
Capital Improvement Projects Advisory Committee Impact Fee & Project Update

December 9, 2024



Agenda

- Impact Fees
 - Current Adopted Impact Fees
- Capital Improvement Projects
 - Overview & Status of Current Projects
 - Overview of Complete Projects



Current Impact Fees

Water and Wastewater Impact Fees				
<i>Living Unit Equivalents (LUEs)</i>	<i>Water Meter Size</i>	<i>Water Impact Fee</i>	<i>Wastewater Impact Fee</i>	<i>Total Fees</i>
1.0	¾ inch	\$6,618	\$8,069	\$14,687
1.6	1 inch	\$10,588	\$12,910	\$23,498
5.3	1.5 inch	\$35,075	\$42,765	\$77,840
6.6	2 inch	\$43,678	\$53,255	\$96,933
13.3	3 inch	\$88,019	\$107,317	\$195,336
26.6	4 inch	\$176,038	\$214,635	\$390,673
53.3	6 inch	\$352,739	\$430,077	\$782,816
90.0	8 inch	\$595,620	\$726,210	\$1,321,830
166.6	10 inch	\$1,102,558	\$1,344,295	\$2,446,853

Impact Fees Effective December 4, 2023



Impact Fee Fund Balances

- Fund Balances (as of September 30, 2024)
 - Fiscal Year transfers for impact fee funded projects have not been made

Water	Sanitary Sewer	Drainage
\$6,970,718.53	\$6,956,216.38	\$1,894,962.19



Current Projects Impact Fee Funded



Grand Parkway Elevated Storage Tank

Impact Fee Funded – Water

- Description:
 - Construction of a 1.0MG Elevated Storage Tank (EST) and 16-inch water line to connect to the existing 12-inch line near the site location.
 - As agreed in the Development Agreement for Lovett Industrial, this project is funded 50% by the developer.
- Progress
 - All large components of the EST have been completed. We are currently awaiting the SCADA system to be installed.
 - Project is anticipated to be completed December 2024.
- Project Cost:
 - Current Cost:
 - Engineering: \$499,000
 - Construction: \$5,178,000
 - Miscellaneous: \$3,550
 - **Current Project Cost: \$5,680,550**



16" Water Line Hufsmith Road

Impact Fee Funded – Water

- Description:
 - Extend the 16" water line along E. Hufsmith from the drainage channel west to N. Cherry Street/Ulrich Road.
- Progress:
 - Design continues. Survey has been completed and coordination with BNSF for the railroad crossing continues.
 - Staff anticipates design being completed first quarter 2025 with bid award pending second quarter 2025.
- Project Cost:
 - Current Cost:
 - Engineering: \$346,382
 - Estimated Project Cost
 - Construction: \$2,210,000
- **Estimated Project Cost: \$2,556,382**



16" Water Line – SH 249

Impact Fee Funded – Water (Reimbursement)

- Description:
 - Construction of a 16-inch water line along SH 249 connecting at the Grand Parkway EST and extending north to Holderrieth Road.
- Progress:
 - Design consultant has been engaged and survey is underway. Project is anticipated to be complete in FY 2026.
 - Project cost is to be reimbursed by the developer.
- Project Cost:
 - Current Cost:
 - Engineering: \$448,420
 - Estimated Project Cost
 - Land/Easement: \$669,280
 - Construction: \$3,509,293
- **Estimated Project Cost: \$4,626,993**



Oak & Clayton Water Line Replacement

Impact Fee Funded – Water

- Description:
 - Construction of a new water line along Clayton Street to replace the existing 2-inch water line and a new water line along Oak Street to replace the existing 6-inch water line
- Progress:
 - Design contract has been issued and the survey has been completed.
 - Project is anticipated to be complete fourth quarter 2025.
- Project Cost:
 - Current Cost:
 - Engineering: \$140,000
 - Estimated Project Cost
 - Construction: \$255,000
 - **Estimated Project Cost: \$395,000**



Rudolph Road Sanitary Sewer Extension

Impact Fee Funded – Sanitary Sewer

- Description:
 - Design and construction of approximately 1,000 LF of sanitary sewer along the west side of Rudolph Road north from E. Hufsmith.
- Progress:
 - Design has been completed and the project bid. City Council approved a contract for the construction on Nov. 18.
 - Awaiting construction to begin.
- Final Project Cost:
 - Engineering: \$47,449.00
 - Construction: \$129,764.00
- **Total Project Cost: \$177,213.00**



FM 2920 Lift Station Consolidation

Partial Impact Fee Funded – Sanitary Sewer

- Description:
 - Design and construction of a gravity sanitary sewer line from the current location of the FM 2920 Lift Station to the South Wastewater Treatment Plant thus alleviating the need for the current lift station.
- Progress:
 - Phase I of the project has been completed with bids submitted to the City on Dec. 5. Construction is pending City Council award in January.
 - Phase II of the project is at 90% design and should be bid in the first quarter 2025.
- Project Cost:
 - Current Cost:
 - Engineering: \$2,224,809.65
 - Land/Survey/Appraisal: \$6,000.00
 - Land Acquisition Services: \$77,646.28
 - Land Acquisition: \$8,076.80
 - Miscellaneous Expenses: \$2,000.00
 - Estimated Project Cost
 - Land/Survey: \$21,000.00
 - Construction: \$12,770,000.00
 - **Estimated Project Cost: \$15,109,532.73**
 - **Partial Impact Fee Funding: \$1,500,000**



Current Projects Bond Funded



East Water Plant

Bond Funded

- Description:
 - Design and construction of a new water plant, referred to as the East Water Plant, based on recommendations from the Water Master Plan completed in 2018.
- Progress:
 - Design is at 90% completion with bidding scheduled in January.
- Project Cost:
 - Current Cost:
 - Engineering: \$2,606,076
 - Land Acquisition: \$500,000
 - Estimated Project Cost
 - Construction: \$16,932,000
 - **Estimated Project Cost: \$20,038,076**



Baker Drive Water Plant

Bond Funded

- Description:
 - Design and construction of a new water plant at the City's existing property located on Baker Drive, based on recommendations from the Water Master Plan.
- Progress:
 - Construction contract was awarded by City Council on Nov. 18. Construction to begin in January.
- Project Cost:
 - Current Cost:
 - Engineering: \$1,849,087.00
 - Estimated Project Cost
 - Construction: \$8,848,597.05
 - **Estimated Project Cost: \$10,697,684.05**



FM 2920 Lift Station Improvements

Bond Funded

- Description:
 - Design and construction of a gravity sanitary sewer line from the current location of the FM 2920 Lift Station to the South Wastewater Treatment Plant thus alleviating the need for the current lift station.
- Progress:
 - Phase I bid responses were due to the City on Dec. 5 and is pending award in January.
 - Phase II of the project is at 90% design and should be bid in the first quarter 2025.
- Project Cost:
 - Current Cost:
 - Engineering: \$2,224,809.65
 - Land/Survey/Appraisal: \$6,000.00
 - Land Acquisition Services: \$77,646.28
 - Land Acquisition: \$8,076.80
 - Miscellaneous Expenses: \$2,000.00
 - Estimated Project Cost
 - Land/Survey: \$21,000.00
 - Construction: \$12,770,000.00
 - **Estimated Project Cost: \$15,109,532.73**
 - **Partial Impact Fee Funding: \$1,500,000**



N. Sycamore Parking Lot

Bond Funded

- Description:
 - Construction of approximately 40-50 parking spots on the west side of N. Sycamore Street and changing the road to one-way.
- Progress:
 - Design has been completed and construction award is pending for the Dec. 16 City Council meeting.
- Project Cost:
 - Current Cost:
 - Engineering: \$106,000
 - Land/Survey: \$8,525
 - Construction: \$400,578
 - **Estimated Project Cost: \$515,103**



N. Elm Street Parking Lot

Bond Funded

- Description:
 - Partner with BNSF to lease the land north of Houston Street along N. Elm Street to provide additional parking in the downtown area. Proposed project will provide approximately 120-140 parking spaces.
- Progress:
 - Staff is working to obtain a contract with a design consultant.
- Project Cost:
 - Current Cost:
 - Engineering: \$150,000
 - Estimated Project Cost
 - Construction: \$735,475
 - **Estimated Project Cost: \$885,475**



Pine Street Well #2 Rehabilitation

Bond Funded

- Description:
 - Rehabilitation of Pine Street Well #2 based on performance testing conducted in December 2023. The rehabilitation should increase the pumping capacity to the design flow of 2,000 gpm.
- Progress:
 - Construction contract has been awarded to Weisinger and the contractor is working to order all required material.
 - Project will be completed before high peak season (summer).
- Project Cost:
 - Current Cost:
 - Construction: \$440,560
 - **Estimated Project Cost: \$440,560**



Current Projects Grant Funded



Matheson Park Phase II

American Rescue Plan Act Funds (ARPA) & Grant Funded

Description:

Phase II improvements at Jerry Matheson Park will include shade structures for the new playground and splashpad, adequate storage for the pool area to house chemicals and supplies, additional parking, walking trails, and new fencing.

The City has been selected to receive a grant from Centerpoint Foundation for **\$160,000** to cover the cost of the shade structures for the splashpad area.



Jerry Matheson Park Revitalization

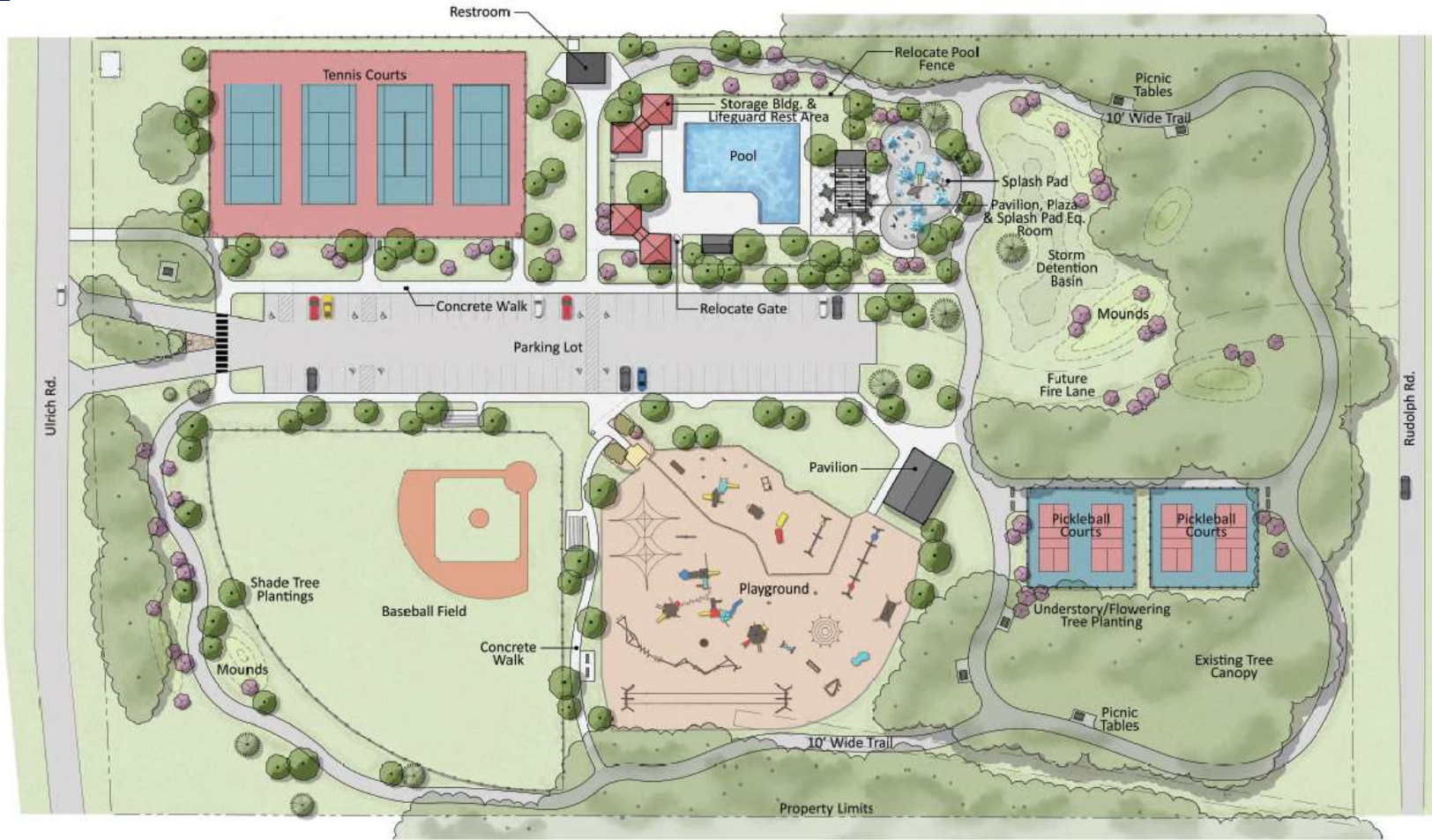
Progress:

- All contracts have been issued and purchase orders completed. All work is scheduled to be completed by May 2025.

- Project Cost:
 - Current Cost:
 - Engineering: \$7,149.71
 - Construction: \$871,670.24
- **Estimated Project Cost: \$878,819.95**



Jerry Matheson Park Revitalization



Completed Projects Fiscal Year 2024



Impact Fee Funded Water & Sanitary Sewer

- S. Persimmon Water Line Replacement
 - Final Project Cost:
 - Engineering: \$128,094.64
 - Construction: \$347,739.00
 - Total Project Cost: \$475,833.64
- Rudolph Road Utility Extension (water & sanitary sewer)
 - Final Project Cost:
 - Engineering: \$145,954.43
 - Land Acquisition Services: \$20,199.76
 - Land Acquisition: \$45,097.73
 - Construction: \$554,753.00
 - Miscellaneous (survey): \$24,820.50
 - Total Project Cost: \$790,825.42



Bond Funded

- Pine Street Elevated Storage Tank Rehabilitation
 - Final Project Cost:
 - Engineering: \$73,943.00
 - Construction: \$219,333.31
 - Total Project Cost: \$555,723.69



Grant Funded

- Jerry Matheson Park Improvements – Phase I
 - Total Grants:
 - Texas Parks & Wildlife Grant: \$750,000
 - Final Project Cost:
 - Engineering: \$126,060.01
 - Construction: \$1,975,928.02
 - Miscellaneous Services: \$12,470.00
 - Total Project Cost: 2,114,458.03



Questions?

