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WATER AND WASTEWATER IMPACT FEE PROGRAM

for the



**April 2003
Updated December 2013**

Prepared by:



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February 26, 2014

James Hotopp, P.E.
Director of Utilities
City of Weatherford
P.O. Box 255
Weatherford, Texas 76086

Re: Update to the City's Water and Wastewater Impact Fee Program

James:

Teague, Nall and Perkins is pleased to submit the final report for the 2013 update to the City's Water and Wastewater Impact Fee Program. This report includes the adopted Impact Fee Ordinance and calculations based on the approved percentage of assessment for water and wastewater impact fees.

We appreciate the opportunity to serve the City of Weatherford on this important effort. Please contact me if you have any questions or need any additional information.

Sincerely,
Teague Nall and Perkins, Inc.



Scott Wilhelm, P.E.
Principal





City of Weatherford

Water and Wastewater Impact Fee Program

Updated December 2013

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I. EXECUTIVE SUMMARY

The City of Weatherford began the process of establishing a water and wastewater impact fee in the Fall of 2001. The intent of the Impact Fee Program was to ease the financial burden being borne by the City's existing rate payers for the construction of new water and wastewater infrastructure required to support future development. Under the Impact Fee Program, a portion of the costs associated with new water and wastewater infrastructure is paid for by new developments within the City's established service area. In accordance with Local Government Code Chapter 395, the City must update the Impact Fee Program at least every five (5) years.

Capital Improvements Advisory Committee

For this Impact Fee Program update, the City Council appointed a Capital Improvements Advisory Committee (CIAC) to consider recommendations for updating water and wastewater impact fees. The CIAC made recommendations to the City Council regarding land use assumptions, service area, water capital improvements plan, wastewater capital improvements plan, and assessment rates for setting water and wastewater impact fees. The following individuals graciously donated their time and energies to the Impact Fee Program update:

Ms. Janis Saunders – P&Z Representative
Ms. Eva Earl Rutledge – Real Estate Representative
Mr. Jim Duncan – Real Estate & Development Representative
Mr. Jeff Jones – Building Representative
Mr. Howard McClurkin – Development Representative

Annual Certification of Impact Fee Program

The Year 2001 revisions in the local government code require that the presiding officer of the governing body file an annual report with the State of Texas's Attorney General on or before September 30th certifying the management of the impact fee program. If the program is not managed in accordance with state statutes, the City of Weatherford will be fined ten (10%) percent of the revenues collected from impact fees.

Impact Fee Revenues and Expenditures

From 2003 through 2013 the City of Weatherford has collected and spent approximately \$6,100,000 in water and wastewater impact fees. In addition, there are several impact fee projects currently in process.

Land Use Assumptions

The land use assumptions from the City's Comprehensive Plan have been used in the development of the Impact Fee Program. The CIAC approved these land use assumptions for the purposes of identifying water and wastewater impact fee capital improvements projects and forwarded the land use assumption recommendations to the City Council for review and approval.



Benefit Area

The CIAC recommended that the City Council adopt the City’s extraterritorial jurisdiction limit (ETJ) as the benefit area for water and wastewater improvements. With this approach, all undeveloped property within the ETJ is treated the same with regard to assessing impact fees. Additionally, impact fee revenues can be used to fund impact fee projects throughout the City as a whole, allowing the City more flexibility in funding projects to meet changing system demands resulting from development over the next ten (10) years.

Water and Wastewater Capital Improvements Plan

As part of this update to the Impact Fee Program, the Water and Wastewater Capital Improvement Plan has been updated. The plan identifies improvements that are anticipated between 2014 and 2023. These improvements are required to meet the projected demands of new development over the next ten (10) years and were used to calculate the water and wastewater impact fees for the City of Weatherford.

The Water System Capital Improvements Plan for Year 2023 identified \$17.2 Million in water capital projects that can be funded with impact fees. The Wastewater System Capital Improvements Plan for Year 2023 identified \$14.7 Million wastewater capital projects that can be funded with impact fees. Additionally, \$40,000 for preparation of the Impact Fee Program update was included in the costs that can be recovered from water and wastewater impact fees.

City of Weatherford’s Maximum Water and Wastewater Impact Fees

Based on the results of the land use assumptions and the water and wastewater capital improvements plans, the maximum and allowable water and wastewater impact fees that can be assessed for a standard benefit unit are:

Maximum Water Impact Fee for Standard Unit:	\$ 4,310
Maximum Wastewater Impact Fee for Standard Unit:	\$ 3,677
	\$ 7,987

Chapter 395 of the Local Government Code requires that cities provide a 50% credit to impact fees to account for the tax revenues and utility bill revenues generated by new developments. Applying a 50% credit to the Maximum Water Impact Fee and the Maximum Wastewater Impact Fee yields the following allowable water and wastewater impact fees.

Allowable Water Impact Fee for Standard Unit after 50% Credit:	\$ 2,155
Allowable Wastewater Impact Fee for Standard Unit after 50% Credit:	\$ 1,839
	\$ 3,994



The fees are based on setting a 3/4" water meter as the standard unit size for single family residential properties. American Water Works Association's (AWWA) meter equivalency data is utilized to compare the demand that larger water meters place on the system to the demand that a standard 3/4" meter places on the system. Meter equivalencies are also used to set wastewater impact fee charges, because wastewater return flow is directly related to the amount of water used by each customer.

City of Weatherford's Assessed Water and Wastewater Impact Fees

On January 14, 2014 the Weatherford City Council adopted an assessment rate of 50% of the maximum water and wastewater impact fees that could be assessed. The resulting combined water and wastewater impact fee assessment for the City of Weatherford will be \$3,994 per standard benefit unit, which is a 3/4" single family residential meter. The amount represents an increase of \$35 to the current standard water impact fee and a decrease of \$26 to the current standard wastewater impact fee. The change to the total water and wastewater standard impact fee is an increase of \$9 or a 0.2% increase.

2013 Assessed Water Impact Fee for Standard Unit:	\$ 2,120
2013 Assessed Wastewater Impact Fee for Standard Unit:	\$ 1,865
2013 Assessed Water & Wastewater Impact Fees for Standard Unit:	\$ 3,985
2014 Assessed Water Impact Fee for Standard Unit:	\$ 2,155
2014 Assessed Wastewater Impact Fee for Standard Unit:	\$ 1,839
2014 Assessed Water & Wastewater Impact Fees for Standard Unit:	\$ 3,994

The new impact fees became effective January 14, 2014. Impact fees shall be collected at the time a building permit is issued. The following table shows the impact fee rates for various meter sizes.

IMPACT FEE RATE SCHEDULE (BY METER SIZE)

Meter Size	Meter Equivalents	50% Assessment Rate	
		Water	Sewer
3/4"	1.00	\$2,155	\$1,839
1"	1.67	\$3,599	\$3,071
1 1/2"	3.33	\$7,176	\$6,124
2"	5.33	\$11,486	\$9,786
3"	10.0	\$21,550	\$18,390
4"	16.7	\$35,989	\$30,711
6"	33.3	\$71,762	\$61,239
8"	53.3	\$114,862	\$98,019

II. IMPLEMENTATION OF IMPACT FEES

Authorization

The Texas Local Government Code, Chapter 395 authorizes political subdivisions to impose impact fees on land within its corporate boundaries and extraterritorial jurisdiction (ETJ). A political subdivision may also contract to provide capital improvements to areas outside of its city limits and ETJ and may charge an impact fee under the contract. The impact fee is based on the capital improvements needed to serve new development expected during the next ten (10) years from the time that impact fees are set or amended.

Impact fee revenues may not be used to repair, modernize or expand infrastructure needed to serve existing development or for operation and maintenance of capital infrastructure. Under state statutes, impact fee projects in areas where no service is available must be initiated within two (2) years after collecting funds and completed within five (5) years. Funds which are not applied toward funding of authorized projects within ten (10) years of payment must be refunded.

During the Year 2001 session of the Texas Legislature, the impact fee law was amended. The changes in the law became effective on September 1, 2001. The evaluations performed and recommendations made as a result of this program update are in compliance with the new revisions to the law, including these significant changes:

- Calculate a credit for ad valorem taxes and utility service billing revenues to be paid by future development or, as an alternative, provide a 50% credit against the maximum assessable impact fees,
- Compare the proposed fees to a standard calculation method for a maximum fee,
- Collect fees at issuance of the building permit,
- Update the impact fee program every five (5) years rather than three (3) years,
- Submit annual certification of compliance to Attorney General by September 30th,
- Forfeit ten (10%) percent of fees to the State as a penalty if a positive certification is not filed timely,
- Hold a Public Hearing to approve the Land Use Plan and Capital Improvements Plans with advertisement 30 days prior to the hearing, and
- Hold a Public Hearing to set impact fees with advertisement 30 days prior to the hearing.

The Local Government Code now requires that a city update the information supporting its impact fees every five (5) years, after fees are adopted. The information that must be included in the update includes:

- Impact fee revenues collected and expended to fund eligible capital improvements,
- Land use assumptions,
- Capital improvements plans, and
- Applicable impact fees to be assessed.

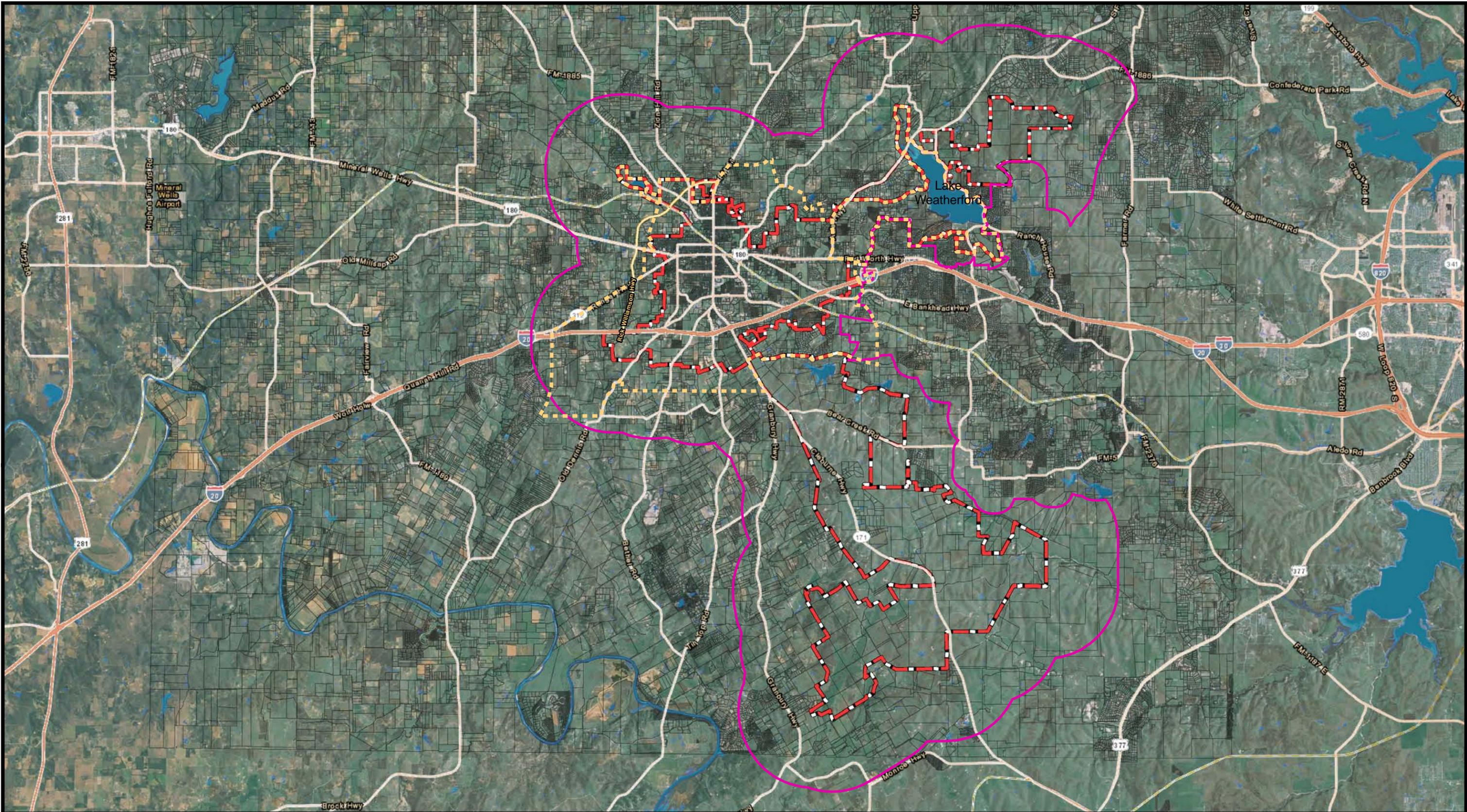
Historical Impact Fee Revenues and Expenditures

The City of Weatherford began collecting impact fees from new development in 2003. Approximately \$6,100,000 in water and wastewater impact fees has been collected and spent as of December 2013 on projects identified in the Impact Fee Water and Wastewater Capital Improvements Plans.

Service Area and Land Use

The established service area for the City of Weatherford's impact fee program is the City's extraterritorial jurisdiction limit (ETJ). A graphical representation of the service area is shown on Figure 1. The service area comprises approximately 25 square miles and contains the majority of the City's water and wastewater facilities. The service area also encompasses most of the area included in the City's water and wastewater Certificates of Convenience and Necessity (CCN).

The land use assumptions for the impact fee program are from the City's Comprehensive Plan. Land use types within the impact fee service area include residential, commercial, industrial, park space and several others. Figure 2 shows the land use assumptions used for the impact fee program. The land use assumptions are used to distribute the population growth anticipated over the next ten (10) years, which is the impact fee's 10-year planning horizon.



0 6,500 13,000
1 inch = 13,000 feet

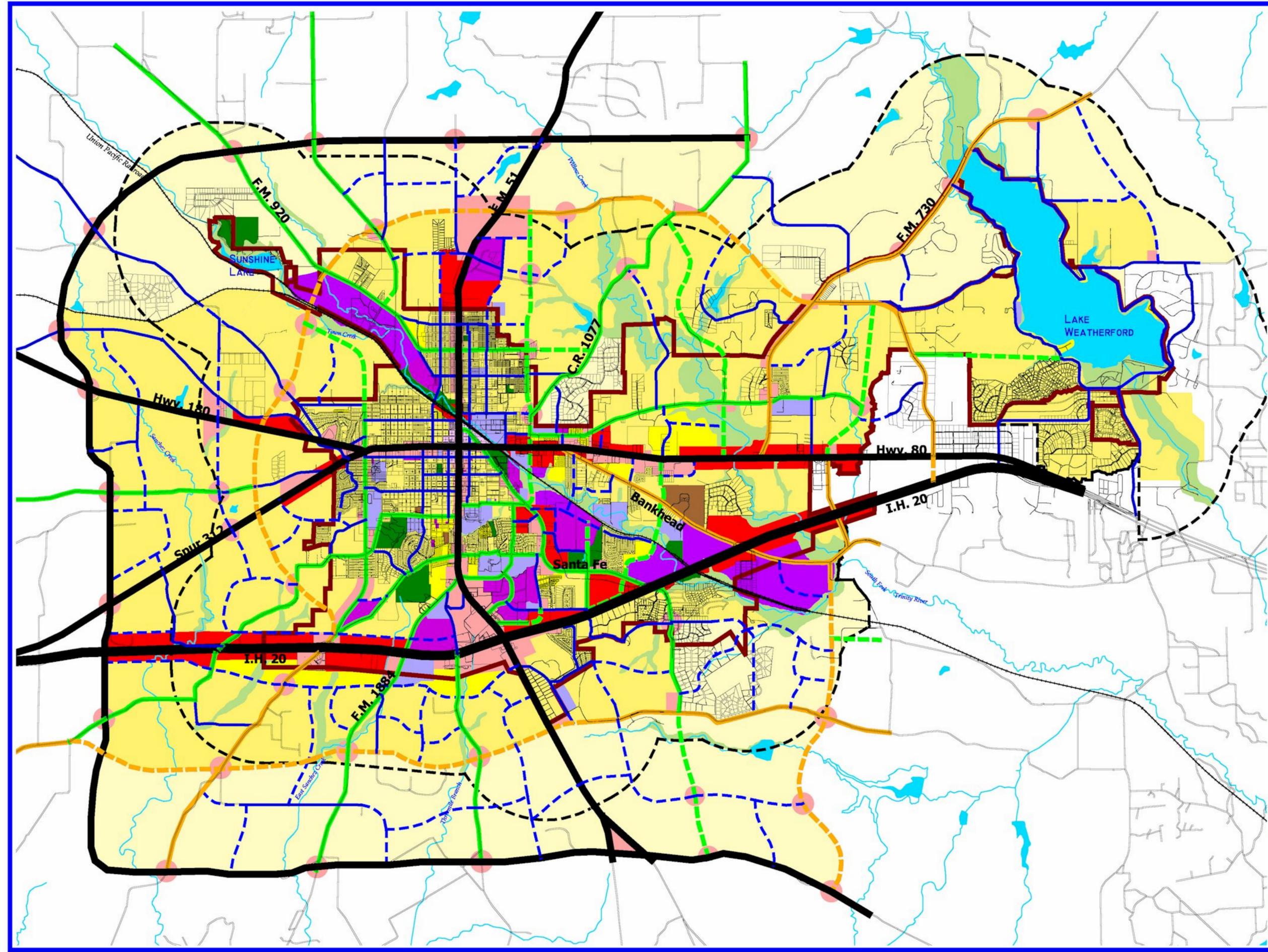
Development Areas

-  City Limits
-  City ETJ Limits
-  CCN Limits



Figure 1
City of Weatherford
Impact Fee Program
Service Area

Future Land Uses 2001



Land Uses

- Single Family - Low Density
- Single Family - Medium Density
- Single Family - High Density
- Multi-Family
- Group Home
- Town Center
- Office/Retail
- Commercial
- Industrial
- Park/Open Space
- Public/Semi-Public
- Floodplain

Thoroughfare Plan

- Freeway
- Type AA Major Arterial
- Type A Major Arterial - Future
- Type A Major Arterial
- Type B Minor Arterial - Future
- Type B Minor Arterial
- Type C Major Collector - Future
- Type C Major Collector

City Limits
E.T.J.
Creeks/Streams
Lakes



Dunkin, Seftko and Associates
Urban Planning Consultants



City of Weatherford

Population Growth and Distribution

The City’s Comprehensive Plan discusses growth scenarios ranging from 2% to 6%. Information within the City’s 2013 Water Master Plan Update indicates projected growth rates ranging from 2% to 2.5%. Based on our evaluation of the existing information a growth rate of 2.6% was used for this Impact Fee Program update. Using this rate, the population of Weatherford is projected to increase by approximately 8,900 during the period of 2014 through 2023. This equates to a 2023 population of approximately 35,250 people. A graphical representation of the growth rate is shown on Figure 3.

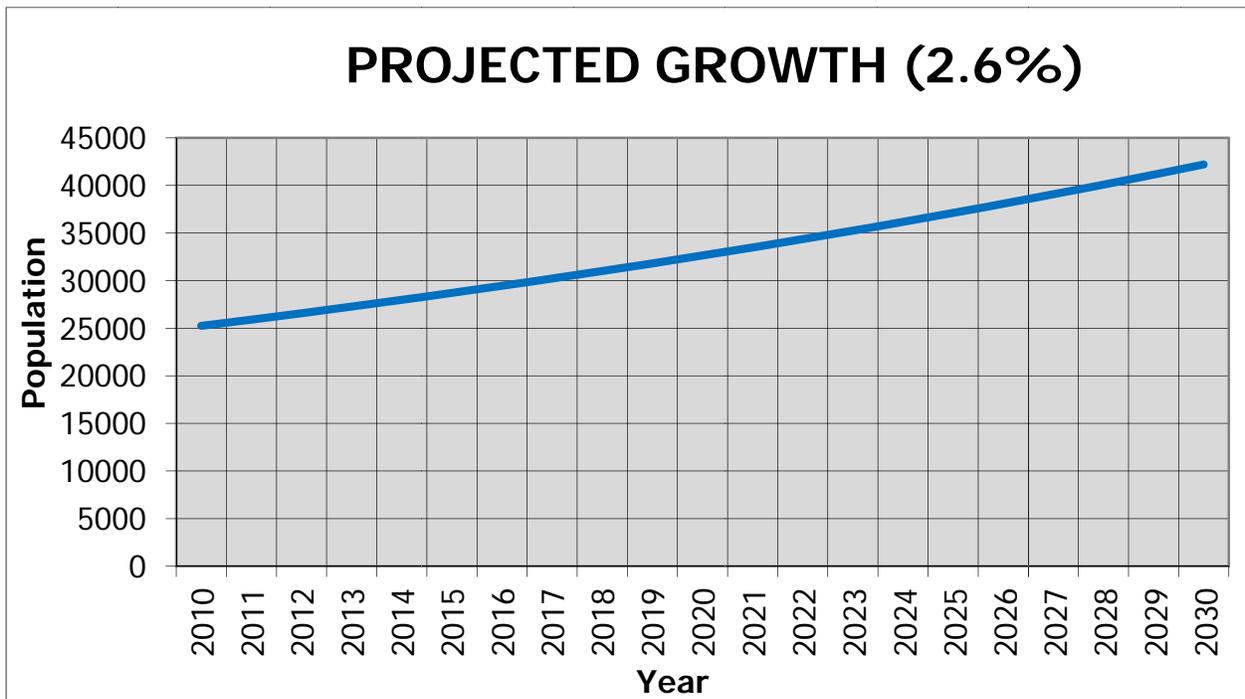
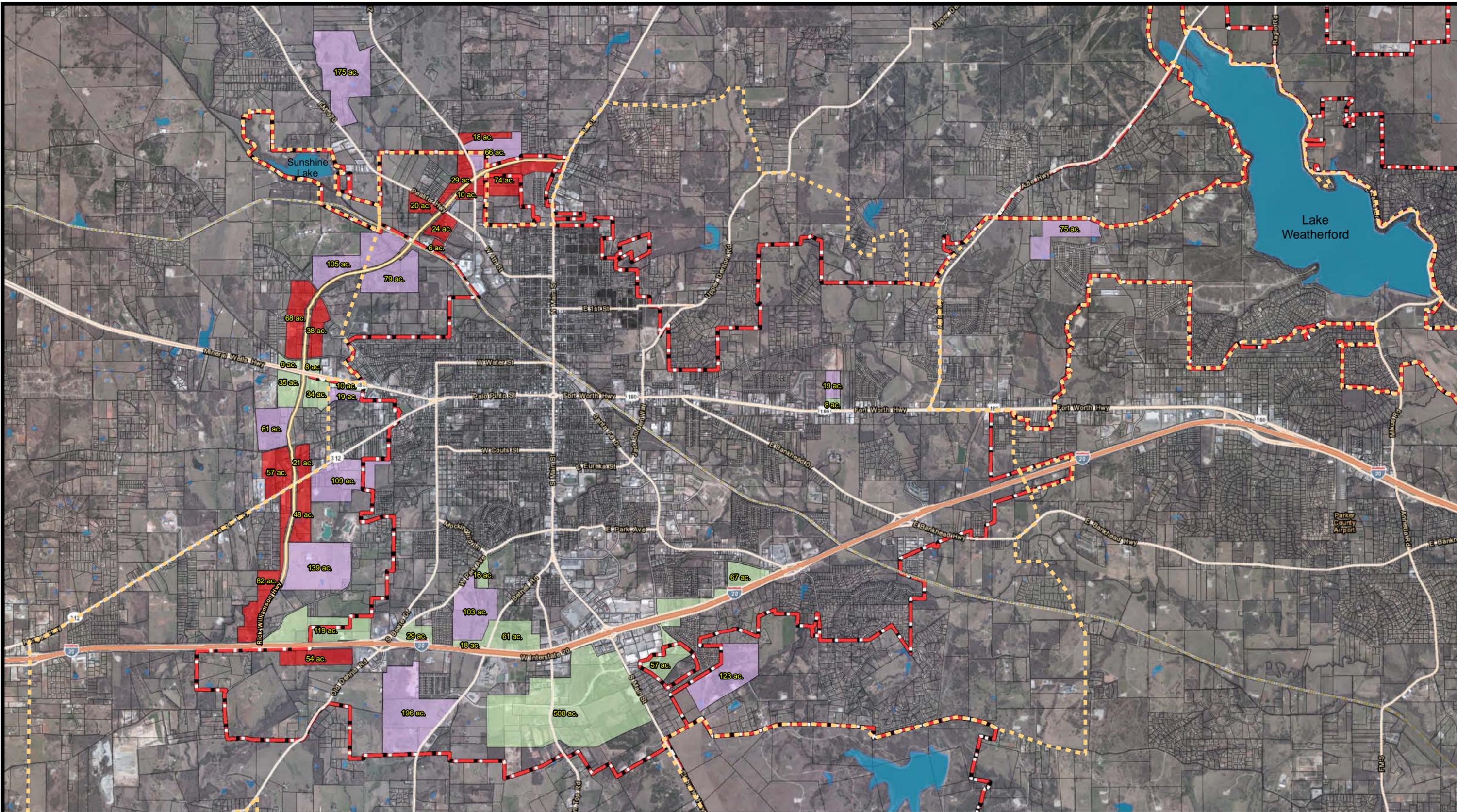


FIGURE 3

Distribution of the future population considers the land use assumptions, the anticipated growth areas identified in the Comprehensive Plan and input provided by the City regarding future developments. Using this information, the population growth was distributed within the service area.

The majority of future growth is concentrated along the Interstate 20 corridor and along the newly constructed Rick Williamson Highway between North Main Street and Interstate 20. Three other areas of anticipated growth have been identified within the service area. The first of the areas is located on the east side of the City between Azle Highway and Lake Weatherford. The second area is located along FM 920 just north of Sunshine Lake. The third area is located on the north side of the Highway 180 between FM 730 and Bankhead Highway. Figure 4 shows the future growth areas and their associated acreages. The Comprehensive Plan’s average population and building densities were used to size the growth areas for the different land uses. Table 1 provides a breakdown of the growth distribution for the future growth areas and the associated populations.



0 2,000 4,000
1 inch = 4,000 feet

Development Areas

- City Limits
- 2023 Commercial (979 ac.)
- 2023 Industrial (547 ac.)
- 2023 Medium Density Residential (1270 ac.)

CCN Limits



Figure 4
City of Weatherford
2023 Development Areas

TABLE 1

2023 Population Growth Distribution				
Land Use Type	Additional 2023 Area (acre)	Building Density (home/ac)	Population Density (res/home)	Additional 2023 Population
Single Family (Med Density)	1,270	2.5	2.8	8,890
Commercial/Retail	979	n/a	n/a	n/a
Industrial	547	n/a	n/a	n/a
TOTAL	2,796			8,890

Future Connections and Meter Equivalents

The number of future water and wastewater connections is based on the building densities associated with the different land uses. Three future land uses were identified for the 2023 development areas. Of the three, only medium density single family (2.5 homes per acre) is associated with population. The other land uses are associated with commercial and industrial related development. The number of future connections related to population growth is calculated using the areas and the associated housing densities. Connections related to commercial and industrial growth are determined using an average daily demand of 180 gallons per acre and converting that into a connection per acre density based on the peak day factor of 2.5.

Depending on the type of land use, the typical water meter size can vary. Residential connections typically use 3/4” water meters while commercial/retail connections are typically 1” and industrial connections are typically 2”. For the purpose of determining system impacts, the different size meters are equated to a standard size using a meter equivalents table produced by the American Water Works Association (AWWA). A summary of the AWWA meter equivalents used for this impact fee program is shown in Table 2.

TABLE 2

AWWA METER EQUIVALENTS	
Meter Size	Meter Equivalent Compared to 3/4" Meter
3/4"	1.0
1"	1.67
1 1/2"	3.33
2"	5.33
3"	10.00
4"	16.67
6"	33.33
8"	53.33

Using the AWWA information, the total number of meter equivalents can be calculated for the period of 2014 to 2023. A breakdown of the projected meter equivalents for the different land uses is shown in Table 3.

TABLE 3

2023 METER EQUIVALENTS BY LAND USE						
Land Use Type	2023 Area (acre)	Density (conn/ac)	New Meters	Typ. Meter Size	Meter Equivalent	Total Meter Equivalents
Single Family (Med Density)	1,270	2.5	3,175	3/4"	1	3,175
Commercial/Retail	979	0.2	196	1"	1.67	327
Industrial	547	0.17	93	2"	5.33	496
TOTAL	2,920		3,464			3,998

III. WATER AND WASTEWATER IMPACT FEES

Maximum Water and Wastewater Impact Fees

In calculating impact fees under Section 395 of the Local Government Code, the capital improvements needed for new development over the next ten (10) years were identified utilizing the approved Land Use Assumptions in the City's Comprehensive Plan. The costs to purchase right-of-way and to plan, design, construct and finance the needed improvements can be included in the costs used to calculate water and wastewater impact fees.

An equitable method for distributing the water and wastewater service demand from the properties being developed is to utilize the AWWA water meter equivalents. For impact fees, the single family residence meter size is established as the standard benefit unit. In Weatherford, the standard meter size for a single family residential property is a $\frac{3}{4}$ " meter.

Customers that require a larger water meter than the standard benefit unit meter place a greater demand on the system. Therefore, the rated flow for the larger meter size is compared to the rated flow for the standard meter to determine the share of the costs of capital improvements that should be allocated to these larger water users. For example, a commercial property on which a Target or Wal-Mart could be built may require a 2-inch meter which will place 5.33 times the demand on the water and wastewater system as that of a single family residence. A large industrial water user that may require a 6-inch meter will place 33.33 times the demand on the system as that of a single family residence.

For this impact fee program update, an analysis of the undeveloped properties that are expected to be developed by 2023 was made to determine the number and size of meters that can be anticipated for the designated land use classification and typical development densities.

The total meter equivalents calculated from these meter sizes were then divided into the costs for impact fee capital improvements projects to determine the allocation of costs for one (1) meter equivalent or a $\frac{3}{4}$ " single family meter. By state statute, water impact fees are calculated separately from wastewater impact fees. Because the revenues that will be collected each year varies with the level of development within the city, this methodology assumes that impact fee revenues collected will be applied directly to the principal costs of the authorized projects.

Additionally, the 2001 changes to Chapter 395 of the Local Government Code requires that the City of Weatherford project the ad valorem taxes and utility billing revenues that will be collected from future development and credit those revenues against the impact fee costs. As an alternative, the City can credit 50% of the maximum impact fee. This program update assumes that a 50% credit will be applied rather than attempt to project ad valorem tax rates and water and wastewater rates and usage for the next ten (10) years for specific properties that have not been platted or constructed.

Tables 4 and 5 below illustrate the calculations of the maximum impact fees that can be assessed. The calculations are based on the approved Land Use Assumptions and the proposed Impact Fee Water System Capital Improvements Plan and Wastewater System Capital Improvements Plan (Tables 6 and 7). These plans represent the improvements identified to serve new development occurring over the next ten (10) years. A graphical representation of the Impact Fee Water and Wastewater Capital Improvements Plan is shown on Figure 5.



TABLE 4

Calculation of Water Impact Fee			
Cost of 2023 Water Capital Improvements			\$17,209,500
Impact Fee Program update			\$20,000
Total Water System Impact Project Costs			\$17,229,500
Total 2023 Meter Equivalents (Standard Benefit Units)			3,998
Maximum Assessable Water Impact Fee			
	$\$17,229,500 / 3,998$	=	\$4,310
Credit for Ad Valorem Taxes and Utility Billing Revenues (50%)			(\$2,155)
Maximum Water Impact Fee for Standard Benefit Unit:			\$2,155

TABLE 5

Calculation of Wastewater Impact Fee			
Cost of 2023 Wastewater Capital Improvements			\$14,681,500
Impact Fee Program update			\$20,000
Total Wastewater System Impact Project Costs			\$14,701,500
Total 2023 Meter Equivalents (Standard Benefit Units)			3,998
Maximum Assessable Wastewater Impact Fee			
	$\$14,701,500 / 3,998$	=	\$3,678
Credit for Ad Valorem Taxes and Utility Billing Revenues (50%)			(\$1,839)
Maximum Wastewater Impact Fee for Standard Benefit Unit:			\$1,839

CITY OF WEATHERFORD
IMPACT FEE STUDY
PROPOSED WATER SYSTEM CAPITAL IMPROVEMENTS PLAN
For 2023 GROWTH

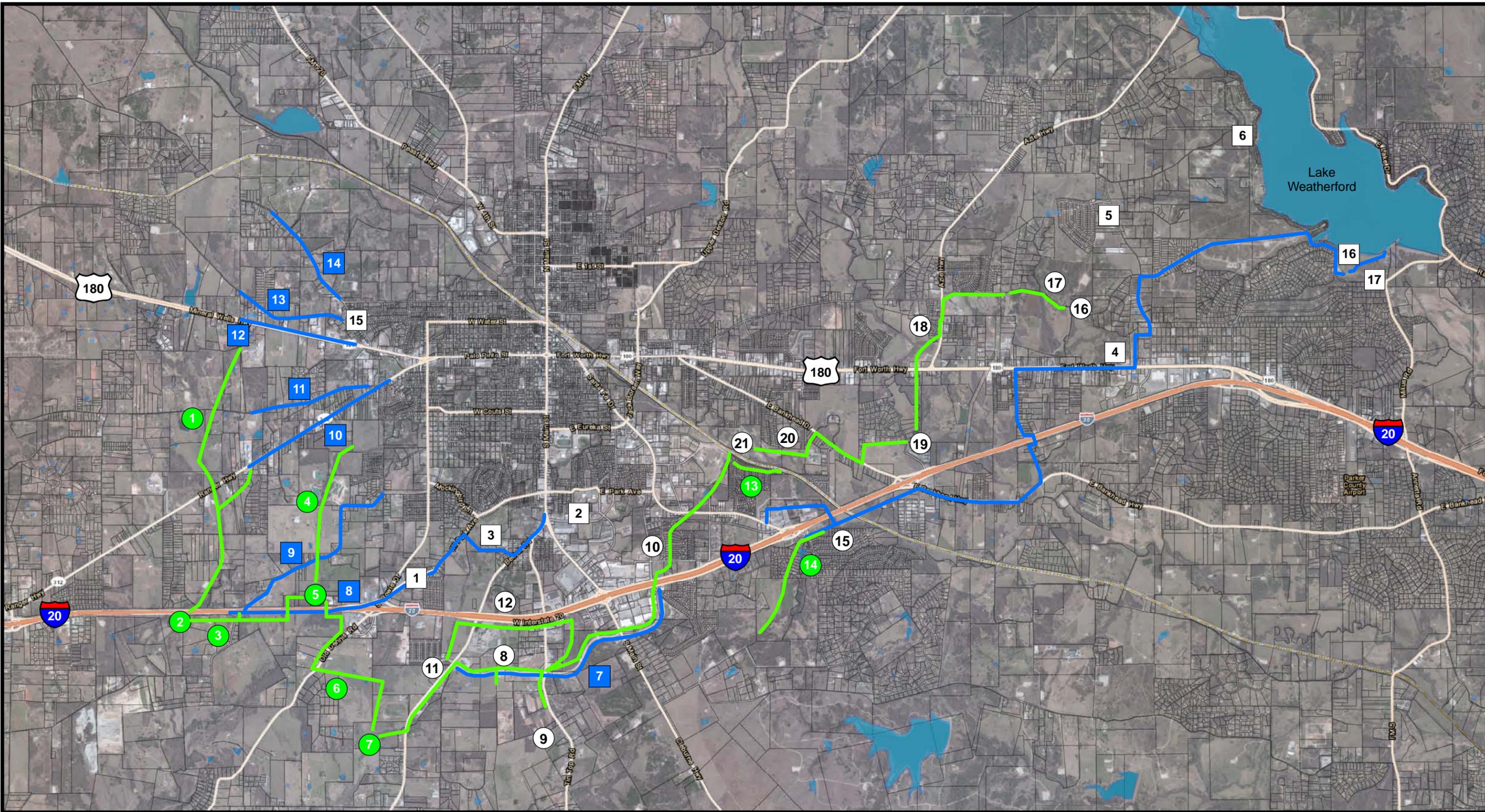
Project No.	Description	Existing Facilities		Projected 2023 Demand	*Cost of 2023 Demand	
		Excess Capacity	Capacity Value			
1	Increase use of West Park elevated storage tank by 255,000 gal. (Dubellette PP)	350,000 gal	\$1,015,000	**	0 gal	\$0
2	Increase use of College Hill pump station by 1.7 mgd.	4.0 mgd	\$282,000	**	0.0 mgd	\$0
3	Increase use of 16" West Park St. water line by 1,200 gpm.	3000 gpm	\$450,000	**	0 gal	\$0
4	Increase use of 20" water transfer line between Santa Fe and WTP by 3.5 mgd	5 mgd	\$2,500,000	**	0	\$0
5	Increase use of Oakridge elevated storage tank by 20,000 gallons. (Oakridge PP)	200,000 gal	\$37,000	**	0 gal	\$0
6	Increase use of existing West Lake pump station by 0.1 mgd.	1 mgd	\$27,000	**	0 mgd	\$0
7	Construct water line along BB Fielder between Bethel Road and I-20 (Trace Ridge).	no exist. line	\$0		12	\$712,500
8	Construct water line along I-20 between Bowie Drive and Sanchez Creek.	no exist. line	\$0		8"	\$953,000
9	Construct water line along Old Brock Rd. between Newport Rd. and I-20.	no exist. line	\$0		10"	\$802,500
10	Construct water line along Ranger Hwy. between Greenwood Rd. and Ranch Ct.	no exist. line	\$0		10"	\$1,100,000
11	Construct water line along Greenwood Rd. west of Ranger Hwy.	no exist. line	\$0		8"	\$635,000
12	Construct water line along Mineral Wells Hwy. west of Bankhead Hwy.	no exist. line	\$0		8"	\$710,000
13	Construct water line along West Bankhead Rd. west of Ball Street.	no exist. line	\$0		8"	\$552,500
14	Construct water line along Old Garner Rd. between Vine St. and Sosebee Bend Rd.	no exist. line	\$0		8"	\$728,000
15	Increase use of Miller elevated storage tank by 110,000 gal. (Miller PP)	110,000 gal	\$205,000	**	0 mgd	\$0
16	Increase water plant capacity by 3.5 mgd.	4.9 mgd	\$3,500,000	**	0 mgd	\$0
17	Increase raw water supply by 3.5 mgd.	12.6 mgd	\$3,000,000	**	0 mgd	\$0
		Sub-total	<u>\$11,016,000</u>		Sub-total	<u>\$6,193,500</u>
TOTAL COST OF 2023 WATER CAPITAL IMPROVEMENTS			<u>\$17,209,500</u>			
<p>* Project cost including construction, engineering, surveying, land acquisition and contingencies ** Prorated value for 2023 demand.</p>						

TABLE 6

CITY OF WEATHERFORD
IMPACT FEE STUDY
PROPOSED SEWER SYSTEM CAPITAL IMPROVEMENTS PLAN
For 2023 GROWTH

Project No.	Description	Existing Facilities		Projected 2023 Demand	*Cost of 2023 Demand
		Excess Capacity	Capacity Value		
1	Construct 11,700 LF of gravity line from U.S. 180 to Lift Station 26.	0 gpm	\$0	450 gpm	\$2,100,000
2	Construct Lift Station 26.	0 mgd	\$0	0.7 mgd	\$280,000
3	Construct 2,200 LF of force main and 4,000 LF of gravity line from Lift Station 26 to Lift Station 25.	0 gpm	\$0	450 gpm	\$900,000
4	Construct 7,800 LF of gravity line from Ranger Hwy. to Lift Station 25.	0 gpm	\$0	450 gpm	\$1,100,000
5	Construct Lift Station 25.	0 mgd	\$0	1.3 mgd	\$560,000
6	Construct 2,400 LF of force main and 2,400 LF of gravity line between Lift Station 25 and Lift Station 6.	0 gpm	\$0	900 gpm	\$700,000
7	Relocate and upsize Lift Station 6 by 1.9 mgd.	0 mgd	\$0	1.9 mgd	\$810,000
8	Increase use of force main and gravity line between Lift Station 6 and Lift Station 8.	1900 gpm	\$830,000	0 gpm	\$0
9	Increase Lift Station 8 capacity by 2.2 mgd.	330 gpm	\$180,000	1225 gpm	\$610,000
10	Increase use of existing force main and gravity line between Lift Station 8 and treatment plant.	1600 gpm	\$550,000	gpm	\$0
11	Increase Lift Station 7 capacity by 0.4 mgd.	0.0 mgd	\$0	0.4 mgd	\$155,000
12	Increase use of existing force main and gravity line between Lift Station 7 and Lift Station 8.	250 gpm	\$545,000	0 gpm	\$0
13	Construct 3,000 LF of gravity line along King Arthur Drive.	0 gpm	\$0	230 gpm	\$435,000
14	Construct 6,000 LF of gravity line between Greenfield Lane and Lift Station 9.	0 gpm	\$0	230 gpm	\$870,000
15	Increase Lift Station 9 capacity by 0.35 mgd.	0 mgd	\$0	0.35 mgd	\$145,000
16	Increase Lift Station 15 capacity by 0.2 mgd.	0 mgd	\$0	0.20 mgd	\$95,000
17	Increase use of 3,200 LF of existing force main between Lift Station 15 and Woodcrest Dr.	150 gpm	\$65,500	0 gpm	\$0
18	Increase use of existing gravity lines between Woodcrest Dr. and Lift Station 17.	150 gpm	\$198,000	0 gpm	\$0
19	Increase Lift Station 17 capacity by 0.2 mgd.	0 mgd	\$0	0.20 mgd	\$95,000
20	Increase use of 10,000 LF of existing force main and construct 10,000 LF of parallel force main between Lift Station 17 and treatment plant.	150 gpm	\$258,000	0 gpm	\$0
21	Increase use of treatment plant by 3.2 mgd.	1.7 mgd	\$1,700,000	1.5 mgd	\$1,500,000
		Sub-total	<u>\$4,326,500</u>	Sub-total	<u>\$10,355,000</u>
TOTAL COST OF 2017 SEWER CAPITAL IMPROVEMENTS			<u>\$14,681,500</u>		
* Project cost including construction, engineering, surveying, land acquisition and contingencies					

TABLE 7



0 2,000 4,000
1 inch = 4,000 feet

Figure 4

- San. Sewer
- Water
- 1 Prop San. Sewer Project
- 1 Prop Water Project
- 1 Existing Sewer Facility
- 1 Existing Water Facility



Figure 5
City of Weatherford
2023 Impact Fee Capital Improvement
Plans for Water & Wastewater



Assessed Water and Wastewater Impact Fees

On January 14, 2014, the City Council approved an assessment of 50% of the maximum assessable water and wastewater impact fee. The resulting water and wastewater impact fees that will be assessed by the City of Weatherford against new development in the City are as shown below in Table 8.

TABLE 8

IMPACT FEE RATE SCHEDULE (BY METER SIZE)		
Water Meter Size	Assessment Amount	
	Water	Wastewater
3/4"	\$2,155	\$1,839
1"	\$3,599	\$3,071
1 1/2"	\$7,176	\$6,124
2"	\$11,486	\$9,786
3"	\$21,550	\$18,390
4"	\$35,989	\$30,711
6"	\$71,762	\$61,239
8"	\$114,862	\$98,019

Impact Fee Project Accounting and Management

Chapter 395 of the Local Government Code requires that the revenues collected from impact fees be accounted separately from other funds within the City. Funds accumulated may only be used toward eligible expenditures on projects authorized through the approved Impact Fee Program.

Impact fee revenues may only be imposed to pay the costs of constructing capital improvements or facility expansions that are directly identified as authorized impact fee projects, including and limited to:

- Preparation of capital improvement plans and impact fee studies by an independent engineer or financial consultant,
- Surveying and engineering fees,
- Land acquisition costs,
- Construction contract price, and
- Interest charges and finance costs for authorized projects.



Impact fee revenues cannot be used to:

- Construct, acquire or expand facilities or assets other than authorized impact fee projects,
- Repair, operate or maintain existing or new capital improvements or facilities,
- Upgrade or expand facilities to better serve existing development,
- Administer and operate capital improvements or other programs, or
- Pay debt service or other finance charges except for authorized projects.

Additionally, an owner of property can not be required to construct or dedicate facilities and to pay impact fees for those same facilities. The code also requires that impact fees be credited against costs for authorized impact projects that are directly paid by a developer or owner. A breakdown of the anticipated average yearly impact fee revenues is shown on Table 9. The column for connections per year is the average number of connections for the 10-year planning period (i.e. 3,998 connections divided by 10 years).

TABLE 9
PROJECTED IMPACT FEE REVENUE AT 50% ASSESSMENT

WATER			WASTEWATER			YEARLY TOTAL
Year	Conn.	Revenue	Year	Conn.	Revenue	
2014	400	\$862,000	2014	400	\$735,600	\$1,597,600
2015	400	\$862,000	2015	400	\$735,600	\$1,597,600
2016	400	\$862,000	2016	400	\$735,600	\$1,597,600
2017	400	\$862,000	2017	400	\$735,600	\$1,597,600
2018	400	\$862,000	2018	400	\$735,600	\$1,597,600
2019	400	\$862,000	2019	400	\$735,600	\$1,597,600
2020	400	\$862,000	2020	400	\$735,600	\$1,597,600
2021	400	\$862,000	2021	400	\$735,600	\$1,597,600
2022	400	\$862,000	2022	400	\$735,600	\$1,597,600
2023	400	\$862,000	2023	400	\$735,600	\$1,597,600
10 Year Total		\$8,620,000	10 Year Total		\$7,356,000	\$15,976,000

The presiding officer of the governing body (i.e. Weatherford’s Mayor) is required to certify to the State’s Attorney General by September 30th of each year that the City’s impact fee program is managed in accordance with state statutes.

IV. IMPACT FEE ORDINANCE

ORDINANCE NO. 657-2014-02

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS IMPOSING WATER AND WASTEWATER IMPACT FEES FOR FINANCING CAPITAL IMPROVEMENTS IN THE CITY OF WEATHERFORD, TEXAS PROVIDING THAT ALL ORDINANCES IN CONFLICT HERewith ARE HEREBY REPEALED TO THE EXTENT THAT THEY ARE IN CONFLICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 395 of the Texas Local Government Code provides for the financing of capital improvements required by new development in the City of Weatherford, Texas through the enactment of impact fees;

WHEREAS, the City Council of the City of Weatherford, Texas along with city staff, has extensively reviewed Chapter 395 of the Texas Local Government Code concerning updating impact fees in to finance capital improvements;

WHEREAS, the City Council of the City of Weatherford, Texas has retained the professional engineering firm of Teague Nall and Perkins to prepare a Capital Improvements Plan, land use assumptions plan, and service area plan to update impact fees to finance capital improvements pursuant to Chapter 395 of the Texas Local Government Code;

WHEREAS, on March 28, 2013, the Weatherford Municipal Utility Board of the City of Weatherford recommended appointing an Advisory Committee as required by Local Government Code, Chapter 395;

WHEREAS, on April 8, 2013, the City Council of the City of Weatherford, Texas approved the appointment of this committee;

WHEREAS, the Capital Improvements Advisory Committee conducted a public hearing on December 19, 2013 to receive citizen input concerning the adoption of the Capital Improvements Plan, land use assumptions plan, and service area plan for the City of Weatherford, Texas;

WHEREAS, on December 19, 2013 the Capital Improvements Advisory Committee recommended to the Weatherford Municipal Utility Board that the impact fees be set at 50% of the maximum amount as determined in the study;

WHEREAS, on December 19, 2013 the City of Weatherford Municipal Utility Board recommended to the City Council that the impact fees be set at \$2,155 per average residential service unit (¾" water meter) for water and \$1,830 per average residential service unit (¾" water meter) for wastewater;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Weatherford, Texas as follows:

I.

The City Council of the City of Weatherford, Texas hereby imposes impact fees for the financing of capital improvements at \$2,155 per average residential service unit (¾" water meter) for water and \$1,830 per average residential service unit (¾" water meter) for wastewater, as set forth in the Capital Improvements Plan previously approved by the City Council of the City of Weatherford.

II.

For the purposes of this Ordinance, the date of approval of a Construction Plat by the City Council shall be deemed the date of approval of a plat pursuant to Subsection 395.016(c) of the Local Government Code, unless a final plat was approved prior to effective date of this Ordinance, in which event the date of the approval of the final plat will control.

III.

This Ordinance shall be and is hereby cumulative of all other Ordinances of the City of Weatherford, Texas, and this Ordinance shall not operate to repeal or affect any of such other Ordinances, except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinance or Ordinances are hereby repealed.

IV.

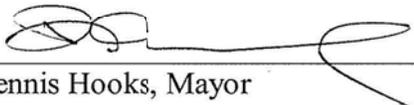
If any section, subsection, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

V.

This Ordinance shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council of the City of Weatherford, Texas and upon approval thereof by the Mayor of the City of Weatherford, Texas and publication hereof as prescribed by law.

The foregoing ordinance was introduced, read, approved, and passed by a vote of 5 ayes and 0 no of the City Council of the City of Weatherford, Texas, at its meeting on the 14th day of January, 2014.

CITY OF WEATHERFORD, TEXAS



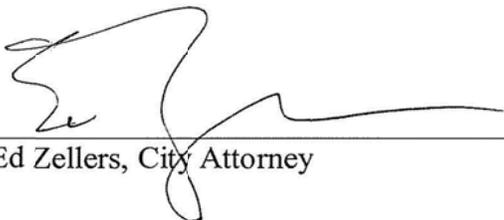
Dennis Hooks, Mayor

ATTEST:



Malinda Nowell, City Secretary

APPROVED AS TO FORM:



Ed Zellers, City Attorney