COMMUNITY IMPACT FEE ADVISORY COMMITTEE
REGULAR SESSION MINUTES
APRIL 12, 2023

PRESENT:

COMMISSIONERS:
Cresandra Hardeman, Chairperson, Place 3
Julie Leonard, Place 1 (Absent)
Anthony Butler, Place 2 (Absent)
Felix Piaz, Place 4 (Absent)
Celestine Sermo, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmermann, Developer Representative

CITY STAFF:
Pauline Gray, City Engineer
Scott Dunlop, Development Services Director
Mandy Miller, Development Services Supervisor
Chasem Creed, IT Technician

REGULAR SESSION: 8:00 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Community Impact Fee (CIF) Advisory Committee present, the Regular Session of the Manor CIF Advisory Committee was called to order by Chair Hardeman at 9:50 p.m. on Wednesday April 12, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment. Mr. Battaile did not appear during this time to speak.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes of March 8, 2023, Community Impact Fee Advisory Regular Meeting.

MOTION: Upon a motion made by Commissioner Small and seconded by Developer Representative Timmerman to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 5-0

REGULAR AGENDA

Director Dunlop requested Item # 3 to be addressed first. He stated the information being reviewed would give insight to the other items on the agenda for the new Commissioner.

3. Consideration, discussion, and possible action on calculating service units for the Roadway Impact Fee.

Engineer Gray gave a slide show presentation. (See attached)

Engineer Gray answered questions regarding the calculations presented on the slides as examples. She assured the Committee that the calculations would be comparable to surrounding areas. She informed the Committee that the costs could not be set until the improvement projects were assessed.

Discussion was held regarding the different proposed service areas and how they would play in calculating the impact fees.

Director Dunlop stated this item was informational only. This item was designed to introduce the process of setting the impact fees.

Concerns were expressed regarding the negative impact on development this type of fee would have if the fees were set too high.

Engineer Gray explained a few different development categories and how the vehicle service miles could potentially be set. She compared the process to setting the water and wastewater impact fees.

Director Dunlop informed the Committee of the Roadway Impact Fee for the three service areas for Pflugerville. He quoted the fees as:

- Service Area A = $1,590 / vehicle mile
- Service Area B = $2,916 / vehicle mile

- Service Area C = $3,156 / vehicle mile

Apprehension was expressed regarding the methodology in calculating the fees. It was recommended that the Committee take a good look at the calculations themselves to make sure the amount set for the impact fees would not deter retail growth.

Engineer Gray answered questions from the Committee regarding the allocation of funds. She explained the funds could be used anywhere inside the service area the funds were collected from. She went over the requirements for the use of funds as indicated by Statue Law and in the City Ordinance. She explained the main requirement would be a TIA showing the necessity of the project the funds would be applied to.

She confirmed funds could not be used in other service areas. Funds collected must be used within 10 years of being collected. If funds are not used, they must be returned to the developer with interest.

MOTION: Upon a motion made by Commissioner Small and seconded by Developer Representative Timmerman to close discussion on Item # 3 with no action taken.

There was no further discussion.

Motion to Close Discussion carried 5-0

2. Consideration, discussion, and possible action on a Roadway Impact Fee Service Area Map.

Engineer Gray gave a summary of the updated Roadway Impact Fee Service Area Map. (See attached) She detailed the changes made to the map which included a third service area and designations for the different roads as either City, County, or State.

Engineer Gray confirmed the vote for this item, if taken, was only to approve the map with the service areas laid out.

Discussion was held regarding the various ways the service areas could be drawn differently on the map. Consideration was given to adding another service area or potentially adjusting the location of the areas if the fee calculations were not relatively close to each other in cost.

MOTION: Upon a motion made by Commissioner Small and seconded by Developer Representative Timmerman to approve the Roadway Impact Fee Service Area Map as presented.

There was no further discussion.

Motion to Approve carried 5-0

4. Consideration, discussion, and possible action on calculating Water and Wastewater Impact Fee.

Engineer Gray presented an updated Engineering Report. (See attached)

Engineer Gray described the reasons behind the update presented verses the information originally submitted to the Committee for the backup. She explained the items in the report previously approved by the City Council.

Engineer Gray explained the information obtained from the City, the requirements from TCEQ, and the projected water needs assessed from that data. She stated that the total eligible projects would cost an estimated $25 million for water improvements. The recommendation to Council based on these totals would be a Water Impact Fee of $2,022.

Engineer Gray stated the wastewater would break down similarly. Calculations were done based on what has been constructed, what is currently under construction, and the cost of needed construction estimated at approximately $89 million. The recommendation to Council based on these totals would be a Wastewater Impact Fee of $7,193.50.

Engineer Gray stated calculations for Multifamily and Commercial were included in the updated report. She compared the totals on current impact fees for the following cities:

- City of Manor is $6,872 with proposed fees of $10,715.50.
- City of Elgin is $10,138
- City of Bastrop is $13,921
- City of Georgetown is $18,779
- City of Pflugerville is $16,581

Engineer Gray answered questions regarding the data presented for other cities. The Commissioners expressed their desire to see more calculations. They wanted to see data from Austin and maybe Kyle, and Buda.

Director Dunlop addressed questions from the Commissioners regarding the staff recommendation listed on the summary form for this item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Developer Representative Timmerman to postpone discussion until the May 10, 2023, CIF Advisory Committee Regular Session with the additional information from Austin, Kyle and Buda.

There was no further discussion.

Motion to Approve carried 5-0

ADJOURNMENT

MOTION: Upon a motion made by Developer Representative Timmerman and seconded by Commissioner Small to adjourn the regular scheduled CIF Advisory Committee at 10:41 p.m. on Wednesday, April 12, 2023.

There was no further discussion.

Motion to Adjourn carried 5-0

APPROVED:

_____

Cresandra Hardeman
Chairperson

ATTEST:

_____

Scott Dunlop
Development Services Director

CITY OF MANOR ROADWAY IMPACT FEE

FUNDING SOURCES

WHAT ARE THE FUNDING NEEDS?

- MAINTENANCE
- OPERATIONS OF STREETS DEPARTMENT
- COMPLETE RECONSTRUCTION
- GROWTH NEEDS (BONDS, OTHER SOURCES)

FUNDING OPTIONS

- BONDS
- STREET MAINTENANCE FEE
- ROADWAY IMPACT FEE
- TIRZ (TAX INCREMENT REINVESTMENT ZONE)
- DEVELOPER AGREEMENTS (380 AGREEMENT)
- PID (PUBLIC IMPROVEMENT DISTRICT)
- TRAFFIC IMPACT ANALYSIS (TIA)
- CAPMETRO FUNDS

TRANSPORTATION FUNDING

- FEDERAL / STATE FUNDING NO LONGER KEEPS UP WITH NEEDS
- FUNDING MECHANISMS FOR INFRASTRUCTURE (ESPECIALLY TRANSPORTATION) ARE LIMITED IN TEXAS
- 'GROWTH SHOULD PAY FOR GROWTH' IS LOGICAL & REASONABLE

ROADWAY IMPACT FEE PIECES

1. SERVICE AREAS
2. LAND USE ASSUMPTION MAP
3. SERVICE UNITS
4. CAPITAL IMPROVEMENTS PLAN
5. MAXIMUM ROADWAY IMPACT FEE
6. CITY POLICY ON COLLECTION
   - TYPICALLY ASSESSED AT FINAL PLAT RECORDATION AND FEE IS PAID AT BUILDING PERMIT STAGE

SERVICE AREA

WHAT IS A SERVICE AREA?

A. ROADWAY SERVICE AREAS ARE DIFFERENT THAN WATER AND WASTEWATER SERVICE AREAS.
B. ROADWAY SERVICE AREAS ARE REQUIRED TO HAVE A 6-MILE TRIP LENGTH LIMIT.
C. COLLECTED FUNDS IN EACH SERVICE AREA CAN ONLY BE USED WITHIN THE SERVICE AREA IT WAS COLLECTED FOR.
D. ROADWAY SERVICE AREAS CAN ONLY BE LOCATED WITHIN CITY LIMITS.
E. THERE ARE 3 PROPOSED SERVICE AREAS FOR MANOR.

LAND USE ASSUMPTION MAP

- WILL USE SAME LAND USE ASSUMPTION MAP AS WATER AND WASTEWATER IMPACT FEES, BUT WILL ONLY INCLUDE AREAS LOCATED WITHIN CITY LIMITS.
- THE LAND USE ASSUMPTION MAP IS BASED ON THE COMPREHENSIVE PLAN

SERVICE UNITS

- WHAT IS A SERVICE UNIT?
  - A SERVICE UNIT IS A MEASURE OF USE OF CITY FACILITIES BY NEW DEVELOPMENT. IT IS THE UNIT OF MEASURE USED IN THE ROADWAY IMPACT FEE STUDY TO QUANTIFY THE SUPPLY AND DEMAND FOR ROADS IN THE CITY.
  - FOR ROADWAY PURPOSES, THE SERVICE UNIT IS DEFINED AS A VEHICLE MILE.
  - THE DEFINITION FOR VEHICLE MILE IS AS FOLLOWS: A VEHICLE MILE IS THE CAPACITY CONSUMED IN A SINGLE LANE IN THE PM PEAK HOUR BY A VEHICLE MAKING A TRIP ONE MILE IN LENGTH. THE PM PEAK IS USED AS THE BASIS FOR ROADWAY PLANNING AND THE ESTIMATION OF TRIPS CAUSED BY NEW DEVELOPMENT.

VEHICLE MILES

- WHAT IS A VEHICLE MILE
  - A VEHICLE MILE IS THE CAPACITY CONSUMED IN A SINGLE LANE IN THE PM PEAK HOUR BY A VEHICLE MAKING A TRIP ONE MILE IN LENGTH
  - THE LAND USE/VEHICLE MILE EQUIVALENCY TABLE (LUVMET) IS USED

LUVMET TABLE

LAND USE/VEHICLE MILE EQUIVALENCY TABLE (LUVMET)									
Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Trip Rate	Trip Length (mi)	Adj. for O-D	Adj. Trip Length (mi)	Max Trip Length (mi) (Max 6.00)	Veh-Mile Per Dev-Unit
PORT AND TERMINAL									
Truck Terminal	030	1,000 SF GFA	1.87	1.87	10.70	50%	5.35	5.35	10.0
INDUSTRIAL									
Light Industrial	110	1,000 SF GFA	0.63	0.63	12.89	50%	6.45	6.00	3.8
Manufacturing	140	1,000 SF GFA	0.67	0.67	12.89	50%	6.45	6.00	4.0
Warehouse	150	1,000 SF GFA	0.19	0.19	12.89	50%	6.45	6.00	1.1
RESIDENTIAL									
Single-Family Detached Housing	210	Dwelling Unit	0.99	0.99	8.59	50%	4.30	4.30	4.3
Multifamily Housing (Low- Rise)	220	Dwelling Unit	0.56	0.56	8.59	50%	4.30	4.30	2.4
Multifamily Housing (Mid-Rise)	221	Dwelling Unit	0.44	0.44	8.59	50%	4.30	4.30	1.9
Mobile Home Park / Manufactured Home	240	Dwelling Unit	0.46	0.46	8.59	50%	4.30	4.30	2.0
Senior Adult Housing-Attached	252	Dwelling Unit	0.26	0.26	8.59	50%	4.30	4.30	1.1
Assisted Living	254	Beds	0.26	0.26	8.59	50%	4.30	4.30	1.1

LUVMET TABLE

LODGING									
Hotel	310	Room	0.60	0.60	5.41	50%	2.71	2.71	1.6
RECREATIONAL									
Recreational Community Center	495	1,000 SF GFA	2.31	2.31	6.35	50%	3.18	3.18	7.4
Miniature Golf Course	431	Hole	0.33	0.33	6.35	50%	3.18	3.18	1.1
Multiplex Movie Theater	445	Screens	13.73	13.73	6.35	50%	3.18	3.18	43.66
INSTITUTIONAL									
Religious Place of Worship	560	1,000 SF GFA	0.49	0.49	6.30	50%	3.15	3.15	1.5
Day Care Center	565	1,000 SF GFA	11.12	6.23	3.39	50%	1.70	1.70	10.5
Elementary and Middle School (K-8)	520/2	Students	0.17	0.17	3.39	50%	1.70	1.70	0.3
High School	530	Students	0.14	0.14	3.39	50%	1.70	1.70	0.2
MEDICAL									
Clinic	630	1,000 SF GFA	3.28	3.28	6.76	50%	3.38	3.38	11.0
Hospital	610	1,000 SF GFA	0.97	0.97	6.76	50%	3.38	3.38	3.3
Nursing Home	620	Beds	0.22	0.22	6.76	50%	3.38	3.38	0.7
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	2.47	6.76	50%	3.38	3.38	8.4
OFFICE									
General Office Building	710	1,000 SF GFA	1.15	1.15	6.76	50%	3.38	3.38	3.9
Medical-Dental Office Building	720	1,000 SF GFA	3.46	3.46	6.76	50%	3.38	3.38	11.6
Single Tenant Office Building	715	1,000 SF GFA	1.71	1.71	6.76	50%	3.38	3.38	5.8
Office Park	750	1,000 SF GFA	1.07	1.07	6.76	50%	3.38	3.38	3.6

LUVMET TABLE

COMMERCIAL - Automobile Related									
Automobile Care Center	942	1,000 SF GFA	3.11	1.87	5.41	50%	2.71	2.71	5.1
Automobile Parts Sales	843	1,000 SF GFA	4.91	2.80	5.41	50%	2.71	2.71	7.6
Gasoline/Servic e Station	944	Vehicle Fueling Position	14.03	8.14	1.20	50%	0.60	0.60	4.9
Gasoline/Servic e Station w/ Conv Market and Car Wash	945	Vehicle Fueling Position	13.99	6.16	1.20	50%	0.60	0.60	3.7
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	2.91	5.41	50%	2.71	2.71	7.9
Self-Service Car Wash	947	Stall	5.54	3.32	1.20	50%	0.60	0.60	2.0
Tire Store	848	1,000 SF GFA	3.98	2.87	5.41	50%	2.71	2.71	7.8
COMMERCIAL - Dining									
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	32.67	16.34	3.39	50%	1.70	1.70	27.7
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	28.34	14.17	3.39	50%	1.70	1.70	24.0
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.77	5.57	5.41	50%	2.71	2.71	15.0
Quality Restaurant	931	1,000 SF GFA	7.80	4.37	5.41	50%	2.71	2.71	11.8
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	43.38	13.01	1.20	50%	0.60	0.60	7.8

LUVMET TABLE

COMMERCIAL - Other Retail									
Nursery (Garden Center)	817	1,000 SF GFA	6.94	4.86	6.35	50%	3.18	3.18	15.4
Home Improvement Superstore	862	1,000 SF GFA	2.33	1.21	6.35	50%	3.18	3.18	3.9
Pharmacy/Drugs tore w/o Drive-	880	1,000 SF GFA	8.51	4.00	6.35	50%	3.18	3.18	12.7
Pharmacy/Drugs tore w/ Drive-Thru Window	881	1,000 SF GFA	10.29	5.25	6.35	50%	3.18	3.18	16.7
Shopping Center	820	1,000 SF GLA	3.81	2.51	6.35	50%	3.18	3.18	8.0
Supermarket	850	1,000 SF GFA	9.24	5.91	6.35	50%	3.18	3.18	18.7
Toy/Children's Superstore	864	1,000 SF GFA	5.00	3.50	6.35	50%	3.18	3.18	11.1
Department Store	875	1,000 SF GFA	1.95	1.37	6.35	50%	3.18	3.18	4.4
SERVICES									
Walk-In Bank	911	1,000 SF GFA	12.13	7.28	3.39	50%	1.70	1.70	12.3
Drive-In Bank	912	Drive-in Lanes	27.15	17.65	3.39	50%	1.70	1.70	30.0
Hair Salon	918	1,000 SF GLA	1.45	1.02	3.39	50%	1.70	1.70	1.7

CALCULATION OF ROADWAY IMPACT FEES

- The calculation of roadway impact fees for new development involves a two-step process. Step one is the calculation of the total number of service units that will be generated by the development. Step two is the calculation of the impact fee due by the new development.

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

No. of Development Units	x	Vehicle-miles per development unit	=	Development's Vehicle-miles

Step 2: Calculate the impact fee based on the fee per service unit for the service area where the development is located.

Development's Vehicle-miles	x	Fee per vehicle-mile	=	Impact Fee due from Development

CALCULATION EXAMPLES

- ASSUME THAT THE IMPACT FEE AMOUNT IS $1000 FOR A SERVICE AREA

Single-Family Dwelling:

1 dwelling unit x 2.13 vehicle-miles/dwelling unit = 2.13 vehicle-miles

2.13 vehicle-miles x $1000.00 /vehicle-mile = $2130.00

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.46 vehicle-miles/1,000 s.f. units = 69.20 vehicle-miles

69.20 vehicle-miles x $1000.00 /vehicle-mile = $60,200.00

CALCULATION EXAMPLES

<u>50,000 s.f. Retail Center:</u>

50 (1,000 s.f. units) x 1.96 vehicle-miles/1,000 s.f. units = 98.00 vehicle-miles

98.00 vehicle-miles x $1000.00 /vehicle-mile = $980,000.00

<u>100,000 s.f. Industrial Development:</u>

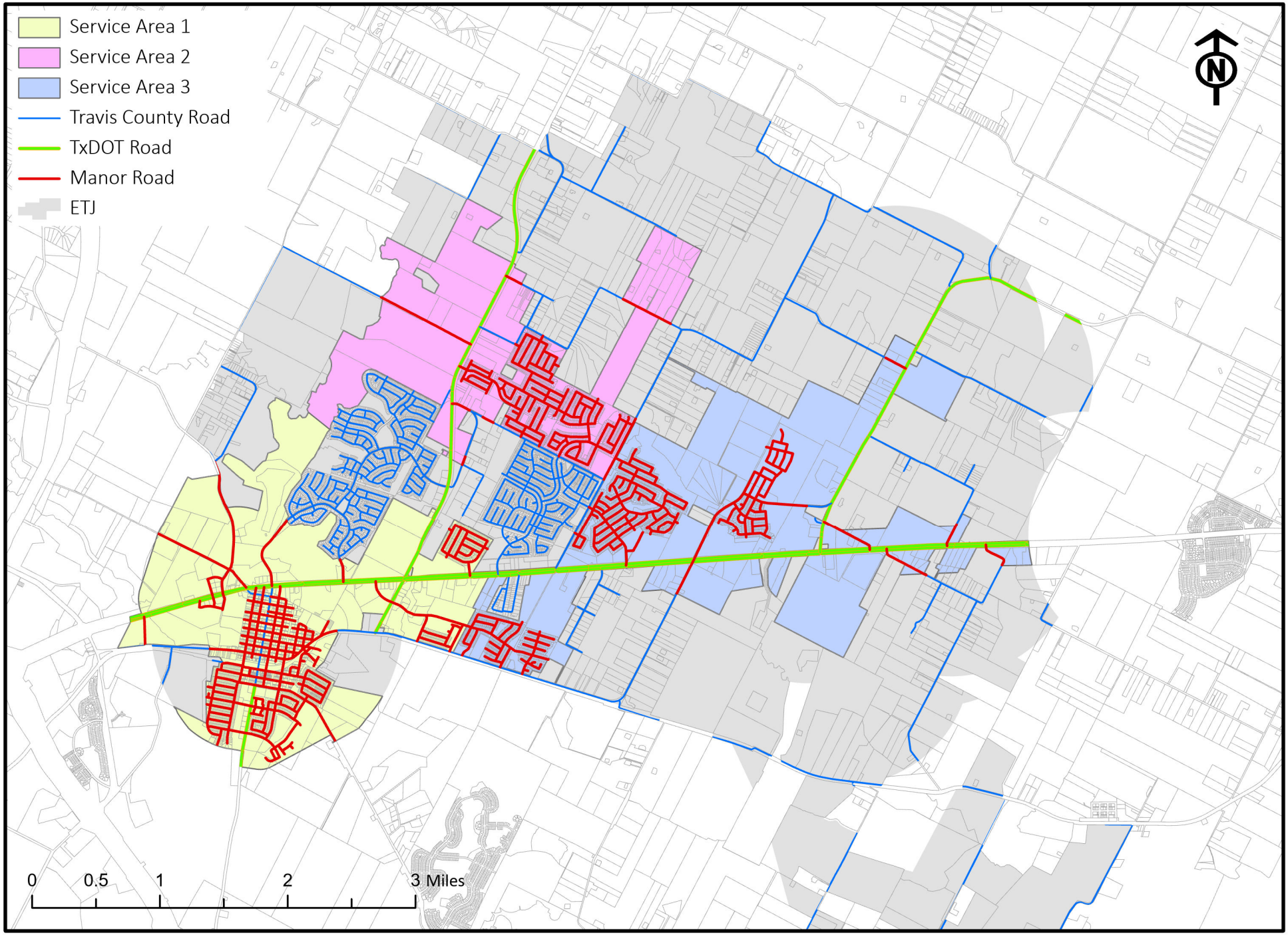
100 (1,000 s.f. units) x 1.31 vehicle-miles/1,000 s.f. units = 131.00 vehicle-miles

131.00 vehicle-miles x $1000.00 /vehicle-mile = $131,000.00

NEXT STEPS

- ONCE THE PROPOSED SERVICE AREAS ARE APPROVED, THE NEXT STEP WILL BE IDENTIFYING PROJECTS REQUIRED IN EACH SERVICE AREA AND THEN CALCULATING THE

Manor Road Impact Fee Map



GBA

DRAFT ENGINEERING REPORT

CITY OF MANOR 2022 COMMUNITY IMPACT FEE UPDATE

MANOR, TEXAS
GBA NO. 15312.00
APRIL 2023

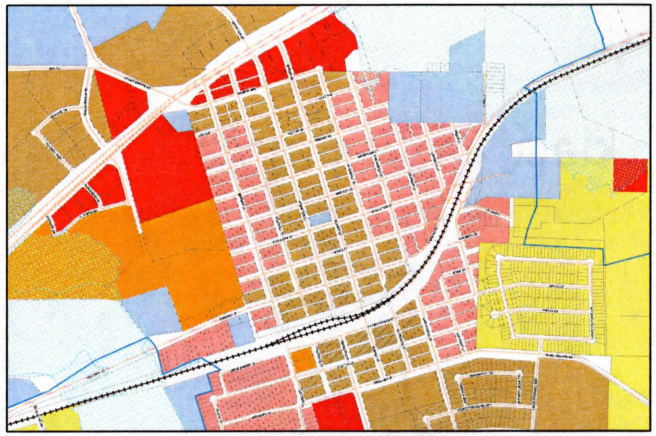
CITY OF MANOR
EST. 1872
TEXAS

CITY OF MANOR

2022 COMMUNITY IMPACT FEE UPDATE

EXHIBITS

TABLE OF CONTENTS



Downtown Area

Land to have water and wastewater service

Land to have water and wastewater service

Texas Local Government Code Section 213.005:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Land Use Category
- C - Commercial (Corridor)
- CMU - Community Mixed Use
- DMU - Downtown Mixed Use
- E - Employment
- MDNB - Mixed Density Neighborhood
- MF - Multi-Family
- NB - Neighborhood
- NMU - Neighborhood Mixed Use
- OS - Parks/Open Space
- P/SP - Public/Semi-Public
- SF-4 - High Density Single Family

Legend
- Roads
- Floodplain
- City Limits
- Extra-Territorial Jurisdiction
- Railroad

Land Use Assumption Map

Map Updated: February 03, 2023

Map Created By:
GBA

CITY OF MANOR
EST. 1872
TEXAS

0 0.25 0.5 1 1.5 2
Miles

0 1,000 2,000 4,000 6,000 8,000
Feet

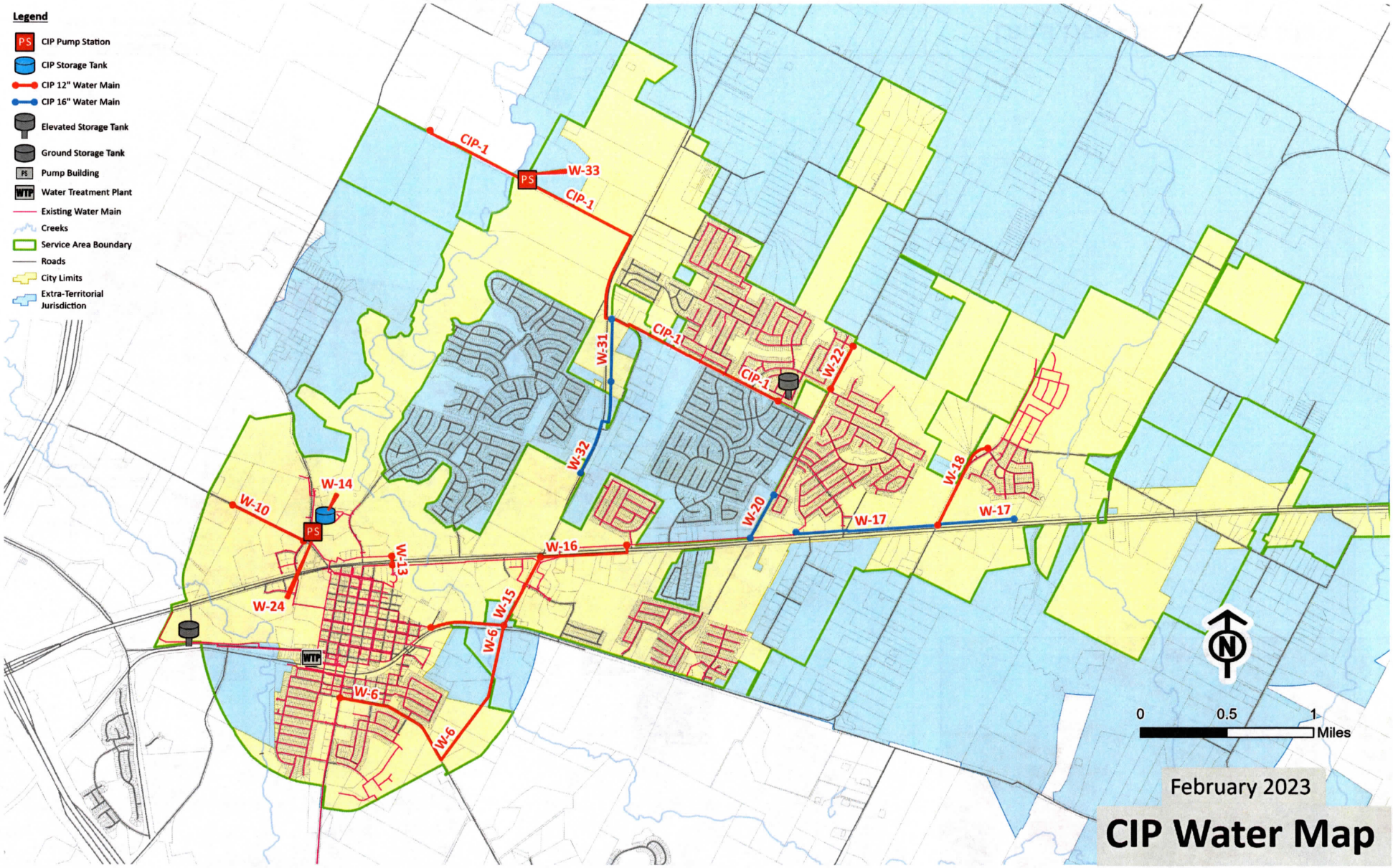

Legend
CIP Pump Station
CIP Storage Tank
CIP 12" Water Main
CIP 16" Water Main
Elevated Storage Tank
Ground Storage Tank
Pump Building
Water Treatment Plant
Existing Water Main
Creeks
Service Area Boundary
Roads
City Limits
Extra-Territorial Jurisdiction
CIP-1
W-33
W-31
W-32
W-22
W-18
W-20
W-17
W-16
W-14
W-10
W-13
W-24
W-15
W-6
0
0.5
1
Miles
February 2023
CIP Water Map

EXHIBIT A-1

EXHIBIT A-2
CITY OF MANOR WATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
FEBRUARY 2023

eb

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 (2023 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	2026	Blake Manor Road Water Line	12	inch	3,200	$ 400,000.00	0.050	20	$ 580,000.00	$ 87,000.00	$ 120,100.00	$ 476,078.81	$ 1,263,000.00	Transmission main from downtown along Blake Manor Road to future FM 973. Includes replacing 400 LF of 6" pipe in Downtown Plant
W-10	2022	Hill Lane Water Line	12	inch	3,450	$ 462,893.00	0.050	20	$ 578,616.25	$ 86,800.00	$ 93,200.00	$ 458,850.36	$ 1,217,000.00	Water Distribution main along Hill Lane to serve new growth
W-13	2025	US 290 Crossing at Golf Course	12	inch	250	$ 200,000.00	0.050	20	$ 280,000.00	$ 42,000.00	$ 54,700.00	$ 227,847.65	$ 605,000.00	Connect 12" water lines on north and south sides of US 290
W-14	2023	Gregg Manor Road Water Supply - Ground Storage Tank and Pumps	250,000	gallon		$ 2,500,000.00	0.050	20	$ 3,250,000.00	$ 487,500.00	$ 560,600.00	$ 2,599,713.28	$ 6,898,000.00	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	2023	US 290 Water Line	12	inch	2900	$ 500,000.00	0.050	20	$ 650,000.00	$ 97,500.00	$ 112,100.00	$ 519,930.56	$ 1,380,000.00	Parallel 12" waterline to increase US 290 capacity
W-17	2021	US 290 Water Line	16	inch	4400	$ 677,626.12	0.050	20	$ 813,151.34	$ 122,000.00	$ 121,600.00	$ 639,177.89	$ 1,696,000.00	Extend transmission main from Presidential Glen to Old Kimbro Road
W-18	2021	Old Kimbro Road Water Line	12	inch	3000	$ 474,000.00	0.050	20	$ 568,800.00	$ 85,300.00	$ 85,000.00	$ 447,045.92	$ 1,186,000.00	Transmission main to serve new growth north of US 290
W-20	2025	Bois D'Arc Lane Water Line	16	inch	2700	$ 500,000.00	0.050	20	$ 700,000.00	$ 105,000.00	$ 136,900.00	$ 569,709.86	$ 1,512,000.00	Transmission main to improve delivery of water from East EST
W-22	2025	Bois D'Arc Lane Water Line	12	inch	2500	$ 400,000.00	0.050	20	$ 560,000.00	$ 84,000.00	$ 109,500.00	$ 455,755.79	$ 1,209,000.00	Transmission main to serve new growth north of Tower Rd
W-24	2025	Gregg Manor Road Pump Improvements	1200	gpm		$ 400,000.00	0.050	20	$ 560,000.00	$ 84,000.00	$ 109,500.00	$ 455,755.79	$ 1,209,000.00	Increase Pump Capacity (and contracted supply) at wholesale water connection
W-31	2022	FM 973 Water Line	16	inch	5200	$ 582,400.00	0.050	20	$ 728,000.00	$ 109,200.00	$ 117,200.00	$ 577,270.50	$ 1,532,000.00	Transmission main along FM 973 from Tower Road to boundary of school site..
W-32	2023	FM 973 Water Line	16	inch	3200	$ 358,400.00	0.050	20	$ 465,920.00	$ 69,900.00	$ 80,400.00	$ 372,721.74	$ 989,000.00	Transmission main along FM 973 to connect waterlines along FM 973.
W-33	2025	Gregg Lane Water Supply - Ground Storage Tank and Pumps	250,000	gallon		$ 2,500,000.00	0.050	20	$ 3,500,000.00	$ 525,000.00	$ 684,300.00	$ 2,848,428.32	$ 7,558,000.00	250,000 gal Ground Storage Tank and 1,400 gpm expandable pump for future growth.
Water CIP-1	2021	Gregg Lane to Tower Road Waterline	12	inch	3400	$ 1,595,346.40	0.050	20	$ 1,914,415.68	$ 287,200.00	$ 286,200.00	$ 1,504,759.65	$ 3,993,000.00	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.
												Total	$ 34,588,000.00	

Notes:
Water LUEs are defined as requiring 450 gallons of water per day per single family residence as determined in the the City of Manor Water Master Plan.

GBA

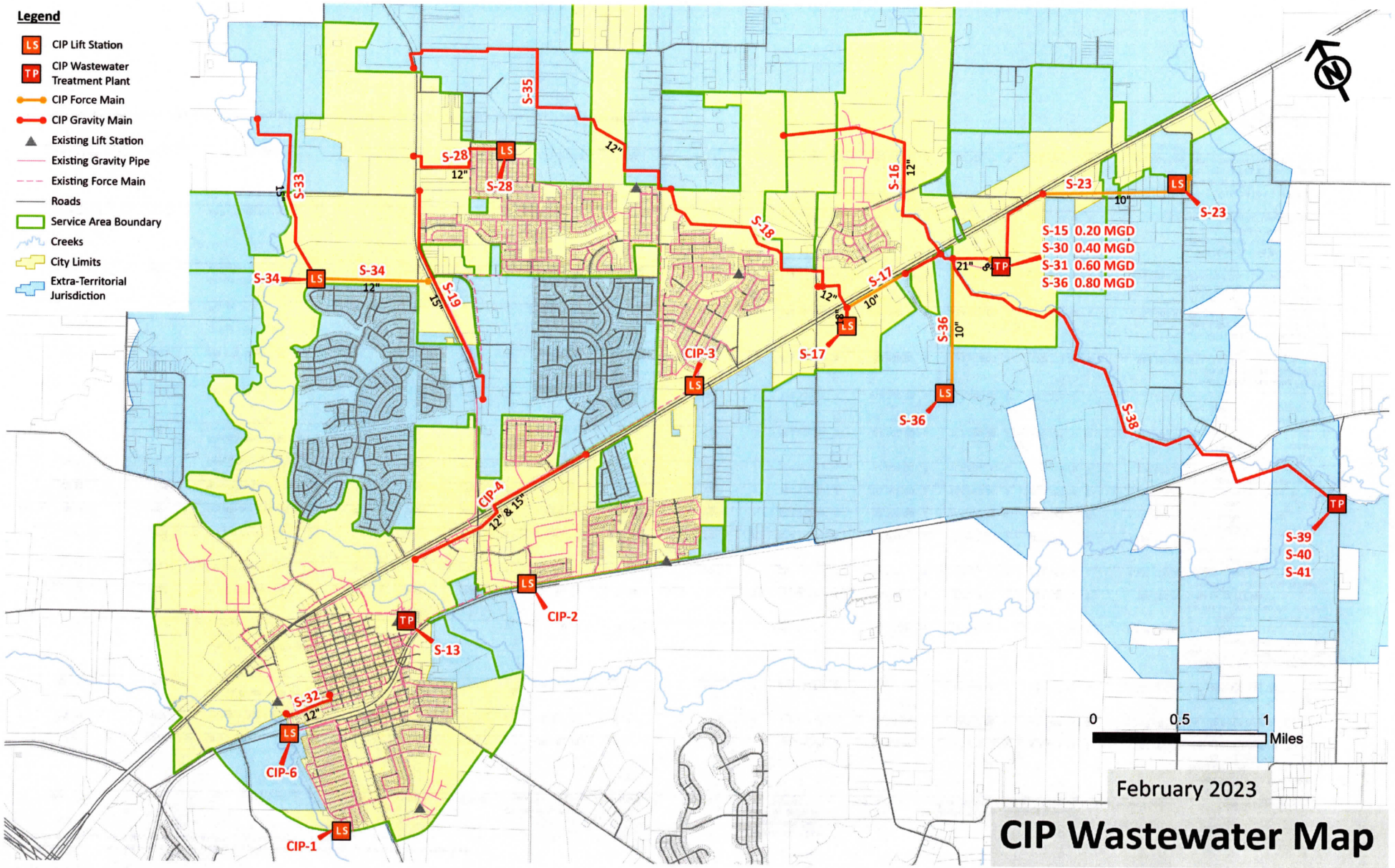

Legend
CIP Lift Station
CIP Wastewater Treatment Plant
CIP Force Main
CIP Gravity Main
Existing Lift Station
Existing Gravity Pipe
Existing Force Main
Roads
Service Area Boundary
Creeks
City Limits
Extra-Territorial Jurisdiction
S-33
S-35
S-28
S-34
S-19
S-18
S-16
S-17
S-23
S-36
S-38
S-15 0.20 MGD
S-30 0.40 MGD
S-31 0.60 MGD
S-36 0.80 MGD
CIP-3
CIP-4
CIP-2
CIP-6
CIP-1
S-13
S-32
S-39
S-40
S-41
0
0.5
1
Miles
February 2023
CIP Wastewater Map

EXHIBIT A-3

EXHIBIT A-4
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
FEBRUARY 2023

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	Construction Cost (2022 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	2022	Cottonwood WWTP, Phase 1, 0.20 MGD	$5,227,569.50	0.00425	240	$ 52,593.61	$ 12,622,467.33	0.20 MGD		$ 6,534,461.88	$ 398,000.00	$ 970,500.00	$ 4,719,505.45	$ 12,622,000.00	Build plant at Regional Site, road and electrical improvements add $500,000
S-16	2024	East Cottonwood Gravity Line	$ 1,500,000.00	0.00425	240	$ 14,274.81	$ 3,425,955.08	12"	3,200	$ 2,025,000.00	$ 51,000.00	$ 69,000.00	$ 1,280,955.08	$ 3,426,000.00	Extend East Cottonwood gravity ww to Regional Site, sized for 10-year capacity
S-17	2023	West Cottonwood LS and FM	$ 949,000.00	0.00425	240	$ 9,062.01	$ 2,174,882.54	6" FM and 350 gpm LS	3,700	$ 1,233,700.00	$ 79,000.00	$ 49,000.00	$ 813,182.54	$ 2,175,000.00	Extend 27" and 30" gravity ww from confluence with East Cottonwood to US 290, ultimate capacity
S-18	2024	West Cottonwood Gravity Line, Phase 2	$ 984,000.00	0.00425	240	$ 9,572.44	$ 2,297,386.38	15"	8,200	$ 1,328,400.00	$ 64,000.00	$ 46,000.00	$ 858,986.38	$ 2,297,000.00	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	$ 684,400.00	0.00425	240	$ 6,139.30	$ 1,473,432.00	15"	5,800	$ 855,500.00	$ 128,300.00	$ 106,100.00	$ 383,532.00	$ 1,473,000.00	Serves FM 973 Corridor up to Wilbarger Basin divide (approx. Gregg Ln)
S-23	2025	Willow Lift Station and Force Main	$ 1,000,000.00	0.00425	240	$ 12,535.88	$ 3,008,611.46	200 gpm		$ 1,400,000.00	$ 210,000.00	$ 273,700.00	$ 1,124,911.46	$ 3,009,000.00	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	2024	Expand Cottonwood WWTP to 0.40 MGD Capacity	$ 3,500,000.00	0.00425	240	$ 41,947.32	$ 10,067,356.68	0.40 MGD		$ 4,725,000.00	$ 708,800.00	$ 869,400.00	$ 3,764,156.68	$ 10,067,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-31	2025	Expand Cottonwood WWTP to 0.60 MGD Capacity	$ 3,500,000.00	0.00425	240	$ 43,875.92	$ 10,530,219.99	0.50 MGD		$ 4,900,000.00	$ 735,000.00	$ 958,000.00	$ 3,937,219.99	$ 10,530,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-32	2021	Bastrop-Parsons WW Improvements	$ 423,292.00	0.00425	240	$ 4,392.59	$ 1,054,220.52	12"		$ 507,950.40	$ 76,200.00	$ 75,900.00	$ 394,170.12	$ 1,054,000.00	Replacement of existing wastewater line in Bastrop and Parsons; to correct current capacity issues and serve additional growth
S-33	2023	Wilbarger Basin Gravity Line to Lift Station (off Gregg Lane)	$ 1,000,000.00	0.00425	240	$ 11,441.81	$ 2,746,034.77	15"	6,200	$ 1,300,000.00	$ 195,000.00	$ 224,300.00	$ 1,026,734.77	$ 2,746,000.00	New wastewater line to serve growth along Gregg Lane.
S-34	2023	Wilbarger Basin lift station and force main (off Gregg Lane)	$ 1,300,000.00	0.00425	240	$ 14,873.76	$ 3,569,701.45	12" FM and 225 gpm LS	3,500	$ 1,690,000.00	$ 253,500.00	$ 291,500.00	$ 1,334,701.45	$ 3,570,000.00	New lift station and force main to servie growth along Gregg Lane.
S-35	2025	Gravity line from City Limits to tie in to Wastewater line to Cottonwood	$ 1,100,000.00	0.00425	240	$ 13,789.67	$ 3,309,520.53	12"	8,130	$ 1,540,000.00	$ 231,000.00	$ 301,100.00	$ 1,237,420.53	$ 3,310,000.00	Option 1 -New gravity wastewater line to extend wastewater service to City Limits for future growth.
S-36	2024	Lift Station and Force main to Cottonwood WWTP	$ 2,000,000.00	0.00425	240	$ 23,969.71	$ 5,752,729.61	10" FM 1,575 LUEs		$ 2,700,000.00	$ 405,000.00	$ 496,800.00	$ 2,150,929.61	$ 5,753,000.00	New lift station and force main to serve areas south of US Hwy 290 along Old Kimbro Road.
S-37	2028	Expand Cottonwood WWTP to 0.80 MGD Capacity	$ 3,500,000.00	0.00425	240	$ 49,822.76	$ 11,957,461.69	0.20 MGD		$ 5,425,000.00	$ 813,800.00	$ 1,247,800.00	$ 4,470,861.69	$ 11,957,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-38	2025	Travis County Regional WWTP - with Elgin - Phase 1 - 1.1 MGD and 39" trunk main	$39,000,000.00	0.00425	240	$ 428,229.08	$ 102,774,979.01	0.20 MGD		$ 54,600,000.00	$ 398,000.00	$ 9,349,700.00	$ 38,427,279.01	$ 102,775,000.00	Build plant at Regional Site, road and electrical improvements add $500,000
CIP-1	2021	Wildhorse Creek Lift Station Expansion	$ 867,081.50	0.00425	240	$ 8,595.49	$ 2,062,916.57	1,075 gpm, 2nd WW		$ 1,040,497.80	$ 156,100.00	$ 95,000.00	$ 75,900.00	$ 1,367,000.00	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	2023	Bell Farms Lift Station Expansion	$ 866,000.00	0.00425	240	$ 2,984.94	$ 716,385.60	1,400 gpm, 2nd WW		$ 1,125,800.00	$ 45,000.00	$ 30,000.00	$ (484,414.40)	$ 716,000.00	Presently at approximately 730 LUES. Current phase 1 capacity is 1264 LUES, Ultimate Capcity at phase 2 is 2172.
CIP-3	2023	Presidential Glen Lift Station Expansion	$ 866,000.00	0.00425	240	$ 2,984.94	$ 716,385.60	2,275 gpm, 2nd WW		$ 1,125,800.00	$ 45,000.00	$ 30,000.00	$ (484,414.40)	$ 716,000.00	Presently at approximately 1281 LUES. Actual phase 1 capacity with current wastewater flows is in excess of 1500 LUES. Ultimate Capcity at phase 2 is 3517.
CIP-4	2024	US 290 WW Line Expansion	$ 603,378.00	0.00425	240	$ 7,231.64	$ 1,735,594.12	12" & 15"	1,566 & 2,760	$ 814,560.30	$ 122,200.00	$ 149,900.00	$ 648,933.82	$ 1,736,000.00	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	$ 1,176,592.00	0.00425	240	$ 10,515.32	$ 2,523,676.39	500 gpm	500	$ 1,353,080.80	$ 127,000.00	$ 100,000.00	$ 943,595.59	$ 2,524,000.00	Lift Station and Force Main from Rural Center to existing wastewater line

GBA

Total: **$ 218,834,000.00**

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.

EXHIBIT B-1
CITY OF MANOR
PLANNING AND DESIGN CRITERIA
FEBRUARY 2023

Water Infrastructure

Criteron	Value	Unit
People per LUE	3.2	
Average Day Water Demand	245	gpd/LUE
Maximum Day Water Demand	490	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

Criteron	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
MARCH 2023

Project No.	Year	Description	Size	Total LUE Capacity	10-Year LUE Demand	Total Project Cost in 2023 Dollars	Pro Rata Share	Pro Rata Project Cost in 2023 Dollars
W-6	2026	Blake Manor Road Water Line	12"	1667	1000	$ 1,263,000.00	60%	$ 757,648.47
W-13	2025	US 290 Crossing at Golf Course	12"	1667	1667	$ 605,000.00	100%	$ 605,000.00
W-14	2023	Gregg Manor Road Water Supply - Ground Storage Tank and Pumps	250000	2500	2400	$ 6,898,000.00	96%	$ 6,622,080.00
W-16	2023	US 290 Water Line	12"	1667	1667	$ 1,380,000.00	100%	$ 1,380,000.00
W-20	2025	Bois D'Arc Lane Water Line	16"	2400	2400	$ 1,512,000.00	100%	$ 1,512,000.00
W-22	2025	Bois D'Arc Lane Water Line	12"	1667	1400	$ 1,209,000.00	84%	$ 1,015,356.93
W-24	2025	Gregg Manor Road Pump Improvements	1200	2000	2000	$ 1,209,000.00	100%	$ 1,209,000.00
W-31	2022	FM 973 Water Line	12"	2400	2400	$ 1,532,000.00	100%	$ 1,532,000.00
								$ 14,633,085.40

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	650	1000	60%	$ 105,000.00
2005	1667	Greenbury Offsite Utilities	12"	$ 407,816.64	308	1667	100%	$ 408,000.00
2007	5,600	Water Supply Main From City of Austin to West Elevated Storage Tank and Downtown	16"	$ 1,057,675.36	1550	4500	80%	$ 850,000.00
2008	5,000	West Elevated Storage Tank	500,000	$ 2,138,083.58	1550	4500	90%	$ 1,924,000.00
2010	2,400	Presidential Glen Water Lines	16"	$ 465,054.06	8	2000	83%	$ 388,000.00
2009	5,000	East Manor Elevated Storage Tank	500,000	$ 1,880,381.34	1550	4500	90%	$ 1,692,000.00
2018	2,400	AMR Water Meters		$ 399,300.00	2400	2400	100%	$ 399,000.00
2022	1,667	FM 973 Waterline	12"	$ 452,005.00	500	1667	100%	$ 452,000.00
2021	1,667	Old Kimbro Waterline	12"	$ 474,000.00	1000	1667	100%	$ 474,000.00
2022	2,400	FM 973 Waterline	16"	$ 582,400.00	150	1900	79%	$ 461,000.00
2021	2,400	Gregg Lane to Tower Rd Waterline	12"	$ 1,209,000.00	2000	2400	100%	$ 1,209,000.00
2021	2,400	US 290 Waterline	16"	$ 1,696,000.00	1500	2400	100%	$ 1,696,000.00
2022	1667	Hill Lane Waterline	12"	$462,893.00	600	800	48%	$ 222,000.00
			Totals	**$ 11,399,608.97**				**$ 10,280,000.00**

CIF Ineligible Projects

GBA

EXHIBIT B-3
CITY OF MANOR WATER IMPROVEMENTS
MISCELLANEOUS PROJECT COSTS
MARCH 2023

Description		Amount
CIF Studies	$	21,000.00
Study Cost for Water, Mapping, Modeling	$	138,800.00
Total Water-Related Costs	$	159,800.00

GBA

EXHIBIT B-4
CITY OF MANOR WATER
IMPACT FEE CALCULATION
MARCH 2023

CATEGORY		AMOUNT
Total CIP Eligible Project Cost :	$	25,072,885.40
Number of LUEs added:	$	6,200.00
Maximum Water CIF:	**$**	**4,044.00**
50% Credit:	**$**	**2,022.00**
MAXIMUM ASSESSABLE CIF:	**$**	**2,022.00**

EXHIBIT B-5
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
PRO RATA CALCULATIONS
MARCH 2023

Project No.	Year	Description	Size	Total LUE Capacity	10-Year LUE Demand	Total Project Cost in 2022 Dollars	Pro Rata Share	Pro Rata Project Cost in 2022 Dollars
S-18	2023	West Cottonwood Gravity Line, Phase 2	15"	1200	1200	$ 2,297,000.00	100.00%	$ 2,297,000.00
S-23	2025	Willow Lift Station and Force Main	200 gpm	210	100	$ 3,009,000.00	47.62%	$ 1,433,000.00
S-30	2024	Expand Cottonwood WWTP to 0.40 MGD Capacity	0.40 MGD	909	909	$10,067,000.00	100.00%	$10,067,000.00
S-31	2025	Expand Cottonwood WWTP to 0.60 MGD Capacity	0.50 MGD	1272	1272	$10,530,000.00	100.00%	$10,530,000.00
S-33	2023	Wilbarger Basin Gravity Line to Lift Station (off Gregg Lane)	15"	1200	1200	$ 2,746,000.00	100.00%	$ 2,746,000.00
S-34	2023	Wilbarger Basin lift station and force main (off Gregg Lane)	12" FM and 225 gpm LS	1200	1000	$ 3,570,000.00	83.33%	$ 2,975,000.00
S-35	2025	Gravity line from City Limits to tie in to Wastewater line to Cottonwood	12"	1200	300	$ 3,310,000.00	25.00%	$ 828,000.00
CIP-2	2023	Bell Farms Lift Station Expansion	1,400 gpm, 2nd WW	2172	1800	$ 716,000.00	82.87%	$ 593,000.00
CIP-3	2023	Presidential Glen Lift Station Expansion	2,275 gpm, 2nd WW	3517	2400	$ 716,000.00	68.24%	$ 489,000.00
CIP-4	2024	US 290 WW Line Expansion	12" & 15"	3600	2300	$ 1,736,000.00	63.89%	$ 1,109,000.00
					Totals			$33,067,000.00

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	726	67%	$ 687,000.00
2004	1264	East Old Highway 20 Gravity Line, Lift Staion,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	1264	100%	$ 1,035,000.00
2005	1885	Greenbury Gravity Line	Gravity Line Along US 290 to Serve Greenbury Sub	$ 619,007.39	308	1500	80%	$ 493,000.00
2008	888	Carriage Hills Lift Station and Forced Main	Lift Station and Forced Main to Serve Carriage Hills Sub	$ 680,972.01	275	888	100%	$ 681,000.00
2018	1000	High school gravity line to Stonewater LS; LS improvements	Gravity wastewater line to servce new high school	$ 51,000.00	200	1000	100%	$ 51,000.00
2020	679	Travis County Rural Center lift station and force main	Lift Station and Force Main from Rural Center to existing wastewater line	$ 2,524,000.00	345	580	85%	$ 2,156,000.00
2021	1272	Bastrop-Parsons wastewater line	Replacement of existing wastewater line in Bastrop and Parsons; to correct current capacity issues and serve additional growth	$ 423,292.00	1272	1272	100%	$ 423,000.00
2021	1586	Wildhorse Creek lift station expansion	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.	$ 1,367,000.00	1300	1586	100%	$ 1,367,000.00
2020	5354	Addl. Wilbarger WWTP Capacity	New treatment capacity to meet growth	$ 34,960,000.00	4200	5000	93%	$32,648,000.00
2022	363	Cottonwood WWTP Ph 1	New plant for growth in eastern portion of City	$ 12,622,000.00	100	363	100%	$12,622,000.00
2022	754	FM 973 Gravity Wastewater line	15" wastewater line to extend service north along FM 973	$ 1,473,000.00	75	754	100%	$ 1,473,000.00
2023	1200	West Cottonwood LS and FM	New lift station and distribution lines to meet growth in eastern portion of City	$ 2,175,000.00	150	1200	100%	$ 2,175,000.00
			Totals					**$55,811,000.00**

CIF Ineligible Projects

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

GBA

EXHIBIT B-6
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
MISCELLANEOUS PROJECT COSTS
MARCH 2023

Description		Total Cost
CIF Studies	$	21,000.00
Gilleland Creek COA Impact Fee (34 LUEs @ $1,400)	$	-
Study Cost for Wastewater, Mapping, Modeling	$	303,100.00
Total Sewer-Related Costs	**$**	**324,100.00**

GBA

EXHIBIT B-7
CITY OF MANOR WASTEWATER
IMPACT FEE CALCULATION
MARCH 2023

CATEGORY		AMOUNT
Total CIP Eligible Project Cost :	$	89,202,000.00
Number of LUEs added:		6,200.00
Maximum Wastewater CIF:	**$**	**14,387.00**
50% Credit:	**$**	**(7,193.50)**
MAXIMUM ASSESSABLE CIF:	**$**	**7,193.50**

EXHIBIT B-8
CITY OF MANOR WATER AND WASTEWATER IMPACT
FEE FACTORS
MARCH 2023

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.

Dwelling Type	Units	LUE Factor
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 DEVELOMENT

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.

Meter Size (Inch)	Type	LUE Factor
5/8	Positive Displacement	1
3/4	Positive Displacement	1.5
1	Positive Displacement	2.5
1-1/2	Positive Displacement	5
2	Positive Displacement	8
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

GBA

City of Manor
Water and Wastewater
Impact/Tap Fee Comparison Chart - APRIL 2023

City	Water Impact Fee[1]	Wastewater Impact Fee[1]	Water Tap Fee[1]	Wastewater Tap Fee[1]	Total
Bastrop	$ 8,182.00	$ 5,089.00	$ 350.00	$ 300.00	$ 13,921.00
Bartlett - 11	Vary	Vary	$ 1,000.00	$ 1,000.00	$ 2,000.00
Belton[3]			$ 1,000.00	$ 800.00	$ 1,800.00
Elgin	$ 3,790.00	$ 2,348.00	$ 2,000.00	$ 2,000.00	$ 10,138.00
Florence[3]	$ 2,527.00	$ 1,144.00	$ 1,000.00	$ 800.00	$ 5,471.00
Georgetown[7]	$ 11,000.00	$ 6,129.00	$ 850.00	$ 800.00	$ 18,779.00
Harker Heights[6]	No CIF Program for Water	$ 6,133.00	$ 275.00	$ 275.00	$ 6,683.00
Holland	$ 1,000.00	$ 1,000.00	$ 2,000.00	$ 2,000.00	$ 6,000.00
Jarrell[2]	$ 4,000.00	$ -	$ 750.00	$ -	$ 4,750.00
Liberty Hill[8]	$ 7,037.00	$ 4,000.00	$ 3,500.00	$ 600.00	$ 15,137.00
Leander	$ 4,309.00	$ 2,820.00	$ 840.00	$ 750.00	$ 8,719.00
Manor	**$ 1,325.00**	**$ 4,047.00**	**$ 750.00**	**$ 750.00**	**$ 6,872.00**
Manor - proposed	**$ 2,022.00**	**$ 7,193.50**	**$ 750.00**	**$ 750.00**	**$ 10,715.50**
Pflugerville	$ 7,897.00	$ 8,184.00	$ 250.00	$ 250.00	$ 16,581.00
Round Rock - 12	$ 4,025.00	$ 2,099.00	Vary	Vary	$ 6,124.00
Salado[4,5]	Vary	$ 5,152.00	$ 3,400.00	$ 4,000.00	$ 12,552.00
Taylor -13	$ 4,717.00	$ 2,654.00	$ 1,375.00	$ 1,340.00	$ 10,086.00
Temple[3]	No CIF Program	No CIF Program	Varies	Varies	$ -
Troy	No CIF Program	No CIF Program	$ 900.00	$ 725.00	$ 1,625.00
Waco[9]	No CIF Program	No CIF Program	quoted on per cost basis	quoted on per cost basis	$ -
Average	**$ 4,756.23**	**$ 3,866.17**	**$ 1,234.71**	**$ 1,008.24**	**$ 7,897.68**
Average CIF Program Cities	**$ 5,207.45**	**$ 3,626.83**	**$ 1,413.75**	**$ 1,126.25**	**$ 9,780.25**

Notes:

1 - Fees for a standard single family residential house (1 LUE) with a standard 5/8" x 3/4" meter and 4" ww service; water fee is for production and distribution
2 - Jarrell water supplied by Jarrell Schwertner Water Supply Corporation, Impact Fee includes Capital Recovery and Tap Fee; City of Jarrell provides water service to portions of City
3 - prices based on project; no set amount available
4 - Tap fee includes: $100 membership fee, $300 tap fee and $700 installation fee
5 - Salado does not have a sewer system, $6,300 represents low price for a septic system; Salado Water Supply Corporation supplues water
6 - Harker Heights charges for water and sewer connections on a cost basis, fees range from minimum of $200 to over $1,000; flat fee to connect to utility system, connection fee $275.00 - Wastewater Impact Fee only in select areas
7 - Georgetown water and sewer tap fees include a $500 each engineering and inspection fee; Imapct fee effective October 2018
8 - Liberty Hill charges $6,000 fee for gravity section of City
Liberty Hill WSC charges $100 membership fee, plus average of $400-$700 for tap
9 - Waco quotes on an individual basis
10- City supplied water
11 - varies based on level of project and distance to tap location - New to impact fees; currently have new projects that will be "test" subjects to process
12 - fee information - https://www.roundrocktexas.gov/departments/planning-and-development-services/building-inspection/new-single-family-construction/residential/; no tap fee, built in cost with total construction that the contractor bills his client
13 - Vary Impact Fee - http://www.ci.taylor.tx.us/DocumentCenter/View/6981