

P R E S E N T A T I O N

# City of Fair Oaks Ranch

Water and Wastewater Impact Fee Update



CIAC Meeting #2 – April 8, 2025

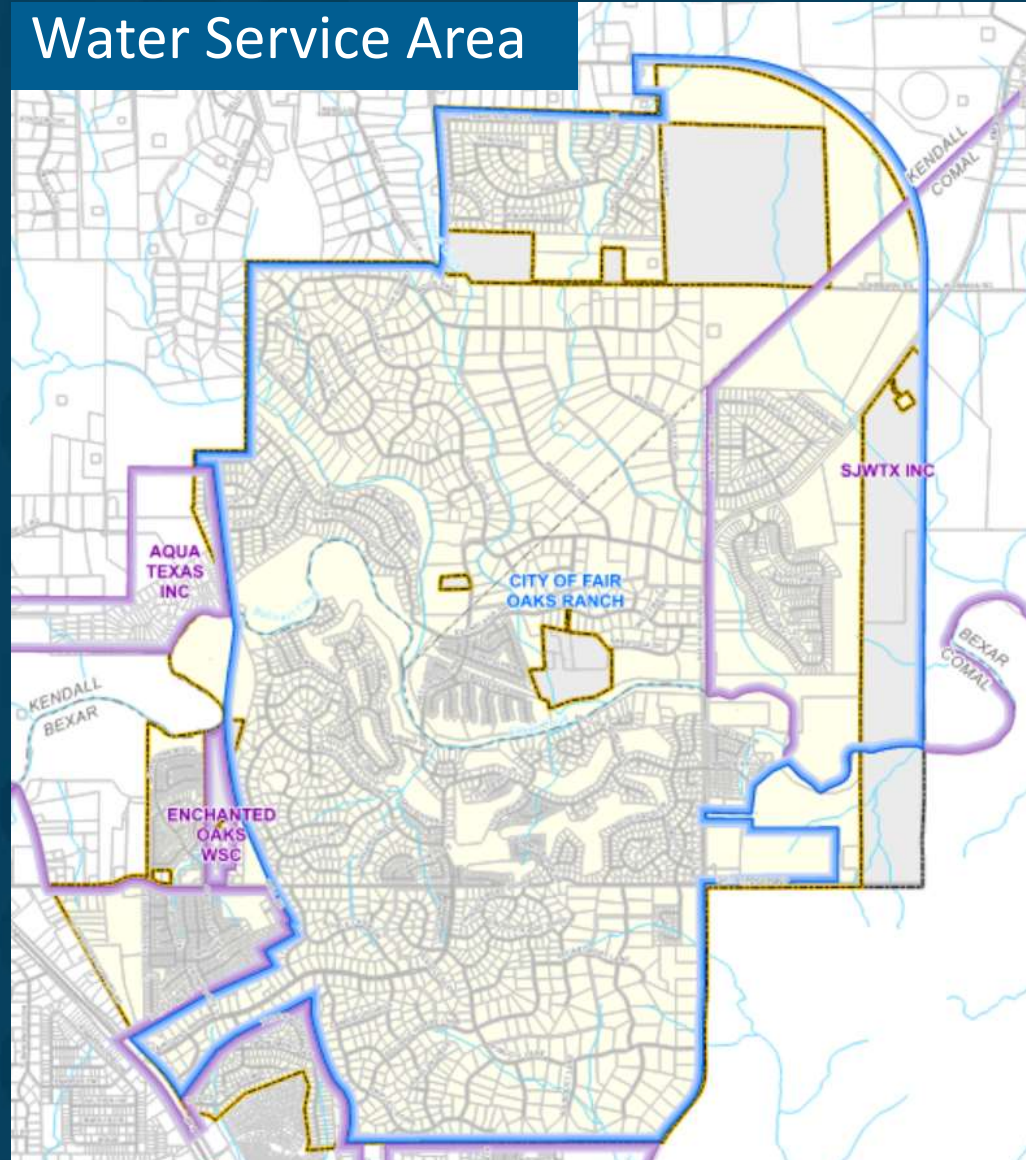
# Impact Fee Process



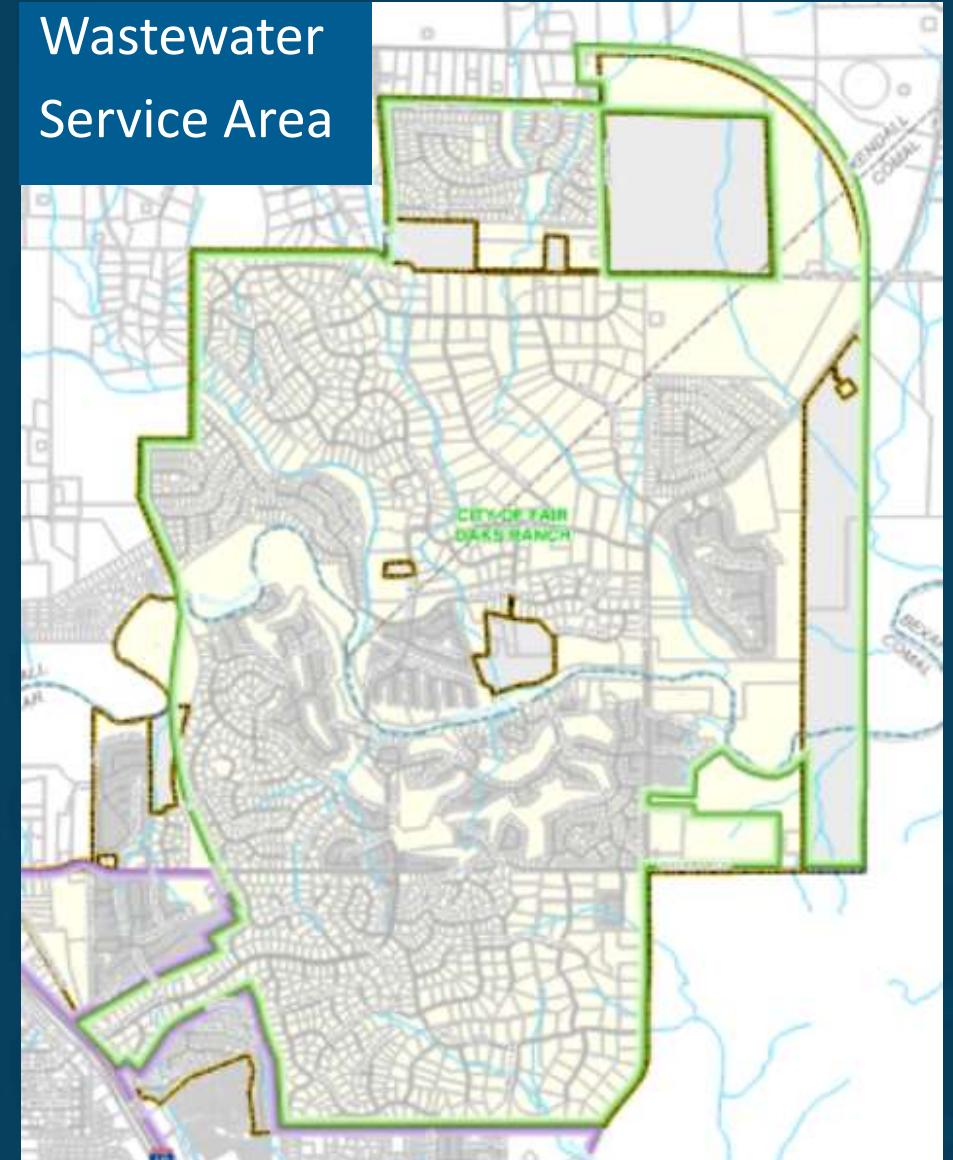


# Service Areas

Water Service Area



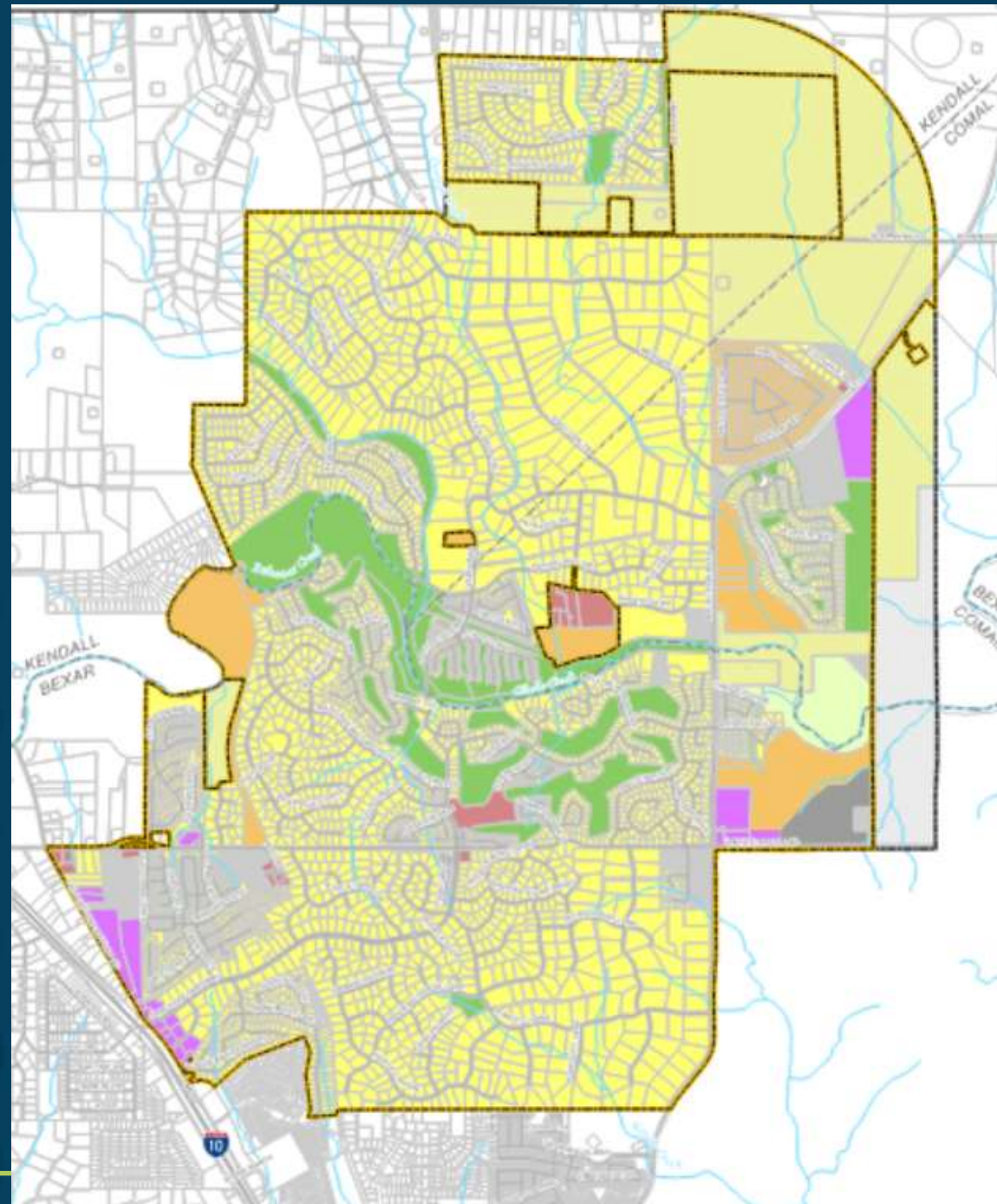
Wastewater Service Area





# Future Land Use

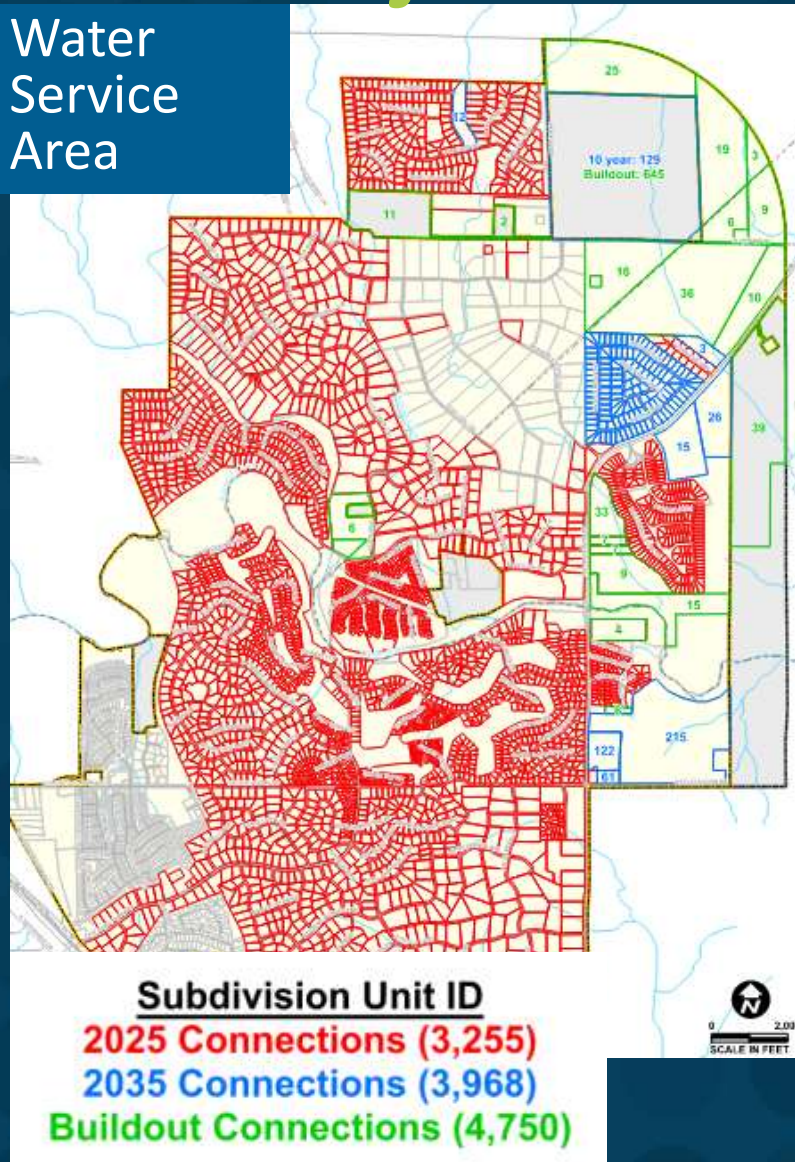
## FUTURE LAND USE



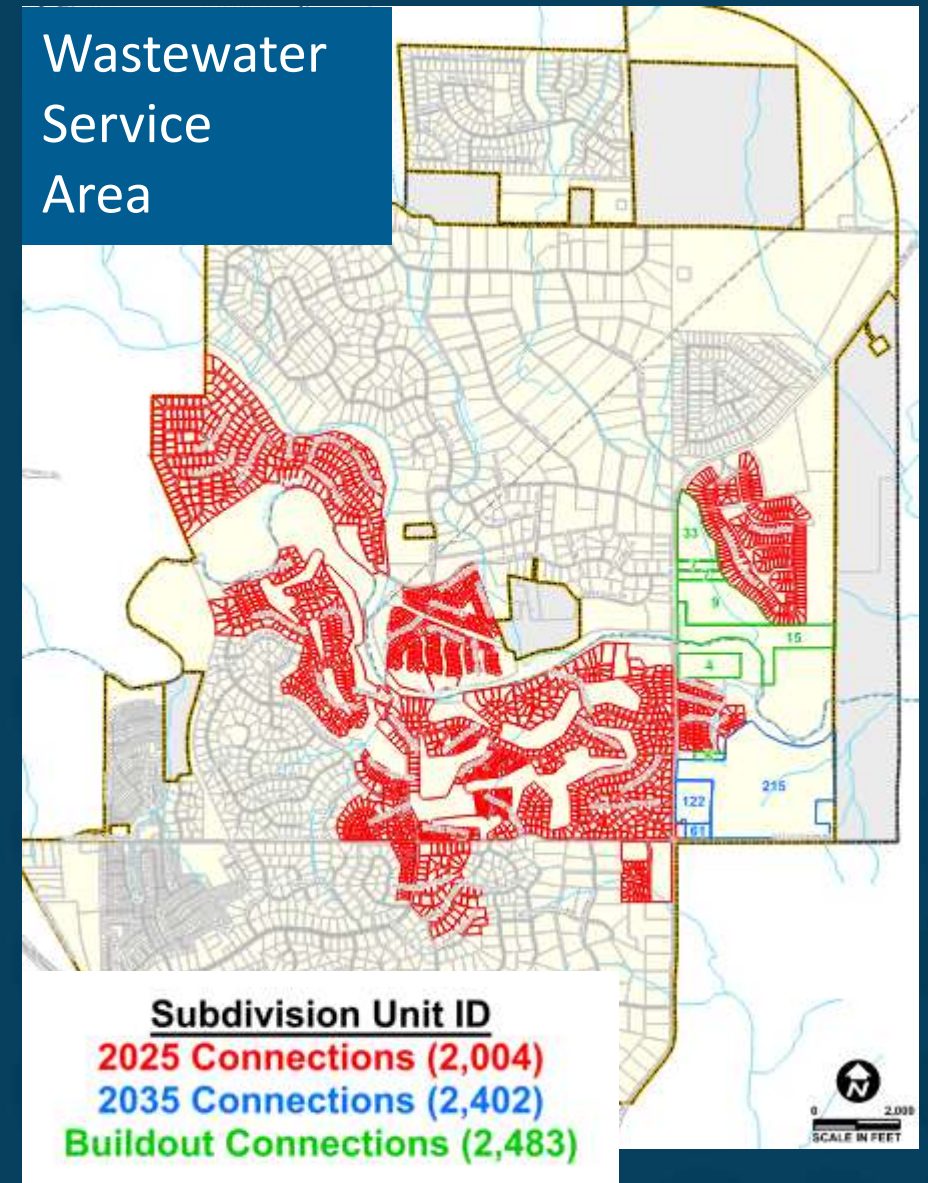


# Growth Projections

## Water Service Area



## Wastewater Service Area



# Growth Projections

Year	Water Service Area Connections	Wastewater Service Area Connections
2025	3,255	2,004
2035	3,968	2,402

# Water Demand Projections

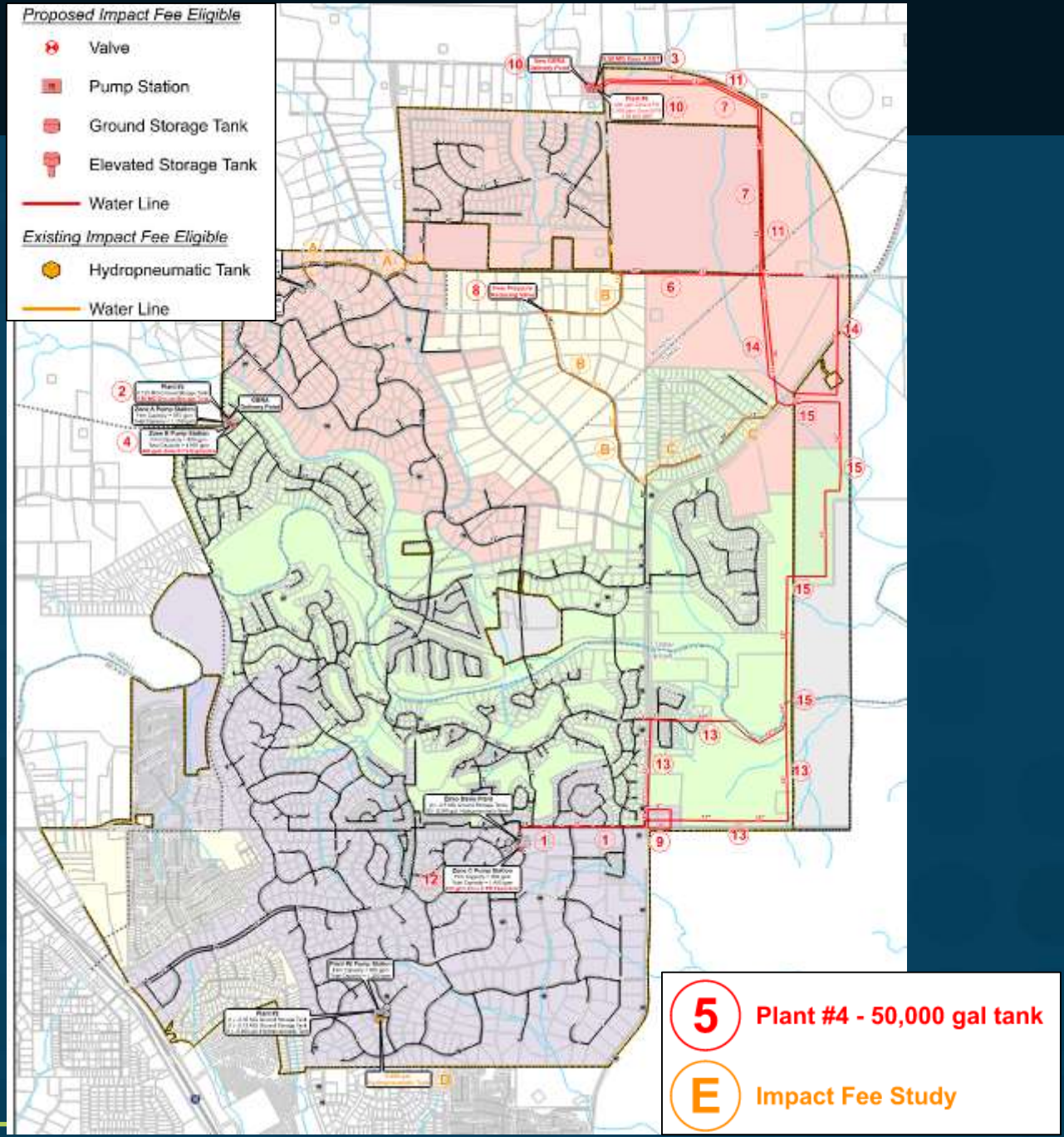
Year	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hour Demand (MGD)
2025	1.63	4.07	8.14
2035	1.98	4.96	9.92

# Wastewater Flow Projections

Year	Average Annual Daily Flow (MGD)	Peak Wet Weather Flow (MGD)
2025	0.32	1.12
2035	0.38	1.35



# Water Impact Fee CIP





# Wastewater Impact Fee CIP

## Proposed Impact Fee Eligible



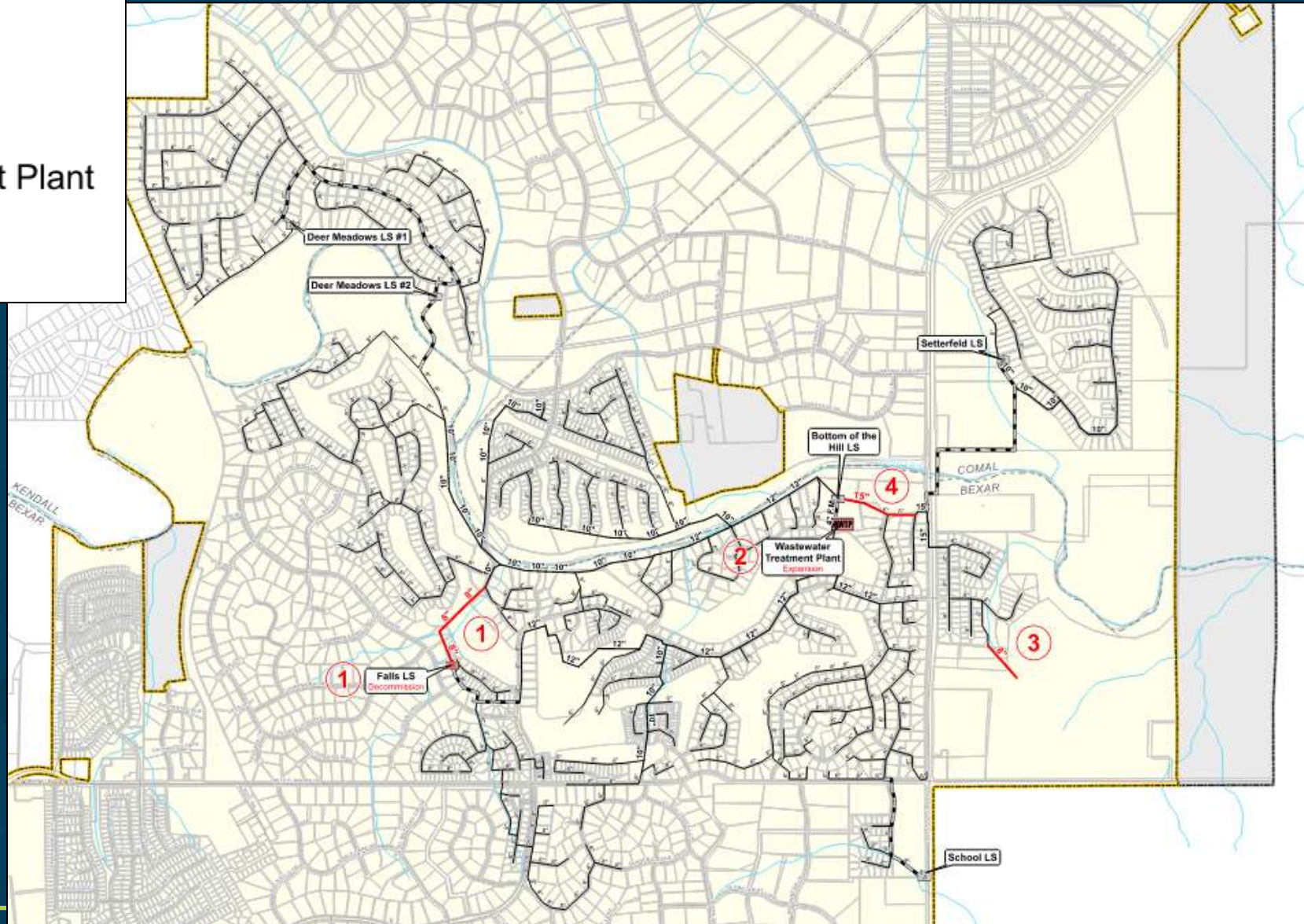
Lift Station



Wastewater Treatment Plant



Gravity Main





# Impact Fee Calculation

- Impact Fees Calculated by Dividing Eligible CIP/Growth in Service Units
- For Fair Oaks Ranch, the Service Unit is the Living Unit Equivalent (LUE)
- Credit of 50% for the portion of ad-valorem taxes generated by CIP improvements
- Fee collected can be less than maximum

$$\text{Impact Fee Per Service Unit} = \frac{\text{Eligible CIP Cost}}{\text{New Service Units}}$$

# Living Unit Equivalents (LUE)

Meter Size	Type	Maximum Flow (gpm)	Living Unit Equivalent
3/4"	Displacement	25	1.0
1"	Displacement	40	1.6
1 1/2"	Displacement	50	2.0
2"	Compound	160	6.4
3"	Compound	320	12.8
4"	Compound	500	20.0
6"	Compound	1,000	40.0
8"	Compound	1,600	64.0



# Water LUE Growth

Meter Size	2025			2035			Growth in LUEs
	Number of Meters <sup>(1)</sup>	Living Unit Equivalent <sup>(2)</sup>	Total LUEs	Number of Meters	Living Unit Equivalent <sup>(2)</sup>	Total LUEs	
3/4"	2,913	1.0	2,913	3,551	1.0	3,551	638
1"	341	1.6	546	416	1.6	666	120
1 1/2"	0	2.0	0	0	2.0	0	0
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	3,255	-	3,471	3,968	-	4,229	758

# Wastewater LUE Growth

Meter Size	2025			2035			Growth in LUEs
	Number of Meters <sup>(1)</sup>	Living Unit Equivalent <sup>(2)</sup>	Total LUEs	Number of Meters	Living Unit Equivalent <sup>(2)</sup>	Total LUEs	
3/4"	1,882	1.0	1,882	2,256	1.0	2,256	374
1"	121	1.6	194	145	1.6	232	38
1 1/2"	0	2.0	0	0	2.0	0	0
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
<b>Total</b>	<b>2,004</b>	<b>-</b>	<b>2,088</b>	<b>2,402</b>	<b>-</b>	<b>2,501</b>	<b>412</b>



# Water Impact Fee

	Description of Project	Percent Utilization			Costs Based on 2025 Dollars			
		2025	2035	10-year Utilization	Capital Cost	Financing Cost	Total Project Cost	Impact Fee Eligible Cost
EXISTING ELIGIBLE								
A	12-inch Parallel Along Rolling Acres Trail	40%	48%	8%	\$114,107	\$60,298	\$174,405	\$13,952
B	12-inch Along Meadow Creek Trail	60%	78%	18%	\$24,773	\$13,091	\$37,864	\$6,815
C	12-inch Line Near Meadow Creek Trail and FM 3351	15%	94%	79%	\$936,527	\$494,889	\$1,431,416	\$1,130,819
D	9,000-Gallon Plant #2 Hydropneumatic Tank (Zone C)	93%	100%	7%	\$642,558	\$339,547	\$982,105	\$68,747
E	Impact Fee Study	0%	100%	100%	\$36,000	\$19,023	\$55,023	\$55,023
PROPOSED ELIGIBLE								
1	12-inch Corley Tract Line (Zone B)	20%	94%	74%	\$1,715,600	\$906,575	\$2,622,175	\$1,940,409
2	0.5-MG Plant 5 Ground Storage Tank (Zone A/B)	92%	94%	2%	\$3,300,000	\$1,743,820	\$5,043,820	\$100,876
3	0.5-MG Zone A Elevated Storage Tank (Zone A)	64%	69%	5%	\$8,779,400	\$4,639,300	\$13,418,700	\$670,935
4	400-gpm Plant #5 Zone B Pump Station Expansion and 0.5-MG GST (Zone B)	92%	94%	2%	\$646,400	\$341,577	\$987,977	\$19,760
5	50,000 gallon Ground Storage Tank (Zone C)	95%	100%	5%	\$374,300	\$197,791	\$572,091	\$28,605
6	12-inch West Ammann Road Water Line (Zone A)	0%	48%	48%	\$1,203,900	\$636,177	\$1,840,077	\$883,237
7	16-inch Plant #6 Discharge Water Lines (Zone B)	20%	94%	74%	\$3,812,200	\$2,014,482	\$5,826,682	\$4,311,744
8	Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail (Zone B)	0%	94%	94%	\$132,000	\$69,753	\$201,753	\$189,648
9	8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road (Zone C)	0%	100%	100%	\$481,600	\$254,492	\$736,092	\$736,092
10	Plant #6 and New GBRA Delivery Point (Zone A/B)	20%	78%	58%	\$11,816,700	\$6,244,302	\$18,061,002	\$10,475,381
11	12-inch Northeast Water Lines (Zone A)	0%	48%	48%	\$3,972,800	\$2,099,348	\$6,072,148	\$2,914,631
12	650-gpm Elmo Davis Pump Station Expansion (Zone C)	95%	100%	5%	\$1,050,300	\$555,010	\$1,605,310	\$80,266
13	12-inch Southeastern Water Lines (Zone B)	20%	94%	74%	\$4,093,100	\$2,162,918	\$6,256,018	\$4,629,453
14	12-inch Northeast Water Lines (Zone A)	0%	10%	10%	\$3,160,100	\$1,669,892	\$4,829,992	\$482,999
15	12-inch ETJ Water Line (Zone B)	20%	75%	55%	\$3,707,900	\$1,959,366	\$5,667,266	\$3,116,997
Total Capital Improvements Cost					\$50,000,265	\$26,421,652	\$76,421,917	\$31,856,390
10-year Growth in LUEs							→	758
Maximum Impact Fee per LUE							→	\$42,027
Maximum Allowable Impact Fee per LUE (50% Credit)							→	\$21,013

\* Utilization in 2025 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.

\*\* Financing costs calculated assuming a 5% interest rate over a 20-year term.

# Wastewater Impact Fee

	Description of Project	Percent Utilization			Costs Based on 2025 Dollars			
		2025	2035	10-year Utilization	Capital Cost	Financing Cost	Total Project Cost	Impact Fee Eligible Cost
EXISTING ELIGIBLE								
A	Impact Fee Study	0%	100%	100%	\$36,000	\$19,023	\$55,023	\$55,023
PROPOSED ELIGIBLE								
1	8-inch Gravity Line and Decommission Falls Lift Station	99%	100%	1%	\$722,400	\$381,738	\$1,104,138	\$11,041
2	Expansion of Wastewater Treatment Plant	0%	100%	100%	\$4,100,000	\$2,166,564	\$6,266,564	\$6,266,564
3	8-inch Gravity Line east of Ralph Fair Road	0%	100%	100%	\$557,100	\$294,388	\$851,488	\$851,488
4	15-inch Gravity Line west of Ralph Fair Road	28%	96%	68%	\$985,000	\$520,504	\$1,505,504	\$1,016,765
Total Capital Improvements Cost					\$6,400,500	\$3,382,218	\$9,782,718	\$8,200,882
10-year Growth in LUEs							→	412
Maximum Impact Fee per LUE							→	\$19,886
Maximum Allowable Impact Fee per LUE (50% Credit)							→	\$9,943

\* Utilization in 2025 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.

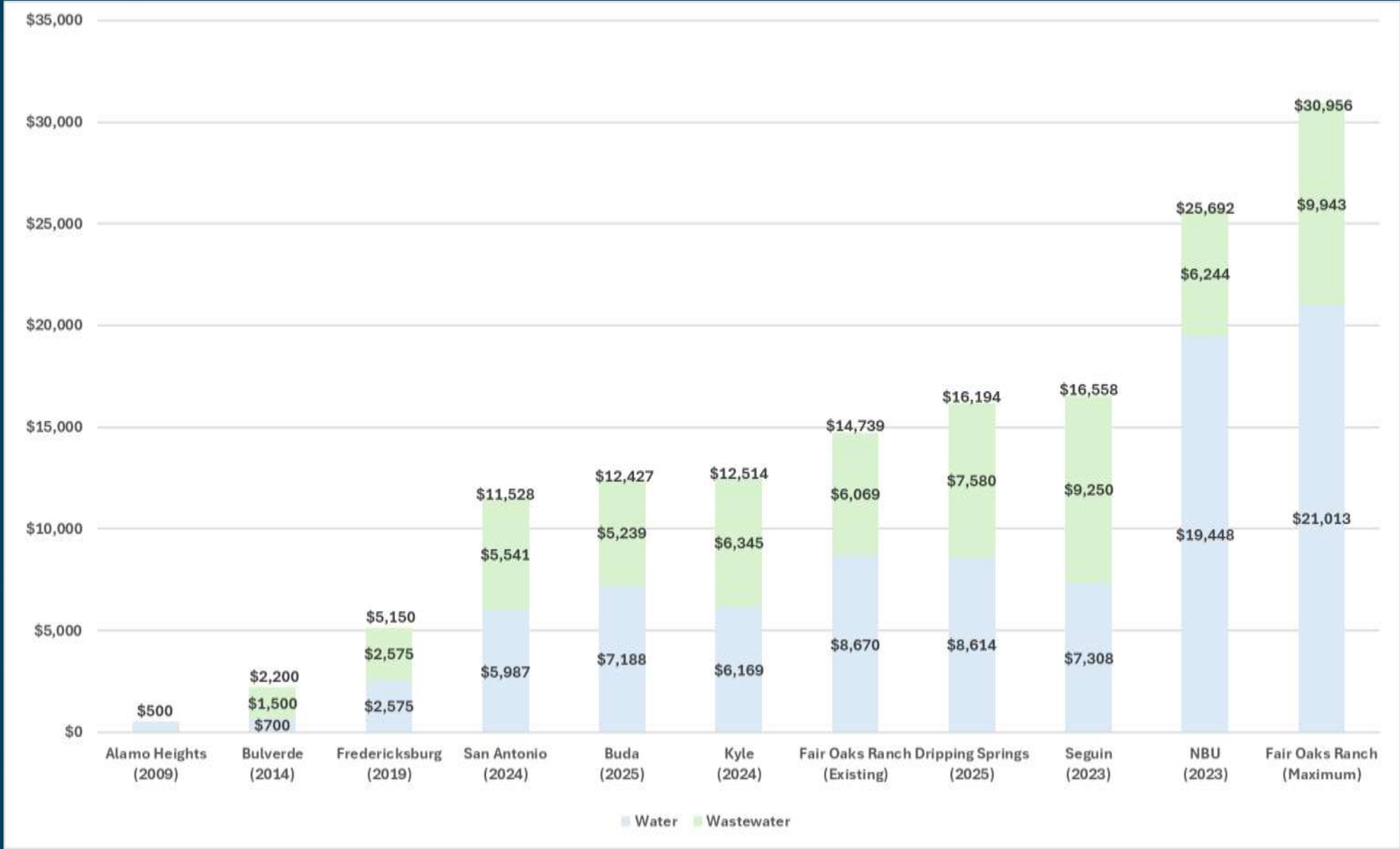
\*\* Financing costs calculated assuming a 5% interest rate over a 20-year term.



# Impact Fee Summary

	Water	Wastewater
Total Eligible Impact Fee Costs	\$31,856,390	\$8,200,882
Growth in LUEs	758	412
Maximum Impact Fee per LUE	\$42,027	\$19,886
Maximum Allowable Impact Fee	\$21,013	\$9,943

# Benchmarking



# Project Schedule

- Resolution to set the Date for the Public Hearing May 1<sup>st</sup>
- Public Hearing/Ordinance Adoption June 5<sup>th</sup>

# Questions and Discussion

Water and Wastewater Impact Fee Update

