

**ORDINANCE NO. 639**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE NO. 402; AMENDING CHAPTER 10, SUBDIVISION REGULATION, ARTICLE 10.03, IMPACT FEES, CODE OF ORDINANCES OF MANOR; ADOPTING A CAPITAL IMPROVEMENTS PLAN; ESTABLISHING A COMMUNITY IMPACT FEE BASED UPON LIVING UNIT EQUIVALENTS; PROVIDING SEVERABILITY, OPEN MEETING AND EFFECTIVE DATE PROVISIONS; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, pursuant to Chapt. 395, TEX. LOC. GOV'T. CODE, the City Council (the "Council") of the City of Manor, Texas (the "City") adopted Ordinance No. 402, now codified in Chapter 10, Subdivision, Article 10.03, Impact Fees, which approved the Capital Improvement Plan, set out as Exhibit "A" and the Land Use Assumptions, set out as Exhibit "B" to the Ordinance, and established water and wastewater impact fees for connection to the City's water and wastewater system, with such fees set out presently in Appendix "A," Article A7.000 Utility Service Charges and Fees, Section A7.009 Water and Wastewater Impact Fees; and

**WHEREAS**, the City has undertaken to update the Capital Improvement Plan and the Land Use Assumptions ("CIP and LUA") to determine whether any amendments are advisable and determine whether the impact fees should be amended pursuant to Sec. 395.052, TEX. LOC. GOV'T. CODE, by issuing and timely publishing notices for and holding public hearings on the revised land use assumptions, a revised water, and wastewater capital improvements plan, and the imposition of revised impact fees; and

**WHEREAS**, the City Council of the City of Manor, Texas (the "City Council") adopted Resolution No. 2021-21, on November 3, 2021, establishing the date for public hearings and directing that notice to be given for such public hearings to be held; and

**WHEREAS**, after notice of public hearing for the CIP and LUA was published November 12, 2021, the City Council held such public hearing on December 15, 2021, to consider the CIP and LUA and the imposition of revised impact fees; and

**WHEREAS**, the City Council approved the proposed CIP and LUA by resolution; and

**WHEREAS**, in accordance with the above steps, the City Council adopted a CIP pursuant to Chapter 395 on December 15, 2021; and

**WHEREAS**, the Advisory Committee filed written comments on the proposed impact fees before the fifth business day before the date of the public hearing; and

**WHEREAS**, after notice of public hearing relating to possible amendment of Impact Fees was published on January 21, 2022, the City Council held a public hearing on February 23, 2022, to

consider a proposed amendment of Impact Fees;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are incorporated into this Ordinance as true and correct findings of fact.

**Section 2. Capital Improvements Plan.** Section 10.03.005, Capital improvements plan adopted of the Code of Ordinance of the City is hereby amended in its entirety to read as follows:

(a) The capital improvements plan identifying capital improvements or facility expansions pursuant to which impact fees may be assessed, as considered at the December 15, 2021, public hearing and as set out in Exhibit “A” attached hereto is hereby adopted.

(b) The land use assumptions pursuant to which the capital improvement plan is developed, as considered at the December 15, 2021, public hearing and as set out in Exhibit “B” attached hereto is hereby adopted.

**Section 3. Community Impact Fee Amount.** The Community Impact Fee for each Living Unit Equivalent shall, as set forth in Exhibit "B" attached hereto, be \$1,577.00 for water service and \$4,470.00 for wastewater service for all new assessments. Ordinance No. 402 is amended to replace Exhibit “B” in its entirety with the attached Exhibit “B” which is hereby adopted. This fee shall apply to lots platted or replatted after February 23<sup>rd</sup>, 2022, to land on which new development occurs or is proposed to occur without platting, and in any other circumstance where a previously adopted Impact Fee does not apply. For all lots or development, the community impact fee for each living unit equivalent shall be in accordance with the amounts herein adopted and with the amounts imposed in previous ordinances for the applicable time period as shown in the chart set forth in Article A7.000 Utility Service Charges and Fees, Section A7.009 Water and Wastewater Impact Fees, Appendix A of the Code of Ordinances of the City.

**Section 4. Application and Reading.** Other provisions of Ordinance No. 402, Section 10.03.005, Water and Wastewater Impact Fees, and Article A7.000 Utility Service Charges and Fees, Section A7.009 Water and Wastewater Impact Fees, Appendix A, Code of Ordinances, City of Manor, shall be and remain in full force and effect as amended herein and the same shall be interpreted and applied together and consistent with this ordinance in a manner to give effect to the intent of Ordinance No. 402, Section 10.03.005, and Article A7.000, as amended by the amendments set forth in this Ordinance.

**Section 5. Severability.** If any section, paragraph, subdivision, clause, part or provision of Ordinance No. 402, Section 10.03.005, Water and Wastewater Impact Fees, and Article A7.000 Utility Service Charges and Fees, Section A7.009 Water and Wastewater Impact Fees, Appendix A, Code of Ordinances, City of Manor or this Ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity as a whole or any part or provision other than the part held invalid or unconstitutional.

**Section 6. Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code.

**Section 7. Effective Date.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code, and it is accordingly so ordained.

**PASSED AND APPROVED** on this 23<sup>rd</sup> day of February 2022.

**CITY OF MANOR, TEXAS:**











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Dr. Christopher Harvey, Mayor

**ATTEST:**

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Lluvia T. Almaraz, City Secretary  
City of Manor, Texas

**EXHIBIT "A"**

# Legend

-  Proposed Storage Tank
-  Existing Storage Tank
-  12" Water Main
-  12"/16" Water Main
-  16" Water Main
-  ETJ
-  City Limits
-  Water Main
-  Creeks
-  10 Yr. Wastewater Service Area

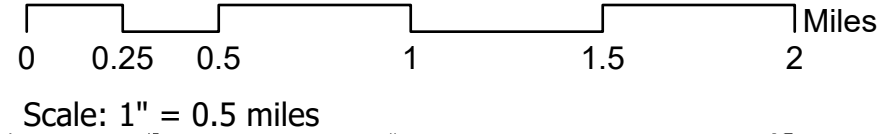
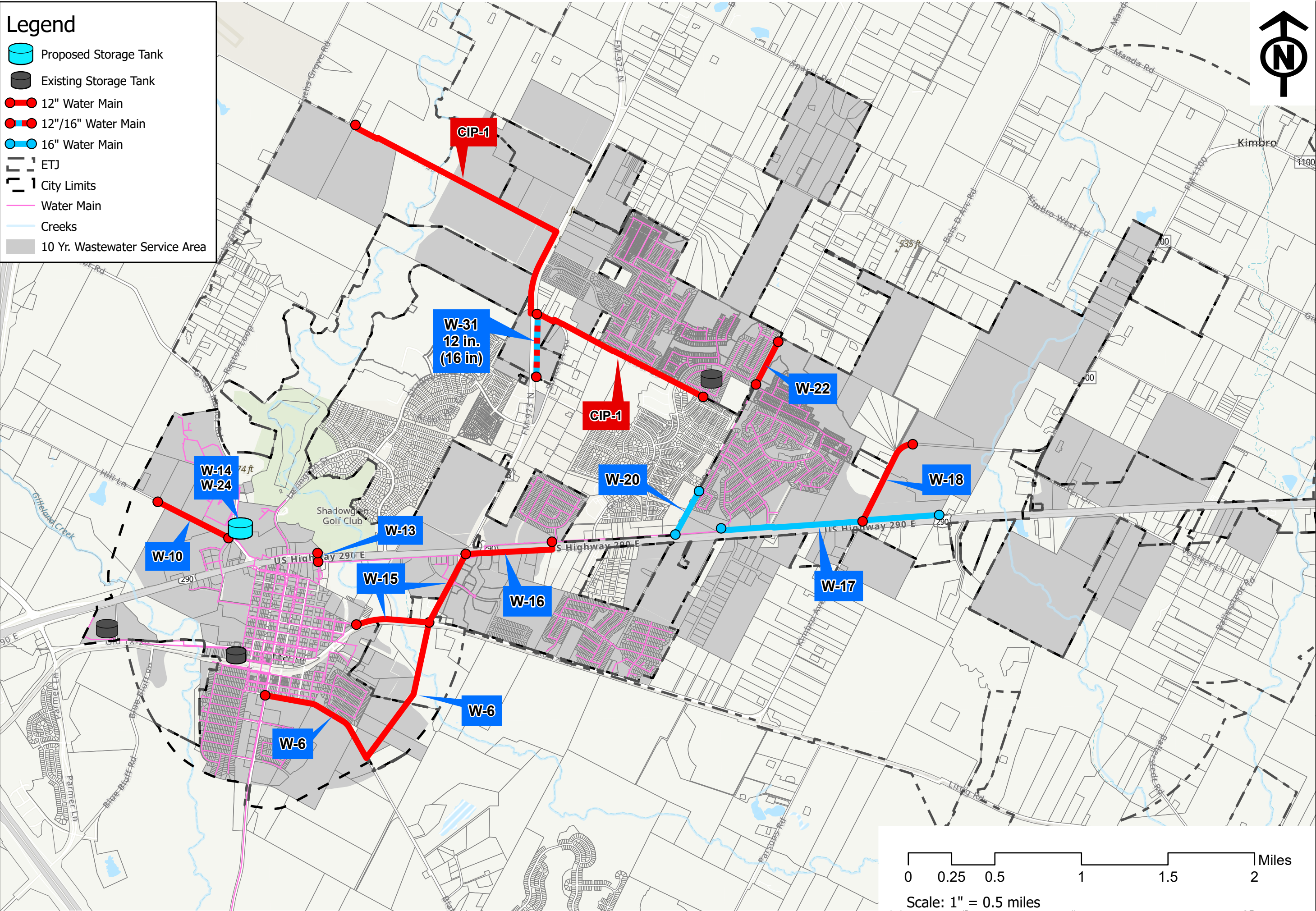


EXHIBIT A-2  
CITY OF MANOR WATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
NOVEMBER 2021

The following projects have been identified as required to serve new growth within the service area, in accordance with approved land use assumptions and as part of the 10-year Capital Improvements Plan

Project No.	Year	Description	Size	Unit	Length (ft)	Construction Cost (2020 Dollars)	Annual Interest	Period (yr)	Construction Cost (adjusted for Inflation @ 5% per annum)	Soft Costs	Contingency (10% + 1% per annum)	Financing Cost (5% over 20 Years)	Total Project Costs	Detailed Description
W-6	2021	Blake Manor Road Water Line	12	inch	3,200	\$ 268,800.00	0.050	20	\$ 322,560.00	\$ 48,400.00	\$ 48,200.00	\$ 253,529.66	\$ 673,000.00	Transmission main from downtown along Blake Manor Road to future FM 973. Includes replacing 400 LF of 6" pipe in Downtown Plant
W-10	2020	Hill Lane Water Line	12	inch	3,450	\$ 289,800.00	0.050	20	\$ 333,270.00	\$ 50,000.00	\$ 46,000.00	\$ 259,644.71	\$ 689,000.00	Water Distribution main along Hill Lane to serve new growth
W-13	2023	US 290 Crossing at Golf Course	12	inch	250	\$ 100,000.00	0.050	20	\$ 130,000.00	\$ 19,500.00	\$ 22,400.00	\$ 103,974.01	\$ 276,000.00	Connect 12" water lines on north and south sides of US 290
W-14	2022	Gregg Manor Road Water Supply - Ground Storage Tank and Pumps	250,000	gallon		\$ 2,500,000.00	0.050	20	\$ 3,125,000.00	\$ 468,800.00	\$ 503,100.00	\$ 2,478,017.11	\$ 6,575,000.00	250,000 gal Ground Storage Tank and 1,400 gpm expandable pump station for wholesale water supply connection
W-15	2022	FM 973 Water Line	12	inch	4000	\$ 336,000.00	0.050	20	\$ 420,000.00	\$ 63,000.00	\$ 67,600.00	\$ 333,031.37	\$ 884,000.00	Transmission main from US 290 to serve new growth on the east and west sides of FM 973
W-16	2022	US 290 Water Line	12	inch	2900	\$ 275,000.00	0.050	20	\$ 343,750.00	\$ 51,600.00	\$ 55,300.00	\$ 272,576.44	\$ 723,000.00	Parallel 12" waterline to increase US 290 capacity
W-17	2020	US 290 Water Line	16	inch	4400	\$ 540,000.00	0.050	20	\$ 621,000.00	\$ 93,200.00	\$ 85,700.00	\$ 483,820.91	\$ 1,284,000.00	Extend transmission main from Presidential Glen to Old Kimbro Road
W-18	2020	Old Kimbro Road Water Line	12	inch	3000	\$ 474,000.00	0.050	20	\$ 545,100.00	\$ 81,800.00	\$ 75,200.00	\$ 424,666.41	\$ 1,127,000.00	Transmission main to serve new growth north of US 290
W-20	2023	Bois D'Arc Lane Water Line	16	inch	2700	\$ 302,400.00	0.050	20	\$ 393,120.00	\$ 59,000.00	\$ 67,800.00	\$ 314,474.52	\$ 834,000.00	Transmission main to improve delivery of water from East EST
W-22	2023	Bois D'Arc Lane Water Line	12	inch	2500	\$ 210,000.00	0.050	20	\$ 273,000.00	\$ 41,000.00	\$ 47,100.00	\$ 218,411.96	\$ 580,000.00	Transmission main to serve new growth north of Tower Rd
W-24	2025	Gregg Manor Road Pump Improvements	1200	gpm		\$ 200,000.00	0.050	20	\$ 280,000.00	\$ 42,000.00	\$ 54,700.00	\$ 227,847.65	\$ 605,000.00	Increase Pump Capacity (and contracted supply) at wholesale water connection
W-31	2022	FM 973 Water Line	12	inch	5200	\$ 436,800.00	0.050	20	\$ 546,000.00	\$ 81,900.00	\$ 87,900.00	\$ 432,952.88	\$ 1,149,000.00	Transmission main along FM 973 from Tower Road to Canopy Lane to serve new growth.
Water CIP-1	2020	Gregg Lane to Tower Road Waterline	12	inch	3400	\$ 1,560,000.00	0.050	20	\$ 1,794,000.00	\$ 269,100.00	\$ 247,600.00	\$ 1,397,630.92	\$ 3,708,000.00	Transmission main from Manville WSC Booster Station to East Elevated Storage Tank
Water CIP-2	2017	AMR Water Meters				\$ 300,000.00	0.05	20	\$ 300,000.00	\$ 45,000.00	\$ 31,100.00	\$ 227,484.74	\$ 604,000.00	1350 Meter bodies and AMR registers, 810 replacement meter box lids, software, two vehicle transmitter units, two laptops.
Water CIP-3	2018	AMR Water Meters				\$ 400,000.00	0.05	20	\$ 420,000.00	\$ 63,000.00	\$ 48,300.00	\$ 321,357.73	\$ 853,000.00	1350 Meter bodies and AMR registers, 810 replacement meter box lids, software, two vehicle transmitter units, two laptops.
<b>Total</b>												<b>\$ 20,564,000.00</b>		

Notes:  
Water LUEs are defined as requiring 451 gallons of water per day per single family residence as determined in the the City of Manor Water Master Plan.

# Legend

- LS Lift Station
- Wastewater Treatment Plant
- Force Main
- Gravity Main
- 10 Yr. Wastewater Service Area
- ETJ
- City Limits
- Sewer Main
- Creeks

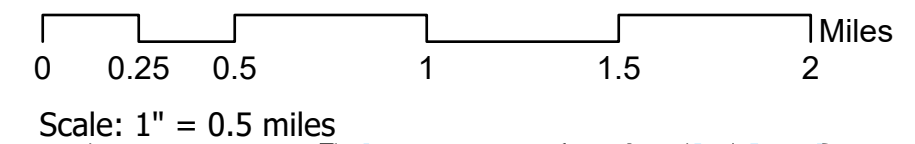
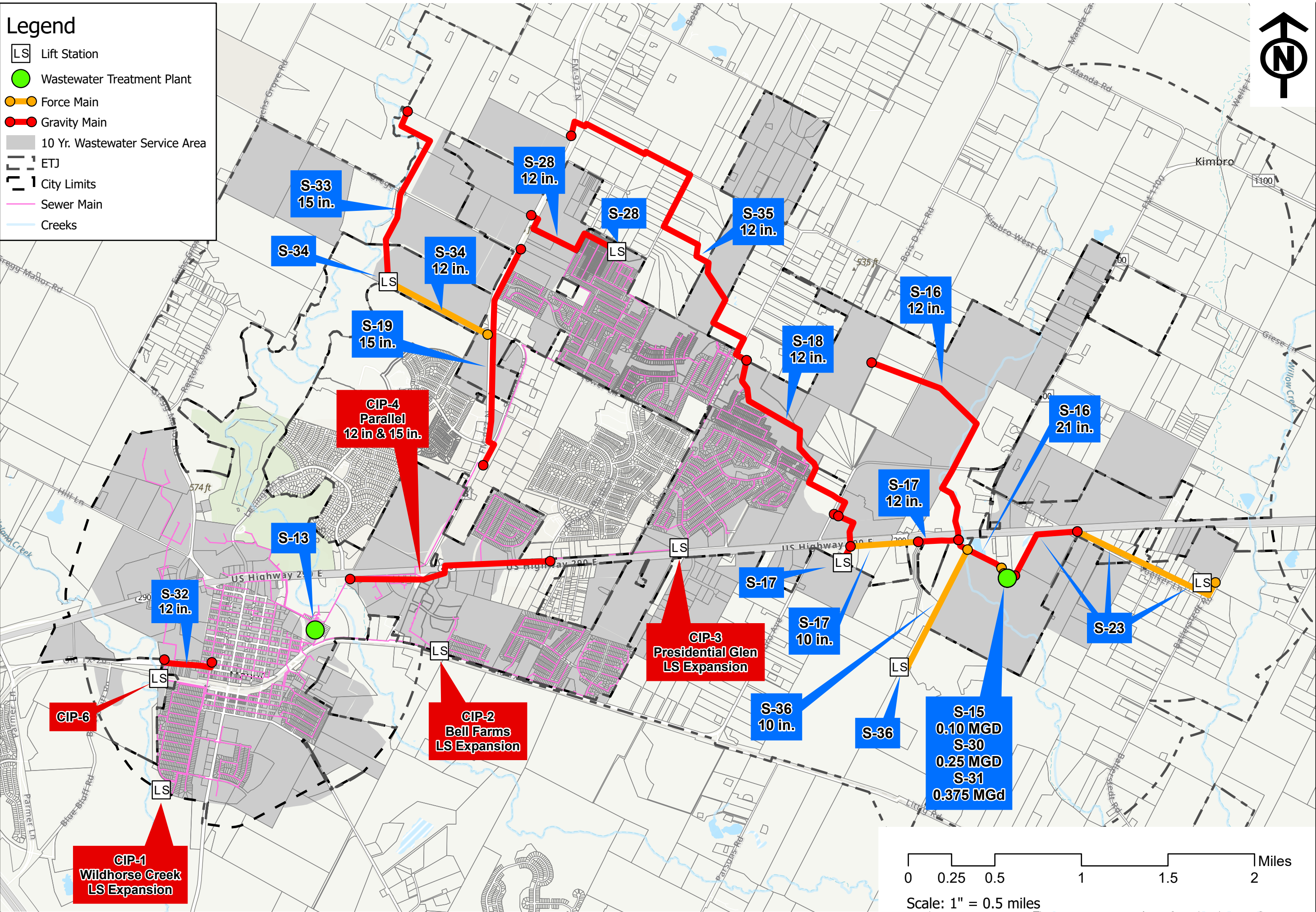


EXHIBIT A-4  
CITY OF MANOR WASTEWATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
NOVEMBER 202

The following projects have been identified as required to serve new growth within the service area, in accordance with approved land use assumptions and as part of the 10-year Capital Improvements Plan

Wastewater LUEs are defined as producing 275 gallons of wastewater per day per single family residence as determined in the the City of Manor Wastewater Master Plan.

Project No.	Year	Description	Construction Cost (2021 Dollars)	Interest	Period (months)	Payment	Total Payment	Size	Length	Construction Cost (adjusted for Inflation @ 5% per annum)	Soft Costs	Contingency (10% + 1% per annum)	Financing Cost (5.1% over 20 Years)	Total Project Costs	Detailed Description
S-13	2020	Addl. Wilbarger WWTP Capacity	\$ 16,825,000.00	0.00425	240	\$ 145,667.98	\$ 34,960,314.38	1.33 MGD		\$ 19,348,750.00	\$ 2,140,000.00	\$ 400,000.00	\$ 13,071,564.38	\$ 34,960,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-15	2021	Cottonwood WWTP, Phase 1, 0.20 MGD	\$5,119,897.50	0.00425	240	\$ 49,195.04	\$ 11,806,810.71	0.20 MGD		\$ 6,143,877.00	\$ 398,000.00	\$ 850,400.00	\$ 4,414,533.71	\$ 11,807,000.00	Build plant at Regional Site, road and electrical improvements add \$500,000
S-16	2021	East Cottonwood Gravity Line	\$ 1,750,000.00	0.00425	240	\$ 14,773.93	\$ 3,545,743.72	12"	3,200	\$ 2,100,000.00	\$ 51,000.00	\$ 69,000.00	\$ 1,325,743.72	\$ 3,546,000.00	Extend East Cottonwood gravity ww to Regional Site, sized for 10-year capacity
S-17	2021	West Cottonwood LS and FM	\$ 1,000,000.00	0.00425	240	\$ 8,837.74	\$ 2,121,057.51	6" FM and 350 gpm LS	3,700	\$ 1,200,000.00	\$ 79,000.00	\$ 49,000.00	\$ 793,057.51	\$ 2,121,000.00	Extend 27" and 30" gravity ww from confluence with East Cottonwood to US 290, ultimate capacity
S-18	2022	West Cottonwood Gravity Line, Phase 2	\$ 984,000.00	0.00425	240	\$ 8,917.60	\$ 2,140,223.69	15"	8,200	\$ 1,230,000.00	\$ 64,000.00	\$ 46,000.00	\$ 800,223.69	\$ 2,140,000.00	Serves West Cottonwood Sub-Basin up to Bois D'Arc Ln, 21" and 24" gravity ww sized for ultimate capacity
S-19	2022	FM 973 Gravity Wastewater Line	\$ 700,000.00	0.00425	240	\$ 6,139.30	\$ 1,473,432.00	15"	5,800	\$ 875,000.00	\$ 131,300.00	\$ 106,100.00	\$ 361,032.00	\$ 1,473,000.00	Serves FM 973 Corridor up to Wilbarger Basin divide (approx. Gregg Ln)
S-23	2024	Willow Lift Station and Force Main	\$ 750,000.00	0.00425	240	\$ 8,988.81	\$ 2,157,313.53	200 gpm		\$ 1,012,500.00	\$ 151,900.00	\$ 186,300.00	\$ 806,613.53	\$ 2,157,000.00	Lift Station and Force Main to serve 220 LUEs in Willow Basin along US 290. 10-Yr ADF approx. 60,000 gpd, PWWF approx 200 gpm
S-28	2018	High School gravity line to Stonewater Lift Station; Stonewater Lift Station Upgrades	\$ 26,271.96	0.00425	240	\$ 210.84	\$ 50,601.98	12"	3,100	\$ 27,585.56	\$ 4,096.48	\$ -	\$ 18,919.94	\$ 51,000.00	Gravity main to serve new high school; upgrades to existing Stonewater Lift Station.
S-30	2022	Expand Cottonwood WWTP to 0.40 MGD Capacity	\$ 2,000,000.00	0.00425	240	\$ 21,811.51	\$ 5,234,763.54	0.40 MGD		\$ 2,500,000.00	\$ 375,000.00	\$ 402,500.00	\$ 1,957,263.54	\$ 5,235,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-31	2025	Expand Cottonwood WWTP to 0.50 MGD Capacity	\$ 2,500,000.00	0.00425	240	\$ 31,340.04	\$ 7,521,608.52	0.50 MGD		\$ 3,500,000.00	\$ 525,000.00	\$ 684,300.00	\$ 2,812,308.52	\$ 7,522,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-32	2021	Bastrop-Parsons WW Improvements	\$ 418,097.00	0.00425	240	\$ 4,339.12	\$ 1,041,388.76	12"		\$ 501,716.40	\$ 75,300.00	\$ 75,000.00	\$ 389,372.36	\$ 1,041,000.00	Replacement of existing wastewater line in Bastrop and Parsons; to correct current capacity issues and serve additional growth
S-33	2022	Wilbarger Basin Gravity Line to Lift Station (off Gregg Lane)	\$ 750,000.00	0.00425	240	\$ 8,178.90	\$ 1,962,936.50	15"	6,200	\$ 937,500.00	\$ 140,600.00	\$ 150,900.00	\$ 733,936.50	\$ 1,963,000.00	New wastewater line to serve growth along Gregg Lane.
S-34	2022	Wilbarger Basin lift station and force main (off Gregg Lane)	\$ 1,000,000.00	0.00425	240	\$ 10,906.09	\$ 2,617,461.63	12" FM and 225 gpm LS	3,500	\$ 1,250,000.00	\$ 187,500.00	\$ 201,300.00	\$ 978,661.63	\$ 2,617,000.00	New lift station and force main to servie growth along Gregg Lane.
S-35	2022	Gravity line from City Limits to tie in to Wastewater line to Cottonwood	\$ 850,000.00	0.00425	240	\$ 9,270.31	\$ 2,224,874.33	12"	8,130	\$ 1,062,500.00	\$ 159,400.00	\$ 171,100.00	\$ 831,874.33	\$ 2,225,000.00	Option 1 -New gravity wastewater line to extend wastewater service to City Limits for future growth.
S-36	2022	Lift Station and Force main to Cottonwood WWTP	\$ 2,000,000.00	0.00425	240	\$ 21,811.51	\$ 5,234,763.54	10" FM 1,575 LUEs		\$ 2,500,000.00	\$ 375,000.00	\$ 402,500.00	\$ 1,957,263.54	\$ 5,235,000.00	New lift station and force main to serve areas south of US Hwy 290 along Old Kimbro Road.
CIP-1	2021	Wildhorse Creek Lift Station Expansion	\$ 750,000.00	0.00425	240	\$ 7,520.06	\$ 1,804,815.50	1,075 gpm, 2nd WW		\$ 900,000.00	\$ 135,000.00	\$ 95,000.00	\$ 75,900.00	\$ 1,206,000.00	Change in discharge point increased Phase 1 capacity from 440 to 1026 LUEs, currently at about 706 LUEs. Will need to expand LS when Lagos develops to ultimate 1586 LUE capacity.
CIP-2	2022	Bell Farms Lift Station Expansion	\$ 400,000.00	0.00425	240	\$ 3,826.58	\$ 918,379.57	1,400 gpm, 2nd WW		\$ 500,000.00	\$ 45,000.00	\$ 30,000.00	\$ 343,379.57	\$ 918,000.00	Presently at approximately 730 LUES. Current phase 1 capacity is 1264 LUES. Ultimate Capacity at phase 2 is 2172.
CIP-3	2022	Presidential Glen Lift Station Expansion	\$ 400,000.00	0.00425	240	\$ 3,826.58	\$ 918,379.57	2,275 gpm, 2nd WW		\$ 500,000.00	\$ 45,000.00	\$ 30,000.00	\$ 343,379.57	\$ 918,000.00	Presently at approximately 1281 LUES. Actual phase 1 capacity with current wastewater flows is in excess of 1500 LUES. Ultimate Capacity at phase 2 is 3517.
CIP-4	2022	US 290 WW Line Expansion	\$ 603,378.00	0.00425	240	\$ 6,579.87	\$ 1,579,169.64	12" & 15"	2,760	\$ 754,222.50	\$ 113,100.00	\$ 121,400.00	\$ 590,447.14	\$ 1,579,000.00	Presently at approximately 264 PG+308 SW = 572 LUEs out of 1800 LUE capacity, expansion will double capacity.
CIP-6	2020	Travis County Rural Center Lift Station, force main	\$ 1,931,000.00	0.00425	240	\$ 16,288.93	\$ 3,909,342.17	500 gpm	500	\$ 2,220,650.00	\$ 127,000.00	\$ 100,000.00	\$ 1,461,692.17	\$ 3,909,000.00	Lift Station and Force Main from Rural Center to existing wastewater line

**Total: \$ 92,623,000.00**



**EXHIBIT “B”**

EXHIBIT B-1  
CITY OF MANOR  
PLANNING AND DESIGN CRITERIA  
NOVEMBER 2021

**Water Infrastructure**

Criterion	Value	Unit
People per LUE	3.2	
Average Day Water Demand	232	gpd/LUE
Maximum Day Water Demand	464	gpd/LUE
Peak Hour Water Demand	1.5	gpm/LUE
Total Water Storage	200	gal/LUE
Minimum Water Elevated Storage	100	gal/LUE
Minimum Water Pump Capacity	0.6	gpm/LUE
Minimum Water System Pressure (Normal Conditions)	35	psi
Minimum Water System Pressure (Fire Flow Conditions)	20	psi
Maximum Water Line Velocity (Peak Hour/Fire Flow Conditions)	5	fps

**Wastewater Infrastructure**

Criterion	Value	Unit
People per LUE	3.2	
Average Wastewater Flow	200	gpd/LUE
Peak Wastewater Flow	800	gpd/LUE
Minimum Wastewater Line Velocity	2	fps
Maximum Wastewater Line Velocity	8	fps

Notes:

Water demands and wastewater flows from the City of Manor Adopted Water and Wastewater Master Plans.

System capacities and other design criteria from 30 TAC Chapters 217 and 290.

EXHIBIT B-2  
CITY OF MANOR WATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
PRO RATA CALCULATIONS  
NOVEMBER 2021

Project No.	Year	Description	Size	Total LUE Capacity	10-Year LUE Demand	Total Project Cost in 2020 Dollars	Pro Rata Share	Pro Rata Project Cost in 2020 Dollars
W-6	2021	Blake Manor Road Water Line	12"	1667	763	\$ 673,000.00	70%	\$ 471,100.00
W-10	2020	Hill Lane Water Line	12"	91	45	\$ 689,000.00	49%	\$ 340,714.29
W-13	2023	US 290 Crossing at Golf Course	12"	1667	1667	\$ 276,000.00	100%	\$ 276,000.00
W-14	2022	Gregg Manor Road Water Supply - Ground Storage Tank and Pumps	250000	2500	2500	\$ 6,575,000.00	100%	\$ 6,575,000.00
W-15	2022	FM 973 Water Line	12"	1667	625	\$ 884,000.00	60%	\$ 530,400.00
W-16	2022	US 290 Water Line	12"	1667	1667	\$ 723,000.00	100%	\$ 723,000.00
W-17	2020	US 290 Water Line	16"	2400	900	\$ 1,284,000.00	38%	\$ 481,500.00
W-18	2020	Old Kimbro Road Water Line	12"	1667	700	\$ 1,127,000.00	45%	\$ 507,150.00
W-20	2023	Bois D'Arc Lane Water Line	16"	2400	2400	\$ 834,000.00	100%	\$ 834,000.00
W-22	2023	Bois D'Arc Lane Water Line	12"	1667	1100	\$ 580,000.00	70%	\$ 406,000.00
W-24	2025	Gregg Manor Road Pump Improvements	1200	2000	2000	\$ 605,000.00	100%	\$ 605,000.00
W-31	2022	FM 973 Water Line	12	2400	725	\$ 1,149,000.00	45%	\$ 517,050.00
Water CIP-1	2020	Gregg Lane to Tower Road Waterline	12	2400	725	\$ 3,708,000.00	50%	\$ 1,854,000.00
Water CIP-3	2018	AMR Water Meters		2400	2400	\$ 853,000.00	100%	\$ 853,000.00
								<b>\$ 14,973,914.29</b>

**Previously Completed Projects**

Year	Total LUE Capacity	Name	Description	Project Cost	LUEs Used	10-Year LUE Demand	Pro Rata Share	Pro Rata Project Cost
2002	1667	Creekside Offsite Utilities	12"	\$ 175,000.00	405	300	18%	\$ 31,000.00
2005	1667	Greenbury Offsite Utilities	12"	\$ 407,816.64	308	1200	72%	\$ 294,000.00
2007	5,600	Water Supply Main From City of Austin to West Elevated Storage Tank and Downtown	16"	\$ 1,057,675.36	1550	2650	47%	\$ 501,000.00
2008	5,000	West Elevated Storage Tank	500,000	\$ 2,138,083.58	1550	2650	53%	\$ 1,133,000.00
2010	2,400	Presidential Glen Water Lines	16"	\$ 465,054.06	8	1300	54%	\$ 252,000.00
2009	5,000	East Manor Elevated Storage Tank	500,000	\$ 1,880,381.34	1550	2650	53%	\$ 997,000.00
<b>Totals</b>				<b>\$ 6,124,000.00</b>				<b>\$ 3,208,000.00</b>

**CIF Ineligible Projects**

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EXHIBIT B-3  
CITY OF MANOR WATER IMPROVEMENTS  
MISCELLANEOUS PROJECT COSTS  
NOVEMBER 2021

Description	Amount
CIF Studies	\$ 13,450.00
Study Cost for Water, Mapping, Modeling	\$ 40,000.00
<b>Total Water-Related Costs</b>	<b>\$ 53,450.00</b>



EXHIBIT B-4  
CITY OF MANOR WATER  
IMPACT FEE CALCULATION  
NOVEMBER 2021

<b>CATEGORY</b>	<b>AMOUNT</b>
Total CIP Eligible Project Cost :	\$ 18,235,364.29
Number of LUEs added:	\$ 5,782.00
<b>Maximum Water CIF:</b>	<b>\$ 3,154.00</b>
<b>50% Credit:</b>	<b>\$ (1,577.00)</b>
<b>MAXIMUM ASSESSABLE CIF:</b>	<b>\$ 1,577.00</b>



EXHIBIT B-5  
CITY OF MANOR WASTEWATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
PRO RATA CALCULATIONS  
NOVEMBER 2021

Project No.	Year	Description	Size	Total LUE Capacity	10-Year LUE Demand	Total Project Cost in 2015 Dollars	Pro Rata Share	Pro Rata Project Cost in 2020 Dollars
S-13	2020	Addl. Wilbarger WWTP Capacity	1.33 MGD	5354	4200	\$34,960,000.00	95.00%	\$ 33,212,000.00
		Cottonwood WWTP, Phase 1, 0.20 MGD						
S-15	2021		0.1 MGD	363	363	\$ 11,807,000.00	100.00%	\$ 11,807,000.00
S-16	2021	East Cottonwood Gravity Line	12"	1000	375	\$ 3,546,000.00	50.00%	\$ 1,773,000.00
S-17	2021	West Cottonwood LS and FM	12"	1200	540	\$ 2,121,000.00	50.00%	\$ 1,061,000.00
		West Cottonwood Gravity Line, Phase 2	15"	1200	540	\$ 2,140,000.00	45.00%	\$ 963,000.00
S-18	2022		15"	1200	540	\$ 2,140,000.00	45.00%	\$ 963,000.00
S-19	2022	FM 973 Gravity Wastewater Line	15"	754	75	\$ 1,473,000.00	50.00%	\$ 737,000.00
S-23	2024	Willow Lift Station and Force Main	200 gpm	210	100	\$ 2,157,000.00	47.62%	\$ 1,027,000.00
		High School gravity line to Stonewater Lift Station; Stonewater Lift Station Upgrades	12"	1000	500	\$ 51,000.00	100.00%	\$ 51,000.00
S-28	2018		12"	1000	500	\$ 51,000.00	100.00%	\$ 51,000.00
S-30	2022	Expand Cottonwood WWTP to 0.40 MGD Capacity	0.40 MGD	909	909	\$ 5,235,000.00	100.00%	\$ 5,235,000.00
S-31	2025	Expand Cottonwood WWTP to 0.50 MGD Capacity	0.50 MGD	1272	1272	\$ 7,522,000.00	100.00%	\$ 7,522,000.00
S-32	2021	Bastrop-Parsons WW Improvements	12"	1272	1272	\$ 1,041,000.00	100.00%	\$ 1,041,000.00
		Wilbarger Basin Gravity Line to Lift Station (off Gregg Lane)	15"	1200	1200	\$ 1,963,000.00	100.00%	\$ 1,963,000.00
S-33	2022		15"	1200	1200	\$ 1,963,000.00	100.00%	\$ 1,963,000.00
S-34	2022	Wilbarger Basin lift station and force main (off Gregg Lane)	12" FM and 225 gpm LS	1200	1200	\$ 2,617,000.00	100.00%	\$ 2,617,000.00
		Gravity line from City Limits to tie in to Wastewater line to Cottonwood	12"	1200	600	\$ 2,225,000.00	60.00%	\$ 1,335,000.00
S-35	2022		12"	1200	600	\$ 2,225,000.00	60.00%	\$ 1,335,000.00
CIP-1	2021	Expansion	1,075 gpm, 2nd WW	1586	1586	\$ 1,206,000.00	100.00%	\$ 1,206,000.00
CIP-2	2022	Bell Farms Lift Station Expansion	1,400 gpm, 2nd WW	2172	2172	\$ 918,000.00	100.00%	\$ 918,000.00
		Presidential Glen Lift Station						
CIP-3	2022	Expansion	2,275 gpm, 2nd WW	3517	1119	\$ 918,000.00	65.00%	\$ 597,000.00
CIP-4	2022	US 290 WW Line Expansion	12" & 15"	3600	2300	\$ 1,579,000.00	63.89%	\$ 1,009,000.00
		Travis County Rural Center Lift Station, force main	500 gpm	679	340	\$ 3,909,000.00	50.07%	\$ 1,957,000.00
CIP-6	2020		500 gpm	679	340	\$ 3,909,000.00	50.07%	\$ 1,957,000.00
								\$ 76,031,000.00

**Previously Completed Projects**

Year	Total LUE Capacity	Name	Description	Project Cost	LUEs Used	10-Year LUE Demand	Pro Rata Share	Pro Rata Project Cost
2001	300	Hamilton Point Sewer Main	Gravity Sewer Line to Serve Hamilton Point Sub	\$ 128,000.00	300	0	0%	\$ -
2003	1091	Creekside Offsite/Onsite and Wilbarger WWTP	Lift Station, Forced Main and WWTP	\$ 1,033,000.00	726	375	34%	\$ 355,000.00
2004	1264	East Old Highway 20 Gravity Line, Lift Station, Forced Main (Bell Farms FM)	Gravity Line Lift Station and Forced Main to Serve new growth along Old Highway 20	\$ 1,034,873.04	616	650	51%	\$ 532,000.00
2005	1885	Greenbury Gravity Line	Gravity Line Along US 290 to Serve Greenbury Sub	\$ 619,007.39	308	682	36%	\$ 224,000.00
2008	888	Carriage Hills Lift Station and Forced Main	Lift Station and Forced Main to Serve Carriage Hills Sub	\$ 680,972.01	165	175	20%	\$ 134,000.00
<b>Totals</b>				<b>\$ 3,495,852.45</b>				<b>\$ 1,245,000.00</b>

**CIF Ineligible Projects**

2009	727	Wilbarger WWTP Capacity Buyback						
		Creekside Lift Station Forced Main						
	2005	Adjustment						

EXHIBIT B-6  
CITY OF MANOR WASTEWATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
MISCELLANEOUS PROJECT COSTS  
NOVEMBER 2021

Description	Total Cost
CIF Studies	\$ 13,450.00
Gilleland Creek COA Impact Fee (34 LUEs @ \$1,400)	\$ 47,600.00
Study Cost for Wastewater, Mapping, Modeling	\$ 40,000.00
<b>Total Sewer-Related Costs</b>	<b>\$ 101,050.00</b>

EXHIBIT B-7  
CITY OF MANOR WASTEWATER  
IMPACT FEE CALCULATION  
NOVEMBER 2021

<b>CATEGORY</b>	<b>AMOUNT</b>
Total CIP Eligible Project Cost :	\$ 77,377,000.00
Number of LUEs added:	8,655.00
<b>Maximum Wastewater CIF:</b>	<b>\$ 8,940.00</b>
<b>50% Credit:</b>	<b>\$ (4,470.00)</b>
<b>MAXIMUM ASSESSABLE CIF:</b>	<b>\$ 4,470.00</b>



EXHIBIT B-8  
CITY OF MANOR WATER AND WASTEWATER IMPACT  
FEE FACTORS  
NOVEMBER 2021

**1. RESIDENTIAL DEVELOPMENT**

Community Impact Fees for residential development shall be assessed based upon the number of dwelling units proposed for development times the appropriate LUE Factor for water as shown below.

<b>Dwelling Type</b>	<b>Units</b>	<b>LUE Factor</b>
Single Family Residential	Per Housing Unit	1
Two-Family Residential	Per Residential Unit	0.7
Three-Family Residential	Per Residential Unit	0.7
Multi-Family Residential	Per Residential Unit	0.5

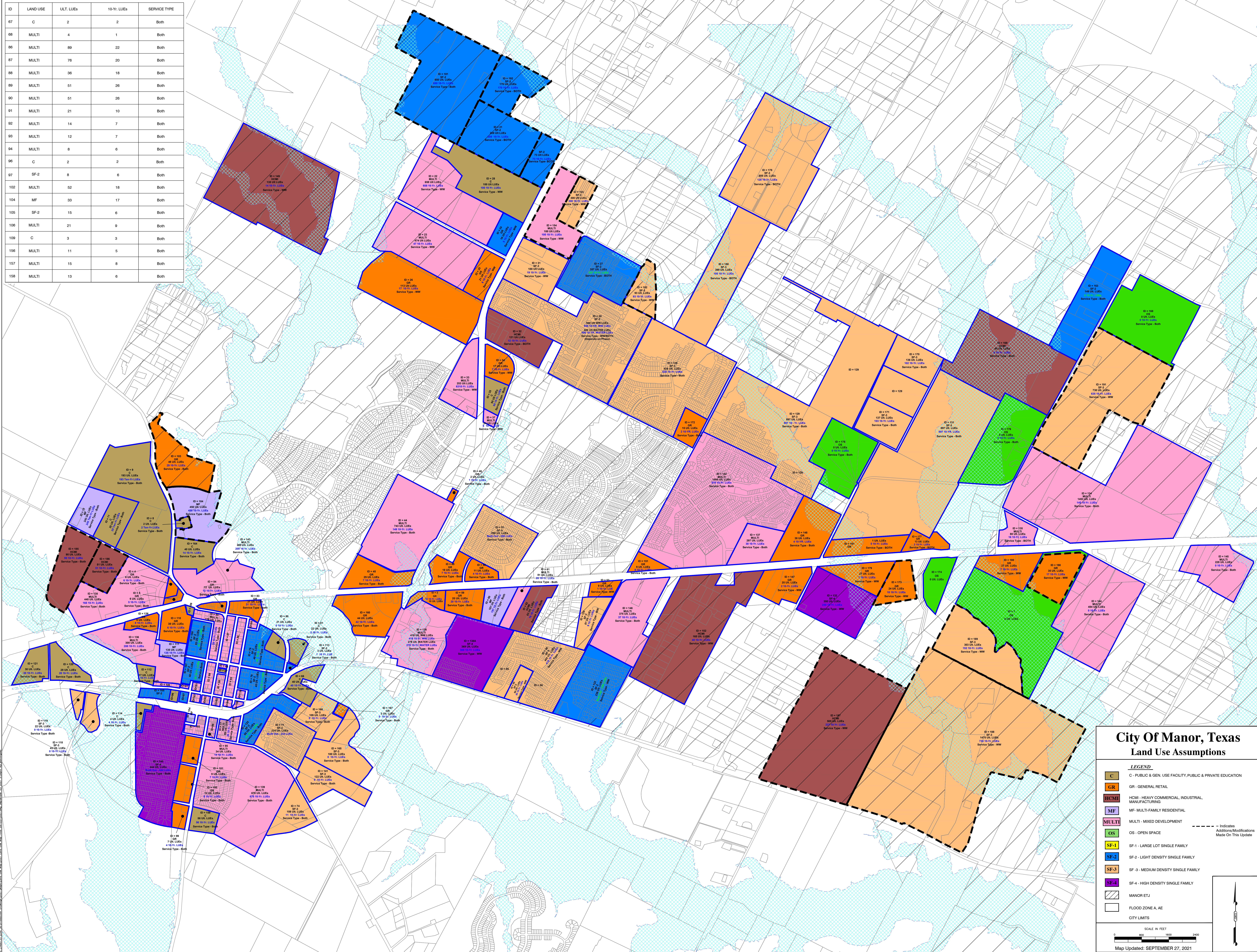
**2. NON-RESIDENTIAL DEVELOPMENT**

Community Impact Fees for all non-residential development shall be assessed based upon the water meter size and type installed to serve the proposed development water, as shown below.

<b>Meter Size (Inch)</b>	<b>Type</b>	<b>LUE Factor</b>
5/8	Positive	1
	Displacement	
3/4	Positive	1.5
	Displacement	
1	Positive	2.5
	Displacement	
1-1/2	Positive	5
	Displacement	
2	Positive	8
	Displacement	
2	Compound	8
2	Turbine	10
3	Compound	16
3	Turbine	24
4	Compound	25
4	Turbine	42
6	Compound	50
6	Turbine	92
8	Compound	80
8	Turbine	160
10	Compound	115
10	Turbine	250
12	Turbine	330



ID	LAND USE	ULT. LUEs	10-Yr. LUEs	SERVICE TYPE
67	C	2	2	Both
68	MULTI	4	1	Both
86	MULTI	80	22	Both
87	MULTI	70	20	Both
88	MULTI	36	18	Both
89	MULTI	51	26	Both
90	MULTI	51	26	Both
91	MULTI	21	10	Both
92	MULTI	14	7	Both
93	MULTI	12	7	Both
94	MULTI	8	6	Both
96	C	2	2	Both
97	SF-2	8	6	Both
102	MULTI	52	18	Both
104	MF	33	17	Both
105	SF-2	15	6	Both
106	MULTI	21	9	Both
109	C	3	3	Both
156	MULTI	11	5	Both
157	MULTI	15	8	Both
158	MULTI	13	6	Both



### City of Manor, Texas Land Use Assumptions

**LEGEND**

- C** - PUBLIC & GEN. USE FACILITY, PUBLIC & PRIVATE EDUCATION
- GR** - GENERAL RETAIL
- HCM** - HEAVY COMMERCIAL, INDUSTRIAL, MANUFACTURING
- MF** - MULTI-FAMILY RESIDENTIAL
- MULTI** - MULTI - MIXED DEVELOPMENT
- OS** - OPEN SPACE
- SF-1** - SF-1 - LARGE LOT SINGLE FAMILY
- SF-2** - SF-2 - LIGHT DENSITY SINGLE FAMILY
- SF-3** - SF-3 - MEDIUM DENSITY SINGLE FAMILY
- SF-4** - SF-4 - HIGH DENSITY SINGLE FAMILY
- MANOR ETJ** - MANOR ECONOMIC TRANSITION AREA
- FLOOD ZONE A, AE** - FLOOD ZONE A, AE
- CITY LIMITS** - CITY LIMITS

--- Indicates Additions/Modifications Made On This Update

SCALE IN FEET  
0 800 1600 2400

Map Updated: SEPTEMBER 27, 2021