Impact Fee	Wastewater Impact Fee
Total Eligible Capital Improvement Costs	\$24,120,635	\$14,463,953
Total Eligible Financing Costs	\$11,583,797	\$6,946,231
Total Eligible Impact Fee Costs	\$35,704,433	\$21,410,184
Growth in Service Units	2,059	1,764
Maximum Impact Fee per Service Unit	\$17,341	\$12,137
Impact Fee Credit per Service Unit	\$8,670	\$6,069
Maximum Allowable Impact Fee	\$8,670.33	\$6,068.64

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- Impact Fee per Service Unit = $50\% \times \text{Capital Improvement Cost} / \text{New Service Units}$
 - Credit 50% for the portion of ad-valorem taxes generate by improvements
- Eligible Capital Improvement Cost = Capital + Financing costs of proposed projects that will accommodate growth within the next 10 years
- Growth in Service Units is from 2020 until FOR buildout projected for 2030
- The land use assumptions and capital improvements plan are to be updated at least every 5 years.

CAPITAL IMPROVEMENT PLANS (CIP)

Water Impact Fee CIP

No.	Description of Project	Percent Utilization			Costs Based on 2020 Dollars	
		2020 ⁽¹⁾	2030	2020 - 2030	Capital Cost	10-Year (2020-2030)
Existing	A 12-inch Parallel Along Rolling Acres Trail	30%	100%	70%	\$114,107	\$79,875
	B 12-inch Along Meadow Creek Trail	40%	100%	60%	\$24,773	\$14,864
	C 12-inch Line Near Meadow Creek Trail and FM 3351	8%	100%	92%	\$936,527	\$861,605
	D Impact Fee Study	0%	100%	100%	\$36,000	\$36,000
Existing Project Sub-total					\$1,111,407	\$992,344
Proposed	1 9,000-Gallon Plant #2 Hydropneumatic Tank (Zone C)	81%	100%	19%	\$246,700	\$46,873
	2 0.5-MG Zone A Elevated Storage Tank (Zone A)	26%	100%	74%	\$3,289,000	\$2,433,860
	3 12-inch West Ammann Road Water Line (Zone A)	26%	100%	74%	\$1,016,600	\$752,284
	4 12-inch Northeast Water Lines (Zone A)	0%	100%	100%	\$1,614,600	\$1,614,600
	5 400-gpm Plant #5 Zone B Pump Station Expansion and 0.5-MG GST (Zone B)	92%	100%	8%	\$2,167,800	\$164,753
	6 650-gpm Elmo Davis Pump Station Expansion (Zone C)	81%	100%	19%	\$971,800	\$184,642
	7 Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail (Zone B)	0%	100%	100%	\$149,500	\$149,500
	8 8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road (Zone C)	0%	100%	100%	\$287,100	\$287,100
	9 12-inch Southeastern Water Lines (Zone B)	0%	100%	100%	\$2,619,300	\$2,619,300
	10 12/16-inch Plant #6 Discharge Water Lines (Zone A/B)	0%	100%	100%	\$2,822,600	\$2,822,600
	11 Plant #6 and New GBRA Delivery Point (Zone A/B)	0%	100%	100%	\$5,905,300	\$5,905,300
	12 12-inch ETJ Water Line (Zone B)	0%	100%	100%	\$2,559,500	\$2,559,500
	13 0.5-MG Plant #2 Elevated Storage Tank (Zone C)	81%	100%	19%	\$3,289,000	\$624,910
	14 8/12-inch Royal Ascot/Triple Crown/Equestrian Water Line Replacement (Zone C)	90%	100%	10%	\$1,085,400	\$108,540
	15 8-inch Pimlico Lane Water Line Replacement (Zone C)	95%	100%	5%	\$758,000	\$37,900
	16 8-inch Preakness Lane Water Line Replacement (Zone C)	95%	100%	5%	\$991,200	\$49,560
	17 12-inch Triple Crown Road Water Line Replacement (Zone C)	90%	100%	10%	\$1,448,700	\$144,870
	18 8-inch Rolling Acres Trail Water Line (Zone A)	0%	100%	100%	\$649,200	\$649,200
	19 8-inch Post Oak Trail Water Line (Zone A)	0%	100%	100%	\$1,295,500	\$1,295,500
	20 8-inch Silver Spur Trail Water Line (Zone A)	0%	100%	100%	\$677,500	\$677,500
Proposed Project Sub-total					\$33,844,300	\$23,128,292
Total Capital Improvements Cost					\$34,955,707	\$24,120,635

Wastewater Impact Fee CIP

No.	Description of Project	Percent Utilization			Costs Based on 2020 Dollars	
		2020 ⁽¹⁾	2030	2020 - 2030	Capital Cost	10-Year (2020-2030)
Existing	A Impact Fee Study	0%	100%	100%	\$36,000	\$36,000
	Existing Project Sub-total				\$36,000	\$36,000
Proposed	1 8-inch Gravity Line and Decommission Falls Lift Station	96%	100%	4%	\$550,900	\$19,981
	2 New 0.6 MGD WWTP and Decommission old WWTP	48%	100%	52%	\$13,113,800	\$6,775,463
	3 New Gravity Line from Old WWTP to New WWTP	75%	100%	25%	\$1,830,300	\$457,575
	4 1.6 MGD Lift Station and 12" Force Main to New WWTP	48%	100%	52%	\$3,038,600	\$1,580,072
	5 12/15-inch Gravity Line in the ETJ	0%	100%	100%	\$878,500	\$878,500
	6 12-inch Gravity Line in the ETJ	0%	100%	100%	\$728,900	\$728,900
	7 12-inch Gravity Line in the ETJ	0%	100%	100%	\$511,300	\$511,300
	8 10-inch Gravity Line north of Ralph Fair Road	0%	100%	100%	\$699,700	\$699,700
	9 8/10-inch Gravity Line north of Ralph Fair Road	0%	100%	100%	\$929,600	\$929,600
	10 8-inch Gravity Line north of Dietz Elkhorn Road	0%	100%	100%	\$483,300	\$483,300
	11 8-inch Gravity Line east of Ralph Fair Road	0%	100%	100%	\$358,000	\$358,000
	12 10-inch Gravity Line crossing Cibolo Creek	0%	100%	100%	\$498,700	\$498,700
	13 12-inch Gravity Line to the new WWTP	0%	100%	100%	\$381,300	\$381,300
	14 10-inch Gravity Line and Decommission Setterfeld Lift Station	83%	100%	17%	\$738,600	\$125,562
Proposed Project Sub-total					\$24,741,500	\$14,427,953
Total Capital Improvements Cost					\$24,777,500	\$14,463,953

Projected Water Service Units

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Meter Size	2020			2030			Growth in Service Units
	Number of Meters	Service Unit Equivalent	Service Units	Number of Meters	Service Unit Equivalent	Service Units	
3/4"	2,656	1.0	2,656	4,366	1.0	4,366	1,710
1"	339	1.6	542	557	1.6	891	349
2"	0	6.4	0	0	6.4	0	0
3"	1	12.8	13	1	12.8	13	0
4"	0	20.0	0	0	20.0	0	0
6"	0	40.0	0	0	40.0	0	0
8"	0	64.0	0	0	64.0	0	0
Total	2,996	-	3,211	4,924	-	5,270	2,059

Projected Wastewater Service Units

Meter Size	2020			2030			Growth in Service Units
	Number of Meters	Service Unit Equivalent	Service Units	Number of Meters	Service Unit Equivalent	Service Units	
3/4"	1,695	1.0	1,695	3,281	1.0	3,281	1,586
1"	119	1.6	190	230	1.6	368	178
2"	0	6.4	0	0	6.4	0	0
3"	1	12.8	13	1	12.8	13	0
4"	0	20.0	0	0	20.0	0	0
6"	0	40.0	0	0	40.0	0	0
8"	0	64.0	0	0	64.0	0	0
Total	1,815	-	1,898	3,512	-	3,662	1,764

EXISTING WATER & WASTE WATER SYSTEMS

- The FOR water system consists of three independent pressure zones, representing the North, Central and South regions of the water system.
 - A network of water lines ranging in diameter from 2 to 12 inches
 - Seven ground storage tanks
 - Five pump stations
 - 30 active ground water wells
 - A wholesale supply connection to GBRA's Western Canyon transmission line
- The water service area includes most of the city limits and ETJ
 - Excludes areas served by SAWS or Camp Bullis
- The FOR wastewater collection system consists of
 - Seven lift stations and associated forced mains
 - A wastewater treatment plant with a permitted capacity of .5 mgd annual average flow
 - A network of gravity mains from 4 to 16 inches
- The wastewater service area includes a portion within the city limits, as well as the ETJ on the east side of the city
 - Difference in water and wastewater service areas is due to portions of the city served by on-site septic systems

On January 16, 2020, John Merritt, CIAC President, presented the CIAC recommendation for the updated water and wastewater impact fee as follows:

CIAC Findings and Recommendations

1. The CIAC finds that the City's recently adopted Land Use Assumptions and Capital Improvement Plan are based on sound assumptions and engineering practices and recommends no changes.
2. The CIAC finds that Freese & Nichols used sound assumptions and engineering practices and complied with the requirements under the Code in their calculation of the Maximum Allowable Impact Fees.
3. The CIAC recommends to Council that the Council adopt the proposed Maximum Allowable Impact Fees as calculated by Freese & Nichols. Accordingly, the following Impact Fees changes are recommended:
 - Water Impact Fee per LUE increases from the current \$5,400 to \$8,670, and
 - Wastewater Impact Fee per LUE increases from the current \$1,550 to \$6,069.