

PREPARED FOR



ADOPTED:
NOVEMBER 16, 2021



CITY OF WEATHERFORD, TEXAS

2021 WATER AND WASTEWATER IMPACT FEE STUDY UPDATE

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PROJECT NUMBER: 061269310

2021 Water and Wastewater Impact Fee Update

Prepared for:

City of Weatherford, Texas



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November 2021

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Executive Summary

2021 Water and Wastewater Impact Fee Study Update



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EXECUTIVE SUMMARY

INTRODUCTION

Impact Fees are a mechanism for funding the public infrastructure necessitated by new development. Across the country, they are used to fund police and fire facilities, parks, schools, roads, and utilities. In Texas, the legislature has allowed their use for roadway, drainage, water, and wastewater facilities. In 2021, the City of Weatherford began exploring an update to the Water and Wastewater Impact Fees originally developed in 2003 and updated in 2016 as a funding tool for infrastructure needs as a result of growth in the City.

In the most basic terms, impact fees are meant to recover the incremental cost of the impact of each new unit of development towards new infrastructure needs. Impact Fees are a mathematical calculation that determine a maximum fee that would be equivalent to growth paying for growth. This study's purpose is to calculate the maximum impact fee per service unit of new growth.

The Maximum Impact Fee is considered an appropriate measure of the impacts generated by a new unit of development on a City's infrastructure system. An impact fee program is anticipated to be designed so that it is predictable for both the development community and City. An impact fee program is transparent. This report describes in detail how the fee is calculated and how the Capital Improvements Advisory Committee (CIAC) monitors the Impact Fee program. An impact fee program is flexible in that funds can be used on priority projects and not just on projects adjacent to a specific development. An impact fee program is both equitable and proportional in that every new development pays an equal fee that is directly related to its systemwide impact.

IMPACT FEE BASICS

Service Areas

A Service Area is a geographic area within which a unique maximum impact fee is determined. All fees collected within the Service Area must be spent on eligible improvements within the same Service Area. For Water and Wastewater Impact Fees, a Service Area can be defined for both water and wastewater facilities that consists of the City Limits and extends throughout the Extraterritorial Jurisdiction (ETJ). Therefore, this study utilizes a singular Service Area for the Water and Wastewater components respectively.

Land Use Assumptions

The Impact Fee determination is required to be based on the projected growth and corresponding capacity needs in a 10-year window. This study considers the years 2021-2031 for the projected 10-year population growth of 9,229. These projections set the basis for determining demands to serve new growth.

Service Units

The "service unit" is a measure of consumption or use of the capital facilities by new development. In other words, it is the unit of measure used to quantify the supply and demand for utilities in the City. Service units are attributable to an individual unit of development and utilized to calculate the maximum impact fee of a development.

The service unit for water and wastewater impact fees is based on the size of the individual water meters used to serve growth related development. The base water service unit is the water demand associated with the smallest water meter issued for a new residential unit. The base wastewater service unit is the wastewater flow associated with the smallest water meter issued for a new residential unit. The smallest water meter issued for a new residential unit in the City of Weatherford is a 3/4-inch meter.

Capital Improvement Plans

The City has identified the Water and Wastewater projects needed to accommodate the projected growth over the next ten (10) years within the City of Weatherford. These projects include existing, proposed, and recently completed projects that were determined based on their current or anticipated impact on each defined Service Area.

Water Impact Fee Capital Improvements Plan

The Water Impact Fee Capital Improvements Plan was developed for the City of Weatherford based on recommended capital improvements outlined in the 2013 and 2017 *Water Master Plans*, input from City Staff, and the population growth projections shown in the Land Use Assumptions. The recommended improvements will provide the required capacity and reliability to meet projected water demand through 2031. Elements of the water system, including storage facilities, pumping facilities, treatment, and the transmission and distribution network were evaluated against industry standards as outlined in the Design Criteria section of Water Impact Fee Chapter of this report.

A total of thirteen (13) existing projects, fourteen (14) proposed projects, and the Water Impact Fee Study were identified to develop the Water Impact Fee Capital Improvements Plan. The total project cost (not impact fee eligible cost) to be evaluated is \$81,036,375.

Wastewater Impact Fee Capital Improvements Plan

Similar to the Water Impact Fee Capital Improvements Plan, the Wastewater Impact Fee Capital Improvements Plan was developed to address system improvements driven by growth. Elements of the wastewater system, including gravity pipes, force mains, lift stations and treatment plant expansion were evaluated against industry standards as outlined in the Design Criteria section of the Wastewater Impact Fee Chapter of this Report.

Four (4) existing, seventeen (17) proposed projects, and the Wastewater Impact Fee Study were identified to develop the Wastewater Impact Fee Capital Improvements Plan. The total project cost (not impact fee eligible cost) to be evaluated is \$64,761,638.

Recoverable Project Costs

Impact Fees are a one-time fee meant to recover the incremental cost of the impact of each new unit of development creating new infrastructure needs within a ten-year window. With this consideration, the maximum assessable impact fee does not specifically cover the entire cost of a water or wastewater project. The calculations that determine the percentage of a project's cost that is impact fee eligible are defined as the project's *recoverable cost*.

Water Recoverable Project Costs

The recoverable costs for water projects are calculated by determining the increase in water demand due to growth over the 10-year window. The City's current and future water demand were utilized to calculate the percent utilization of each identified impact fee eligible project. The change in utilization of each project is multiplied by the total project cost to determine total recoverable project cost. The total recoverable costs for the water distribution system is \$18,224,448 (pre-finance).

Wastewater Recoverable Project Costs

The recoverable costs for wastewater projects are calculated by determining the increase in wastewater flows due to growth over the 10-year window. The City's current and future flow projections were utilized to calculate the percent utilization of each identified impact fee eligible project. The change in utilization of each project is multiplied by the total project cost to determine total recoverable project cost. The total recoverable costs for the wastewater collection system is \$17,321,244 (pre-finance).

Maximum Assessable Impact Fee Calculation

In simplest terms, the maximum impact fee allowable by law is calculated by dividing the recoverable cost of the Capital Improvement Plans by the number of new service units of development. In accordance with state law, both the cost of the Capital Improvement Plan and the number of new service units of development

used in the equation are based on the growth and corresponding capacity needs projected to occur within a 10-year window.

In practice, there are many factors that complicate this calculation. The 2021 maximum impact fee allowable by law for each service area is shown in the following table:

Water Maximum Fee Per Service Unit (3/4-inch Meter)	Wastewater Maximum Fee Per Service Unit (3/4-inch Meter)
\$2,332	\$2,227

Adoption Process

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of impact fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and the Impact Fee Capital Improvements Plan used in calculating the maximum fee, and to provide the Committee's findings for consideration by the City Council. This CIAC also reviews the calculation and resulting maximum fees and provides its findings to the City Council. The composition of the CIAC is required to have adequate representation of the building and development communities. In Weatherford, the CIAC members include real estate, development, and building industry professionals including an ETJ representative. The City Council then conducts a public hearing on the Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fee Ordinance.

Following policy adoption, the CIAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the Impact Fee Capital Improvements Plan at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.

Chapter 395 of the Texas Local Government Code requires a minimum of one (1) public hearing before Council to amend an existing impact fee program. The public hearing to discuss the land use assumptions, capital improvements plan, and present a proposal for impact fee calculations was held on October 26, 2021. The Council meeting to amend the existing impact fee ordinance occurred on November 16, 2021.

Chapter 1

Land Use Assumptions for the

2021 Water and Wastewater Impact Fee Study Update



Nov
2021

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1.1 INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 to define an Impact Fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.”

Chapter 395 mandates that impact fees be reviewed and updated at least every five (5) years. The last update to the City of Weatherford’s Water and Wastewater Impact Fees was completed in 2016. The last fee change was adopted on February 14, 2017. Accordingly, the City of Weatherford has initiated a review of its Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees. The City has retained Kimley-Horn and Associates, Inc. to provide professional services for the update to the adopted 2016 Water and Wastewater Impact Fee Study Update. The Land Use Assumptions, which include population projections, form the basis for the development of the Impact Fee Capital Improvements Plans for water and wastewater facilities.

In order to assess an impact fee, Land Use Assumptions must be developed to provide the basis for population growth projections within a political subdivision. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and population in the service area. In addition, these assumptions are useful in assisting the City of Weatherford in determining the need and timing of capital improvements to serve future development.

In accordance with Chapter 395, information from the following sources was compiled to complete that Land Use Assumptions:

- City of Weatherford’s General Plan;
- Water and Wastewater Master Plans;
- Population Data from US Census;
- City of Weatherford Staff.

1.2 COMPONENTS OF THE LAND USE ASSUMPTIONS CHAPTER

The Land Use Assumptions include the following components

LAND USE ASSUMPTIONS METHODOLOGY AND 10-YEAR GROWTH ASSUMPTIONS

An overview of the general methodology used to generate the land use assumptions and walk through of the growth projections for 2021-2031.

IMPACT FEE STUDY AREAS

Explanation of the distribution of service areas within Weatherford for water and wastewater facilities.

LAND USE ASSUMPTIONS SUMMARY

A synopsis of the land use assumptions.

1.3 METHODOLOGY AND 10-YEAR GROWTH ASSUMPTIONS

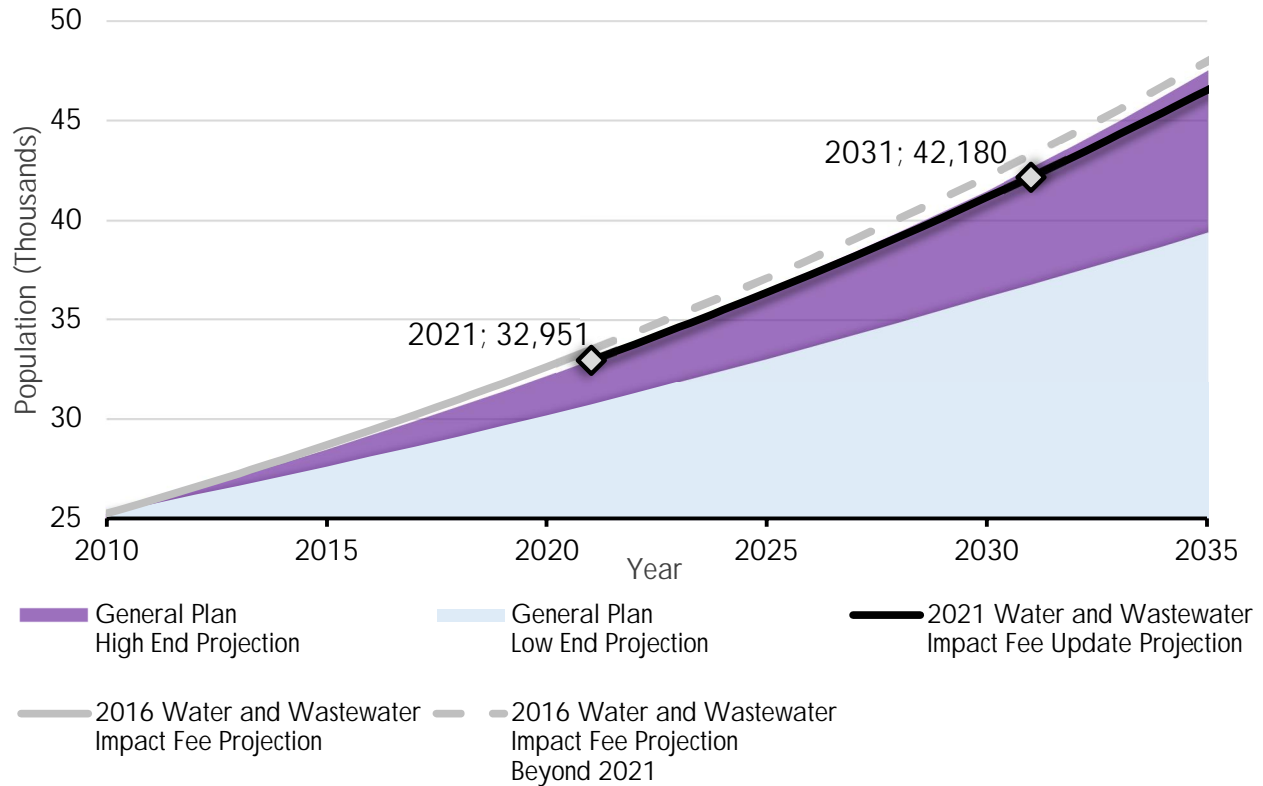
The population growth projections formulated in this report were done using reasonable and generally accepted planning principles. The following documents were considered in developing these projections:

- The 2013 Water Master Plan
- The 2016 Water and Wastewater Impact Fee Study Update
- The 2017 Wastewater Master Plan
- The 2017 Water Master Plan Technical Memorandum
- The 2018 General Plan
- The Place Type Diagram (from The 2018 General Plan)

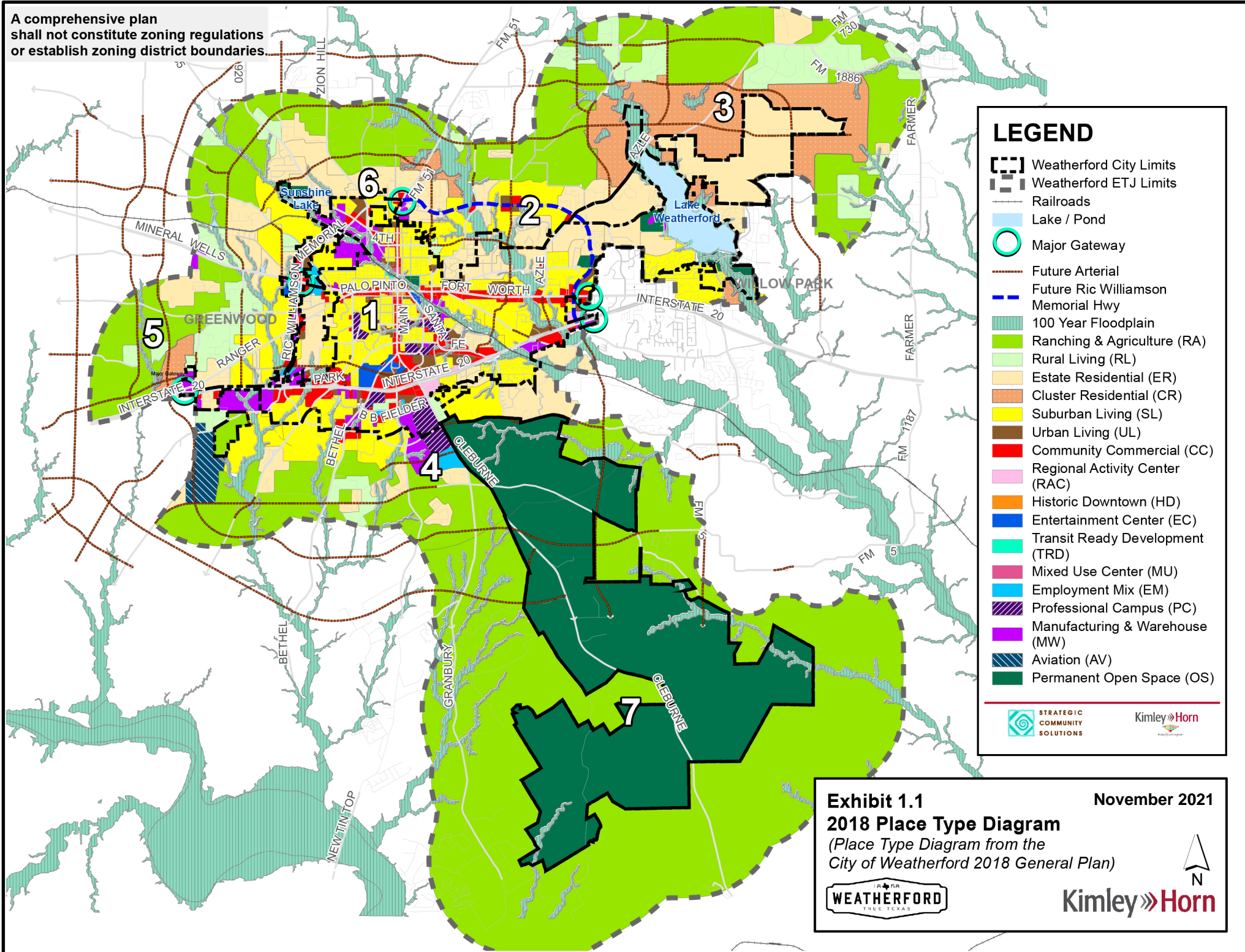
The 2016 Water and Wastewater Impact Fee Study assumptions used a growth rate of 2.6% while the 2017 Water and Wastewater Master Plans indicated growth rates ranging from 2.5% to 2.7%. In 2018, The City of Weatherford developed the General Plan that estimated high- and low-end growth projections to accommodate the Place Type Diagram shown in Exhibit 1.1 at 'build out'.

Based on this information, the 2018 General Plan assumptions were the starting point, or base year, from which growth was projected out 10 years from 2021 to 2031. Figure 1.1 shows the projected growth rate assumption of 2.5% used in this impact fee study compared against the General Plan and the 2016 Water and Wastewater Impact Fee Study Update.

Figure 1.1 City of Weatherford Growth Assumptions



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



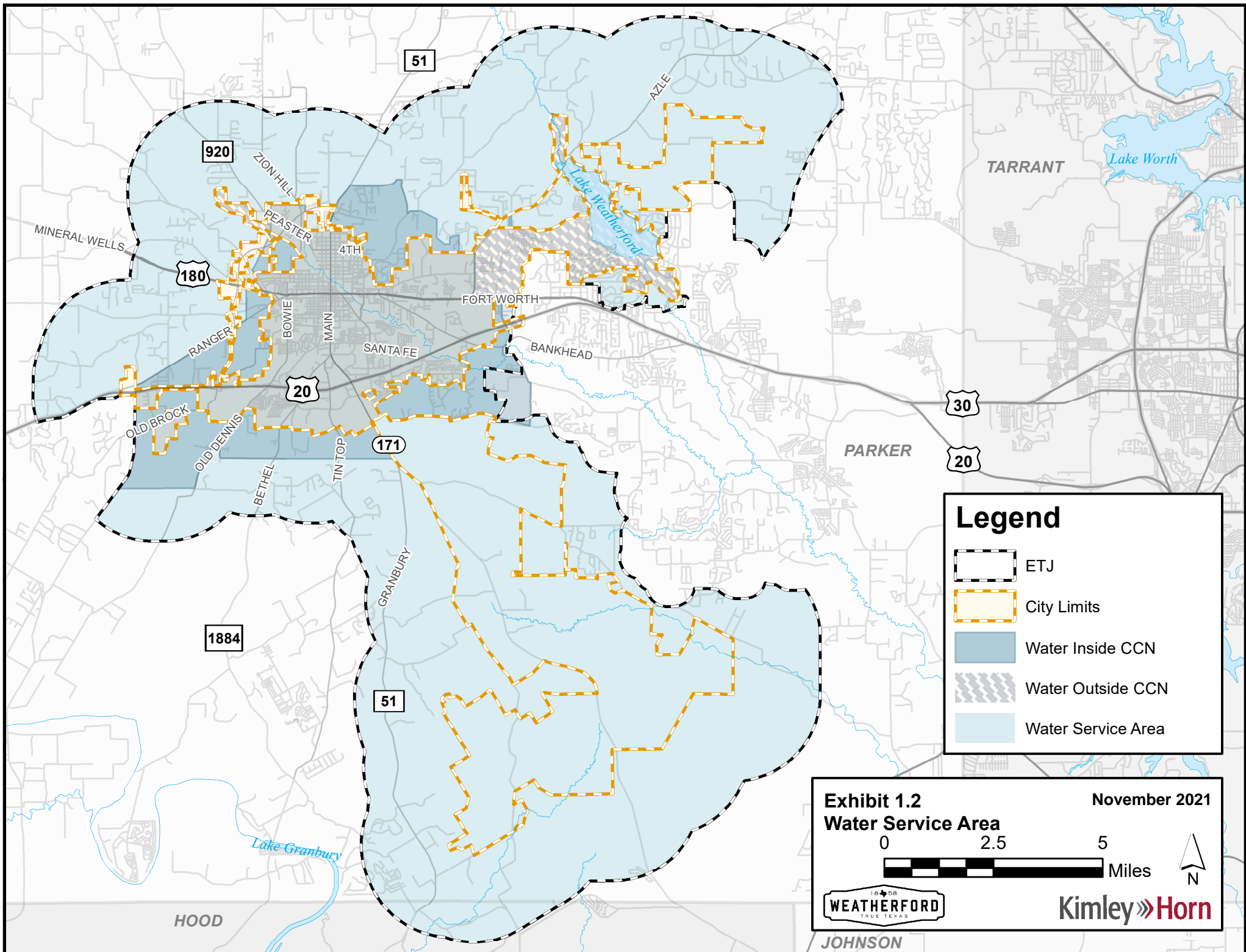
1.4 IMPACT FEE SERVICE AREAS

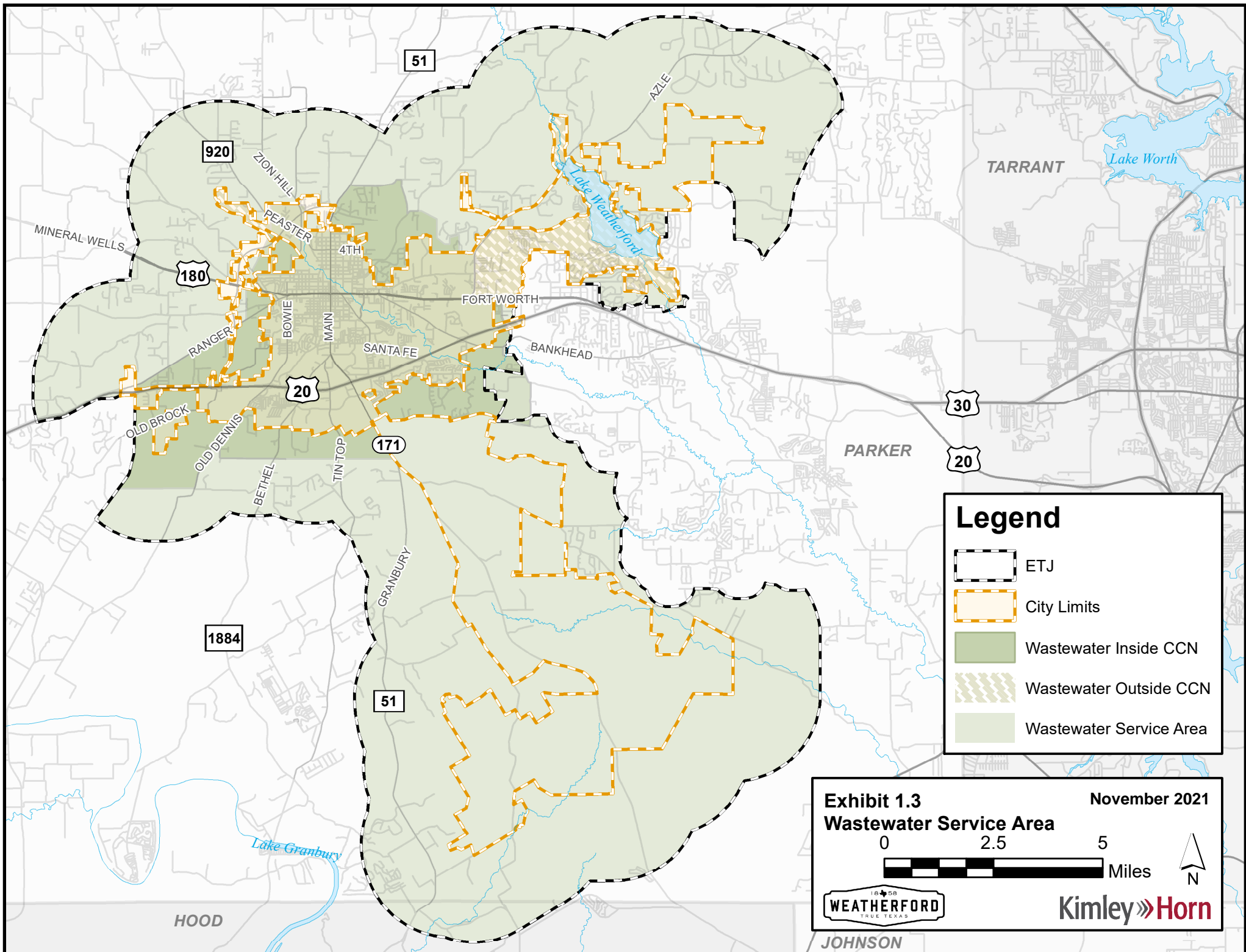
SERVICE AREA DEFINITION

According to Chapter 395 of the Local Government Code, a Service Area refers to the area within the corporate boundaries or extraterritorial jurisdiction of the political subdivision to be served by the capital improvement or facilities specified in the Capital Improvement Plan. Funds collected in the specific service areas must be spent in the service area collected.

WATER AND WASTEWATER IMPACT FEE SERVICE AREAS

The geographic boundary of the proposed water and wastewater impact fee service areas for water and wastewater facilities is shown in Exhibit 1.2 and Exhibit 1.3, respectively. The water and wastewater impact fee service areas includes the City Limits and extends throughout the ETJ.





1.5 SUMMARY

The impact fee assumptions were estimated using the City's General Plan, Water and Wastewater Master Plans, previous 2016 Impact Fee Study, Census data, and consultation with City staff. The anticipated 10-year population growth from 2021 to 2031 for the water and wastewater service areas in this Impact Fee Study Update is 9,229.

Chapter 2

Water Impact Fee Study for the
2021 Water and Wastewater Impact Fee Study Update



Nov
2021

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2.1 INTRODUCTION

The City of Weatherford retained the services of Kimley-Horn and Associates, Inc., for the purpose of developing the impact fees for water system improvements required to serve new development. These fees were developed in accordance with Chapter 395 of the *Local Government Code* (impact fees).

The purpose of this report is to satisfy the requirements of the law and provide the City with an impact fee capital improvements plan and associated impact fees.

For convenience and reference, the following is excerpted from Chapter 395 of the code:

(a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

- (1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
- (2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
- (3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
- (4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;*
- (5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;*
- (6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and*

(7) *plan for awarding:*

- (A) *a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or*
- (B) *in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.*

The study process was comprised of four tasks:

A. LAND USE ASSUMPTIONS

The land use assumptions used for this report were created by Kimley-Horn with input provided by the City of Weatherford and the *Weatherford General Plan*. The development of land use assumptions included the following:

- Establishing impact fee service areas (SA) for water and wastewater;
- Collection/determination of population by SA; and
- Projection of the ten-year population by SA.

A detailed discussion is outlined in the *Land Use Assumptions Chapter* of this report.

B. EVALUATION OF THE WATER SYSTEM MASTER PLAN

This task involved reviewing the 2013 and 2017 *Water Master Plans* completed by Freese & Nichols, Inc. (FNI) and growth projection compatibilities with the *Land Use Assumptions Chapter* of this report. The water demand projections were then used to determine the additional service units.

C. IMPACT FEE CAPITAL IMPROVEMENTS PLAN

This task involved evaluation of the water capital improvements plan outlined in the 2016 impact fee study update and the 2013 and 2017 *Water Master Plans*. Discussions were also held with City engineering staff to identify projects that will be built in the 10-year planning window and meet the design criteria.

D. IMPACT FEE ANALYSIS AND REPORT

This task included calculating the additional service units, the service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable water impact fee by meter size.

2.2 DESIGN CRITERIA

In accordance with Chapter 290 of the Texas Administrative Code (Public Drinking Water) and the design criteria in the 2013 and 2017 *Water Master Plans* completed by FNI, the following design criteria is followed when planning for future water infrastructure.

A. WATER LINES

Water distribution and transmission lines shall be sized to maintain a minimum of 35 pounds per square inch (psi) throughout the system during peak hour demands conditions. In addition to this, the transmission lines shall be designed with a maximum friction loss of 5 feet per 1,000 feet of pipeline length.

B. STORAGE TANKS

(a) Elevated Storage Tanks

Elevated storage serves three purposes:

- Functionally, elevated storage equalizes the pumping rate to compensate for daily variations in demand and to maintain a fairly constant pumping rate (usually referred to as operational storage), or a pumping rate that conforms to the requirements of the electrical rate structure.
- Provides pressure maintenance and protection against surges created by instantaneous demand, such as fire flow and main breaks, and instantaneous change in supply, such as pumps turning on and off.
- Maintains a reserve capacity for fire protection and pressure maintenance in case of power failure to one or more pump stations. Sufficient storage should be maintained to provide four hours of fire flow demand during a loss of power to the pump station.

The design criteria used to size elevated storage tank capacity is to provide adequate storage for peak hour demands plus emergency storage for fire protection. The required capacity is based on meeting the greater of either (a) two times 40% of the peak hour demand for 3 hours or (b) fire flow storage. The required capacity for emergency fire protection storage is calculated as the volume of water needed to meet a 1,500 gpm fire for a three (3) hour time period. In addition to these criteria, the City must also meet the TCEQ elevated storage requirements of 100 gallons per connection.

(b) Ground Storage Tanks

Ground storage serves two functions:

- Equalization for differing feed rates between the water supply and pumping to the system; and
- Emergency capacity in the event of temporary loss of water supply.

Generally, ground storage facilities are located at water supply points or at each pump station within the water distribution system. The design criteria recommended to size ground storage tank capacity within each pressure plane is to provide adequate storage volume to meet 8 hours of maximum day demand.

In addition to these criteria for elevated and ground storage, the City must also meet TCEQ total storage capacity requirements of 200 gallons per connection.

C. PUMP STATIONS

The design criteria recommended for pump station capacity is to provide a firm pumping capacity to meet 125% of the maximum day demand. The firm capacity is defined as the available total pumping capacity with the largest pump out of service.

D. WATER TREATMENT PLANT

The design criteria recommended to meet projected treatment capacity is to meet TCEQ requirement of 0.6 gpm per connection. In addition, the City must also meet the TCEQ requirement of initiating preparation to provide sufficient capacity when the City reaches 85% of its treatment capacity.

2.3 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

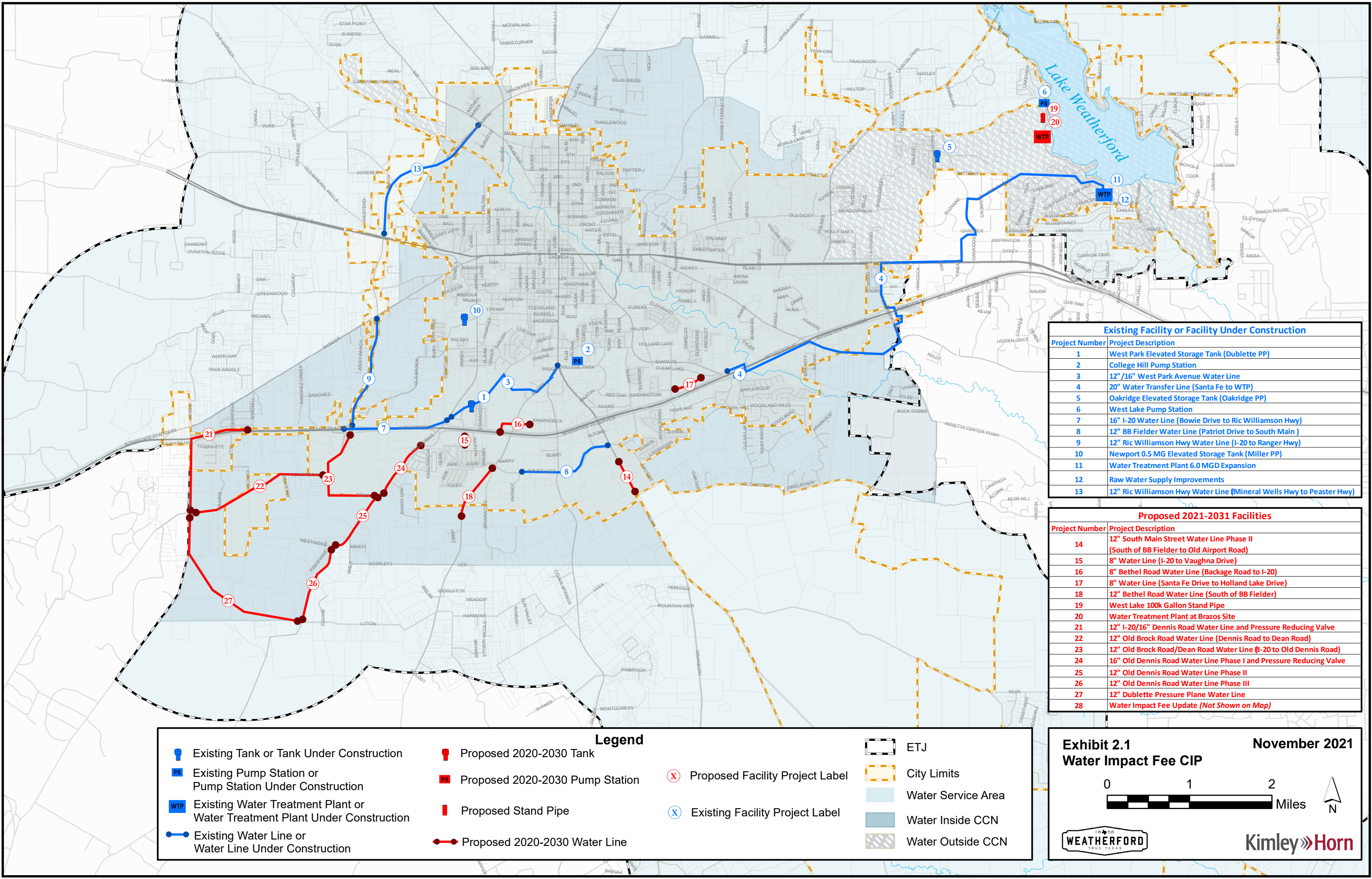
The Municipal Utility Board commissioned FNI to update the *Water Master Plan*. The purpose of the plan is to provide the City with a logical strategy for upgrading and expanding its water distribution system to accommodate future growth and for addressing existing system deficiencies. FNI completed the *Water Master Plan* in 2013 and recommended the system improvements to accommodate growth through the City's build-out. In 2017, the City the commissioned FNI to prepare a technical memorandum to update the *2013 Water Master Plan* for the western portion of the City, specifically to evaluate and analyze the Franklin and Miller Pressure Planes. The *2017 Water Master Plan Update* determined improvements needed to meet projected conditions that was not anticipated in the previous *2013 Water Master Plan*.

The impact fee capital improvements plan is developed using projects identified during the master planning process and through discussions with engineering staff. State law only allows cost recovery associated with eligible projects in a ten (10) year planning window from the time of the impact fee study. The following details the projects and the eligible recoverable cost.

Thirteen (13) existing projects, fourteen (14) proposed projects, and the Water Impact Fee Study are determined eligible for recoverable cost through impact fees over the next 10 years. The total cost of these projects is \$81,036,375. The projected total recoverable through impact fees is \$18,224,448. After debt service costs are added and the credit reduction calculation is complete, \$10,479,058 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in Table 2.1 and illustrated in Exhibit 2.1.

Table 2.1 Water Impact Fee Capital Improvements
Project Cost and 10-Year Recoverable Cost

Project #	Description	2021 Required Capacity (Percent Utilization)	2031 Required Capacity (Percent Utilization)	2021-2031 Required Capacity (Percent Utilization)	2031 Projected Recoverable Cost	Total Project Cost
EXISTING						
1	West Park Elevated Storage Tank (Dubellette PP)	12%	40%	28%	\$ 364,000	\$ 1,300,000
2	College Hill Pump Station	62%	86%	24%	\$ 158,400	\$ 660,000
3	12"/16" West Park Avenue Water Line	12%	17%	5%	\$ 56,250	\$ 1,125,000
4	20" Water Transfer Line (Santa Fe to WTP)	44%	100%	56%	\$ 1,999,200	\$ 3,570,000
5	Oakridge Elevated Storage Tank (Oakridge PP)	27%	42%	15%	\$ 55,500	\$ 370,000
6	West Lake Pump Station	33%	50%	17%	\$ 45,900	\$ 270,000
7	16" I-20 Water Line (Bowie Drive to Ric Williamson Hwy)	12%	17%	5%	\$ 59,785	\$ 1,195,700
8	12" BB Fielder Water Line (Patriot Drive to South Main)	12%	17%	5%	\$ 17,050	\$ 341,000
9	12" Ric Williamson Hwy Water Line (I-20 to Ranger Hwy)	12%	17%	5%	\$ 41,900	\$ 838,000
10	Newport 0.5 MG Elevated Storage Tank (Miller PP)	2%	18%	16%	\$ 376,800	\$ 2,355,000
11	Water Treatment Plant 6.0 MGD Expansion	19%	91%	72%	\$ 3,528,000	\$ 4,900,000
12	Raw Water Supply Improvements	40%	80%	40%	\$ 4,324,562	\$ 10,811,405
13	12" Ric Williamson Hwy Water Line (Mineral Wells Hwy to Peaster Hwy)	40%	52%	12%	\$ 75,132	\$ 626,100
Existing Subtotal					\$ 11,102,479	\$ 28,362,205
PROPOSED						
14	12" South Main Street Water Line Phase II (South of BB Fielder to Old Airport Road)	0%	17%	17%	\$ 44,710	\$ 263,000
15	8" Water Line (I-20 to Vaughna Drive)	0%	17%	17%	\$ 40,460	\$ 238,000
16	8" Bethel Road Water Line (Backage Road to I-20)	0%	17%	17%	\$ 77,520	\$ 456,000
17	8" Water Line (Santa Fe Drive to Holland Lake Drive)	0%	20%	20%	\$ 51,600	\$ 258,000
18	12" Bethel Road Water Line (South of BB Fielder)	0%	17%	17%	\$ 117,667	\$ 692,160
19	West Lake 100k Gallon Stand Pipe	0%	100%	100%	\$ 504,000	\$ 504,000
20	Water Treatment Plant at Brazos Site	0%	11%	11%	\$ 4,224,000	\$ 8,400,000
21	12" I-20/16" Dennis Road Water Line and Pressure Reducing Valve	0%	17%	17%	\$ 462,230	\$ 2,719,000
22	12" Old Brock Road Water Line (Dennis Road to Dean Road)	0%	17%	17%	\$ 267,597	\$ 1,574,100
23	12" Old Brock Road/Dean Road Water Line (I-20 to Old Dennis Road)	0%	17%	17%	\$ 401,880	\$ 2,364,000
24	16" Old Dennis Road Water Line Phase I and Pressure Reducing Valve	0%	17%	17%	\$ 228,140	\$ 1,342,000
25	12" Old Dennis Road Water Line Phase II	0%	17%	17%	\$ 197,370	\$ 1,161,000
26	12" Old Dennis Road Water Line Phase III	0%	17%	17%	\$ 228,820	\$ 1,346,000
27	12" Dubellette Pressure Plane Water Line	0%	17%	17%	\$ 230,675	\$ 1,356,910
28	Water Impact Fee Update	0%	100%	100%	\$ 45,300	\$ 45,300
Proposed Subtotal					\$ 7,121,969	\$ 52,674,170
Total					\$ 18,224,448	\$ 81,036,375



Existing Facility or Facility Under Construction	
Project Number	Project Description
1	West Park Elevated Storage Tank (Dublette PP)
2	College Hill Pump Station
3	12"/16" West Park Avenue Water Line
4	20" Water Transfer Line (Santa Fe to WTP)
5	Oakridge Elevated Storage Tank (Oakridge PP)
6	West Lake Pump Station
7	16" I-20 Water Line (Bowie Drive to Ric Williamson Hwy)
8	12" BB Fielder Water Line (Patriot Drive to South Main)
9	12" Ric Williamson Hwy Water Line (I-20 to Ranger Hwy)
10	Newport 0.5 MG Elevated Storage Tank (Miller PP)
11	Water Treatment Plant 6.0 MGD Expansion
12	Raw Water Supply Improvements
13	12" Ric Williamson Hwy Water Line (Mineral Wells Hwy to Peaster Hwy)

Proposed 2021-2031 Facilities	
Project Number	Project Description
14	12" South Main Street Water Line Phase II (South of BB Fielder to Old Airport Road)
15	8" Water Line (I-20 to Vaughna Drive)
16	8" Bethel Road Water Line (Backage Road to I-20)
17	8" Water Line (Santa Fe Drive to Holland Lake Drive)
18	12" Bethel Road Water Line (South of BB Fielder)
19	West Lake 100k Gallon Stand Pipe
20	Water Treatment Plant at Brazos Site
21	12" I-20/16" Dennis Road Water Line and Pressure Reducing Valve
22	12" Old Brock Road Water Line (Dennis Road to Dean Road)
23	12" Old Brock Road/Dean Road Water Line (I-20 to Old Dennis Road)
24	16" Old Dennis Road Water Line Phase I and Pressure Reducing Valve
25	12" Old Dennis Road Water Line Phase II
26	12" Old Dennis Road Water Line Phase III
27	12" Dublette Pressure Plane Water Line
28	Water Impact Fee Update (Not Shown on Map)

Existing Tank or Tank Under Construction

Existing Pump Station or Pump Station Under Construction

Existing Water Treatment Plant or Water Treatment Plant Under Construction

Existing Water Line or Water Line Under Construction

Proposed 2020-2030 Tank

Proposed 2020-2030 Pump Station

Proposed Stand Pipe

Proposed 2020-2030 Water Line

Proposed Facility Project Label

Existing Facility Project Label

ETJ

City Limits

Water Service Area

Water Inside CCN

Water Outside CCN

Exhibit 2.1

Water Impact Fee CIP

012

Miles

WEATHERFORD

KimleyHorn

November 2021

2.4 WATER IMPACT FEE CALCULATION

SERVICE UNITS

Chapter 395 of the Local Government Code defines a service unit as follows, "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years."

SERVICE UNIT CALCULATION

The service unit for Weatherford's water impact fees is the 3/4-inch meter. A service unit is the water demand of flow associated with the 3/4-inch meter, which is typically used by a single-family residence. All meters greater than 3/4-inch have a service unit multiplier determined by the ratio of each larger meter's capacity to the capacity of the 3/4-inch meter. The current service unit multipliers (service units/meter) are shown in Table 3.2.

Table 2.2 Meter Capacity Ratios

Meter Size	Service Units/ Meter
3/4"	1
1"	1.67
1-1/2"	3.33
2"	5.33
3"	11.67
4"	20
6"	45
8"	60

Multiplying the number of existing connections for each meter size by the number of service units per meter yields the total service units for that meter size. Summing all meter sizes yields the total number of water service units connected to the City's water system as shown in Table 2.3. The current population in the water service area is divided by the total number of service units yielding a Persons per Service Unit number.

Table 2.3 Persons per Water Service Unit

Meter Size	Existing Connections ¹	Service Units/ Meter	Service Units
3/4"	11,510	1	11,510
1"	591	1.67	987
1-1/2"	58	3.33	194
2"	401	5.33	2,138
3"	21	11.67	246
4"	10	20	200
6"	6	45	270
8"	2	60	120
Total Existing Connections:		Total Service Units:	15,665
Total Served Population:			32,121
Persons per Service Unit:			2.05

(1) Data Sources: City of Weatherford

In accordance with Chapter 395 of the Texas Local Government Code, the City of Weatherford defines a service unit based on historical water demand over the past 10 years. The service unit is the development type that predominately uses a 3/4-inch meter. The measure of consumption per service unit is based on a 3/4-inch meter and the data shown in Table 2.4.

Table 2.4 Water Service Unit Consumption Calculation

Year	Population ¹	Service Units (2.05 person/unit)	Water Average Day Demand (MGD) ²	Demand per Service Unit (GPD)
2011	25,865	12,617	4.69	372
2012	26,495	12,924	4.28	331
2013	27,141	13,240	4.04	305
2014	27,802	13,562	4.07	300
2015	28,479	13,892	3.94	284
2016	29,173	14,231	3.92	275
2017	29,883	14,577	3.94	270
2018	30,611	14,932	4.21	282
2019	31,357	15,296	3.99	261
2020	32,121	15,669	4.29	274
Average Historical Demand per Service Unit				296

(1) Data Source: *Weatherford General Plan*

(2) Data Source: City of Weatherford

Based on the City's 10-year growth projections and the resulting water demand projections, water service will be required for an additional 4,493 Service Units by the year 2031 as shown in Table 2.5. The calculation is as follows:

- A service unit, which is a unit of development that consumes approximately 296 gallons per day (GPD), is a typical residential connection that uses a 3/4-inch meter.

Table 2.5 10-year Additional Service Units Calculation

Year	Average Day Demand (MGD) ¹	Service Unit Demand (GPD)	Projected Service Units
2021	4.74	296	16,014
2031	6.07	296	20,507
10-year Additional Service Units			4,493

(1) Data Sources: City of Weatherford

MAXIMUM ASSESSABLE IMPACT FEE

Impact fee law allows for a credit calculation to credit back the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility revenues. Cities may choose to conduct a financial analysis to determine the credit value or may alternatively choose to reduce the recoverable cost by 50 percent. The City has elected to reduce the recoverable cost by 50 percent, consistent with the previous impact fee studies. Therefore, the maximum allowable recoverable cost for impact fee shown below is 50 percent of the Pre Credit Recoverable Cost.

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

Table 2.6 10-Year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	\$ 18,224,448
Debt Service ¹	\$ 2,733,667
Pre Credit Recoverable Cost for Impact Fee	\$ 20,958,115
Credit for Utility Revenues	\$ (10,479,058)
Maximum Recoverable Cost for Impact Fee	\$ 10,479,058

(1) Represents the projected interest costs associated with debt financing the new impact fee project costs.

$$\text{Impact fee per service units} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{10-year recoverable cost} = \$10,479,058$$

$$\text{Impact fee per service units} = \frac{\$10,479,058}{4,493}$$

$$\text{Impact fee per service units} = \$2,332$$

Therefore, the maximum assessable water impact fee per service unit is \$2,332.

For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 3/4-inch meter. The maximum impact fee that could be assessed for other meter sizes is based on the Equivalency Table (Table 2.7).

Table 2.7 Maximum Assessable Water Impact Fee for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)*	Service Unit Equivalent	Maximum Assessable Water Impact Fee
3/4"	15	1	\$2,332
1"	25	1.67	\$3,894
1-1/2"	50	3.33	\$7,766
2"	80	5.33	\$12,430
3"	175	11.7	\$27,214
4"	300	20	\$46,640
6"	675	45	\$104,940
8"	900	60	\$139,920

*Operating capacities obtained from American Water Works Association (AWWA) C-700-20 and C-702-19

Chapter 3

Wastewater Impact Fee Study for the
2021 Water and Wastewater Impact Fee Study Update



Nov
2021

Prepared for the City of Weatherford

Prepared by:

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TBPE Firm Registration Number: F-928

Project Number: 061269310

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3.1 INTRODUCTION

The City of Weatherford retained the services of Kimley-Horn and Associates, Inc., for the purpose of developing the impact fees for wastewater system improvements required to serve new development. These fees were developed in accordance with Chapter 395 of the *Local Government Code* (impact fees). The purpose of this report is to satisfy the requirements of the law and provide the City with an impact fee capital improvements plan and associated impact fees.

For convenience and reference, the following is excerpted from Chapter 395 of the code:

- (a) *The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:*
 - (1) *a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (2) *an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (3) *a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (4) *a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;*
 - (5) *the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;*
 - (6) *the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and*

(7) *plan for awarding:*

- (A) *a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or*
- (B) *in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.*

The study process was comprised of four tasks:

A. LAND USE ASSUMPTIONS

The land use assumptions used for this report were created by Kimley-Horn with input provided by the City of Weatherford and the *Weatherford General Plan*. The development of land use assumptions included the following:

- Establishing impact fee service areas (SA) for water and wastewater;
- Collection/determination of population by SA; and
- Projection of the ten-year population by SA.

A detailed discussion is outlined in the *Land Use Assumptions Chapter* of this report.

B. EVALUATION OF THE WASTEWATER MASTER PLAN

This task involved reviewing the *2017 Wastewater Master Plan* completed by Freese & Nichols, Inc. (FNI) and its growth projection compatibility with the *Land Use Assumptions Chapter* of this report. The wastewater flow projections were then used to determine the additional service units.

C. IMPACT FEE CAPITAL IMPROVEMENT PLAN

This task involved reviewing the wastewater capital improvements plan outlined in 2016 impact fee update study and the *2017 Wastewater Master Plan*. Discussions were also held with City engineering staff to identify projects that will be constructed in the 10-year planning window and meet the design criteria.

D. IMPACT FEE ANALYSIS AND REPORT

This task included calculating the additional service units, the service unit equivalents, and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable wastewater impact fee by meter size.

3.2 DESIGN CRITERIA

In accordance with the Chapter 217 of the Texas Administrative Code (Design Criteria for Domestic Wastewater Systems) and the design criteria in the 2017 *Wastewater Mater Plan* completed by FNI, the following design criteria is followed when planning for future wastewater infrastructure.

A. SEWER TRUNK LINES (INTERCEPTORS)

The design criteria for sewer trunk lines or interceptors is based on the TCEQ requirements that meet peak wet weather design flows with no overflows while maintaining a minimum of 2 ft/sec cleaning velocity and a maximum of 10 ft/sec velocity.

B. LIFT STATIONS PUMPING CAPACITY

The design criteria for lift station pumping shall be to provide firm pumping capacity to meet 110% of the peak wet weather design flows. The firm pumping capacity is defined as the available total pumping capacity with the largest pump out of service.

C. LIFT STATION WET WELL CAPACITY

The design criteria for lift station wet wells are to provide adequate volumes to limit pump cycling to once every 6 minutes for 50 hp and smaller pumps, once every 10 minutes for 50-100 hp pumps, and once every 15 minutes for greater than 100 hp pumps. Based on this criterion, the required operating volume for each pump can be calculated as

$$V = tQ/4 \quad \text{where,}$$

$$t = \text{Maximum pump cycling time} = 10 \text{ minutes}$$

$$Q = \text{Lead pump discharge rate in gallons per minute (gpm)}$$

$$V = \text{Required wet well volume between pump start and stop elevation}$$

D. FORCE MAINS

The design criteria recommended for force mains is to be sized to convey the lift station pumping capacity at a minimum velocity of 3 feet/second for duplex lift stations and 2 feet/second with one pump operating at a lift station with three or more pumps. In addition, a minimum flushing velocity of 5 feet/second must occur in a force main at least twice daily for a lift station with three or more pumps.

E. WASTEWATER TREATMENT PLANT EXPANSION

The design criteria for the wastewater treatment plant (WWTP) expansion and/or upgrading is based on the TCEQ "75/90 rule" (Title 30, TAC 305.126 (a)). The 75/90 rule states that when a plant reaches 75% of the permitted annual average flow for three consecutive months, the facility must begin planning for its next WWTP expansion. In addition, the rule states that when a facility exceeds 90% of its permitted annual average flow, the facility must be in construction of its next expansion.

3.3 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

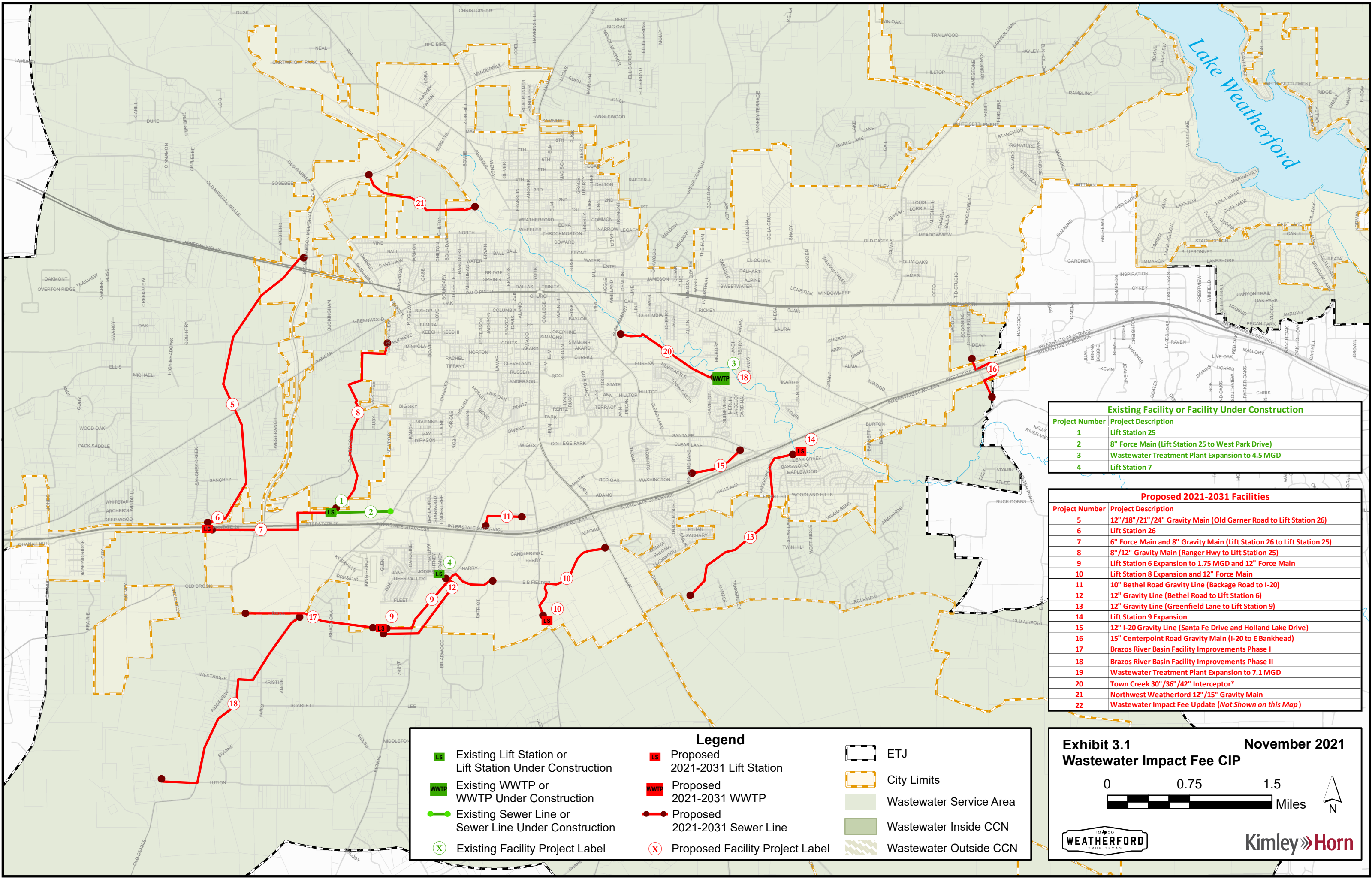
The Municipal Utility Board commissioned FNI to update the *Wastewater Master Plan*. The purpose of the plan is to provide the City with a logical strategy for upgrading and expanding its wastewater collection system to accommodate future growth and for addressing existing system deficiencies. FNI completed the *Wastewater Master Plan* and recommended system improvements to accommodate growth through the City's build-out.

The impact fee capital improvements plan is developed using projects identified during the master planning process and through discussions with engineering staff. State law only allows cost recovery associated with eligible projects in a ten (10) year planning window from the time of the impact fee study. The following details the projects and the eligible recoverable cost.

Four (4) existing projects, seventeen (17) proposed projects, and the Wastewater Impact Fee Study are determined eligible for recoverable cost through impact fees over the next 10 years. The total cost of these projects is \$64,761,638. The projected total recoverable through impact fees is \$17,321,244. After debt service costs are added and the credit reduction calculation is complete, \$9,959,715 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in Table 3.1 and illustrated in Exhibit 3.1.

Table 3.1 Wastewater Impact Fee Capital Improvements
Project Cost and 10-Year Recoverable Cost

Project #	Description	2021 Required Capacity (Percent Utilization)	2031 Required Capacity (Percent Utilization)	2021-2031 Required Capacity (Percent Utilization)	2031 Projected Recoverable Cost	Total Project Cost
EXISTING						
1	Lift Station 25	0%	32%	32%	\$ 93,398	\$ 936,663
2	8" Force Main (Lift Station 25 to West Park Drive)	0%	32%	32%	\$ 41,992	\$ 247,013
3	Wastewater Treatment Plant Expansion to 4.5 MGD	0%	32%	32%	\$ 1,567,512	\$ 2,902,800
4	Lift Station 7	35%	62%	27%	\$ 180,056	\$ 1,125,347
Existing Subtotal					\$ 2,182,958	\$ 5,211,823
PROPOSED						
5	12"/18"/21"/24" Gravity Main (Old Garner Road to Lift Station 26)	0%	22%	22%	\$ 675,180	\$ 3,069,000
6	Lift Station 26	0%	64%	64%	\$ 1,241,600	\$ 1,940,000
7	6" Force Main and 8" Gravity Main (Lift Station 26 to Lift Station 25)	0%	22%	22%	\$ 173,690	\$ 789,500
8	8"/12" Gravity Main (Ranger Hwy to Lift Station 25)	0%	44%	44%	\$ 408,129	\$ 927,565
9	Lift Station 6 Expansion to 1.75 MGD and 12" Force Main	0%	29%	29%	\$ 704,700	\$ 2,430,000
10	Lift Station 8 Expansion and 12" Force Main	0%	60%	60%	\$ 990,000	\$ 1,650,000
11	10" Bethel Road Gravity Line (Backage Road to I-20)	0%	55%	55%	\$ 268,400	\$ 488,000
12	12" Gravity Line (Bethel Road to Lift Station 6)	0%	46%	46%	\$ 436,080	\$ 948,000
13	12" Gravity Line (Greenfield Lane to Lift Station 9)	0%	71%	71%	\$ 760,197	\$ 1,070,700
14	Lift Station 9 Expansion	0%	56%	56%	\$ 346,500	\$ 618,750
15	12" I-20 Gravity Line (Santa Fe Drive and Holland Lake Drive)	0%	85%	85%	\$ 263,755	\$ 310,300
16	15" Centerpoint Road Gravity Main (I-20 to E Bankhead)	0%	35%	35%	\$ 343,350	\$ 981,000
17	Brazos River Basin Facility Improvements Phase I	0%	30%	30%	\$ 677,400	\$ 2,258,000
18	Brazos River Basin Facility Improvements Phase II	0%	11%	11%	\$ 977,900	\$ 8,890,000
19	Wastewater Treatment Plant Expansion to 7.1 MGD	0%	19%	19%	\$ 5,335,200	\$28,080,000
20	Town Creek 30"/36"/42" Interceptor	0%	18%	18%	\$ 671,886	\$ 3,732,700
21	Northwest Weatherford 12"/15" Gravity Main	0%	62%	62%	\$ 819,020	\$ 1,321,000
22	Wastewater Impact Fee Update	0%	100%	100%	\$ 45,300	\$ 45,300
Proposed Subtotal					\$15,138,287	\$59,549,815
Total					\$ 17,321,244	\$ 64,761,638



Existing Facility or Facility Under Construction	
Project Number	Project Description
1	Lift Station 25
2	8" Force Main (Lift Station 25 to West Park Drive)
3	Wastewater Treatment Plant Expansion to 4.5 MGD
4	Lift Station 7

Proposed 2021-2031 Facilities	
Project Number	Project Description
5	12"/18"/21"/24" Gravity Main (Old Garner Road to Lift Station 26)
6	Lift Station 26
7	6" Force Main and 8" Gravity Main (Lift Station 26 to Lift Station 25)
8	8"/12" Gravity Main (Ranger Hwy to Lift Station 25)
9	Lift Station 6 Expansion to 1.75 MGD and 12" Force Main
10	Lift Station 8 Expansion and 12" Force Main
11	10" Bethel Road Gravity Line (Backage Road to I-20)
12	12" Gravity Line (Bethel Road to Lift Station 6)
13	12" Gravity Line (Greenfield Lane to Lift Station 9)
14	Lift Station 9 Expansion
15	12" I-20 Gravity Line (Santa Fe Drive and Holland Lake Drive)
16	15" Centerpoint Road Gravity Main (I-20 to E Bankhead)
17	Brazos River Basin Facility Improvements Phase I
18	Brazos River Basin Facility Improvements Phase II
19	Wastewater Treatment Plant Expansion to 7.1 MGD
20	Town Creek 30"/36"/42" Interceptor*
21	Northwest Weatherford 12"/15" Gravity Main
22	Wastewater Impact Fee Update (Not Shown on this Map)

LS

Existing Lift Station or Lift Station Under Construction

WWTP

Existing WWTP or WWTP Under Construction

Existing Sewer Line or Sewer Line Under Construction

X

Existing Facility Project Label

LS

Proposed 2021-2031 Lift Station

WWTP

Proposed 2021-2031 WWTP

Proposed 2021-2031 Sewer Line

X

Proposed Facility Project Label

ETJ

City Limits

Wastewater Service Area

Wastewater Inside CCN

Wastewater Outside CCN

Exhibit 3.1

Wastewater Impact Fee CIP

November 2021

00.751.5

Miles

WEATHERFORD

TRUE TEXAS

KimleyHorn

3.4 WASTEWATER IMPACT FEE CALCULATION

SERVICE UNITS

Chapter 395 of the Local Government Code defines a service unit as follows, "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years."

SERVICE UNIT CALCULATION

The service unit for Weatherford's wastewater impact fees is the 3/4-inch water meter size. A service unit is the wastewater discharge or flow associated with the 3/4-inch water meter, which is typically used by a single-family residence. While there are no wastewater meters, utilizing AWWA water meter equivalents is an equitable method for distributing the 10-year wastewater service demand.

All meters greater than 3/4-inch have a service unit multiplier determined by the ratio of each larger meter's capacity to the capacity of the 3/4-inch meter. The current service unit multipliers (service units/meter) are shown in Table 3.2.

Table 3.2 Meter Capacity Ratios

Meter Size	Service Units/ Meter
3/4"	1
1"	1.67
1-1/2"	3.33
2"	5.33
3"	11.67
4"	20
6"	45
8"	60

Using the methodology from the water calculations in Chapter 2, multiplying the number of existing connections for each meter size by the number of service units per meter yields the total service units for that meter size. Summing for all meter sizes yields the total number of water service units connected to the City's water system as shown in Table 3.3. The current population in the wastewater service area is divided by the total number of service units yielding a Persons per Service Unit number.

Table 3.3 Persons per Wastewater Service Unit

Meter Size	Existing Connections ¹	Service Units/ Meter	Service Units
3/4"	11,510	1	11,510
1"	591	1.67	987
1-1/2"	58	3.33	194
2"	401	5.33	2,138
3"	21	11.67	246
4"	10	20	200
6"	6	45	270
8"	2	60	120
Total Existing Connections:		Total Service Units:	15,665
Total Served Population:			32,121
Persons per Service Unit:			2.05

(1) Data Sources: City of Weatherford

In accordance with Chapter 395 of the Texas Local Government Code, the City of Weatherford defines a service unit based on historical wastewater discharge over the past 10 years. The service unit is the development type that predominately uses a 3/4-inch water meter. The measure of flow per service unit is based on a 3/4-inch meter and the data shown in Table 3.4.

Table 3.4 Wastewater Service Unit Consumption Calculation

Year	Population ¹	Service Units (2.05 person/unit)	Wastewater Average Day Flow (MGD) ²	Flow per Service Unit (GPD)
2011	25,865	12,617	2.14	170
2012	26,495	12,924	2.21	171
2013	27,141	13,240	2.17	164
2014	27,802	13,562	2.09	154
2015	28,479	13,892	2.29	165
2016	29,173	14,231	2.30	162
2017	29,883	14,577	2.10	144
2018	30,611	14,932	2.26	151
2019	31,357	15,296	2.40	157
2020	32,121	15,669	2.58	165
Average Historical Flow per Service Unit				161

(1) Data Source: Weatherford General Plan

(2) Data Source: City of Weatherford

Based on the City's 10-year growth projections and the resulting wastewater flow projections, wastewater service will be required for an additional 4,472 Service Units by the year 2031 as shown in Table 3.5.

The calculation is as follows:

- A service unit, which is a unit of development that discharges approximately 161 gallons per day (GPD), is a typical residential connection that uses a 3/4-inch meter.

Table 3.5 10-year Additional Service Units Calculation

Year	Average Day Flow (MGD) ¹	Service Unit Flow (GPD)	Projected Service Units
2021	2.51	161	16,025
2031	3.30	161	20,497
10-year Additional Service Units			4,472

(1) Data Sources: City of Weatherford

MAXIMUM ASSESSABLE IMPACT FEE

Impact fee law allows for a credit calculation to credit back the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility revenues. Cities may choose to conduct a financial analysis to determine the credit value or may alternatively choose to reduce the recoverable cost by 50 percent. The City has elected to reduce the recoverable cost by 50 percent, consistent with the previous impact fee studies. Therefore, the maximum allowable recoverable cost for impact fee shown below is 50 percent of the Pre Credit Recoverable Cost.

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

Table 3.6 10-Year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	\$ 17,321,244
Debt Service ¹	\$ 2,598,187
Pre Credit Recoverable Cost for Impact Fee	\$ 19,919,431
Credit for Utility Revenues	\$ (9,959,715)
Maximum Recoverable Cost for Impact Fee	\$ 9,959,715

(1) Represents the projected interest costs associated with debt financing the new impact fee project costs.

$$\text{Impact fee per service units} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{10-year recoverable cost} = \$9,959,715$$

$$\text{Impact fee per service units} = \frac{\$9,959,715}{2,227}$$

$$\text{Impact fee per service units} = \$2,227$$

Therefore, the maximum assessable wastewater impact fee per service unit is \$2,227.

For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 3/4-inch meter. The maximum impact fee that could be assessed for other meter sizes is based on the Equivalency Table (Table 3.7).

Table 3.7 Maximum Assessable Wastewater Impact Fee for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)*	Service Unit Equivalent	Maximum Assessable Wastewater Impact Fee
3/4"	15	1	\$2,227
1"	25	1.67	\$3,719
1-1/2"	50	3.33	\$7,416
2"	80	5.33	\$11,870
3"	175	11.7	\$25,989
4"	300	20	\$44,540
6"	675	45	\$100,215
8"	900	60	\$133,620

*Operating capacities obtained from American Water Works Association (AWWA) C-700-20 and C-702-19

Impact Fee Ordinance
Adopted November 16, 2021



Nov
2021

Prepared for the City of Weatherford

Prepared by:

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TBPE Firm Registration Number: F-928

Project Number: 061269310

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ORDINANCE NO. O2021-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS AMENDING TITLE IX - PUBLIC WAYS AND PROPERTY, CHAPTER 8. - UTILITY RATES, SEC. 9-8-7. - IMPACT FEES IN ITS ENTIRETY, 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 to finance capital improvements;

WHEREAS, the City Council of the City of Weatherford, Texas has retained the professional engineering firm of Kimley-Horn & Associates, Inc. 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 April 29, 2021, 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 May 11, 2021, the City Council of the City of Weatherford, Texas approved the appointment of this committee;

WHEREAS, on August 11, August 25 and September 8, 2021, meetings were held with the Advisory Committee to review information related to the proposed amendments to the land use assumptions, capital improvements plan, and impact fees; and comments were received from the Advisory Committee by September 20, 2021;

WHEREAS, on September 20, 2021 the Advisory Committee recommended to the Weatherford Municipal Utility Board and City Council that the impact fees be set at the Maximum Assessable Impact Fee amounts, as determined in the study, and that the new rates be made effective January 1, 2022;

WHEREAS, on September 30, 2021, the City of Weatherford Municipal Utility Board recommended to the City Council that the impact fees be set at the Maximum Assessable Impact Fee amounts – \$2,332 per average residential service unit for water

and \$2,227 per average residential service unit for wastewater (both based on a ¾" water meter);

WHEREAS, on October 26, 2021, a public hearing was conducted to receive citizen input concerning the adoption of amendments to the Capital Improvements Plan, land use assumptions plan, and the imposition of an impact fee for the City of Weatherford, Texas;

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

Section 1. Title IX - PUBLIC WAYS AND PROPERTY, CHAPTER 8. - UTILITY RATES, Sec. 9-8-7. - Impact fees is hereby amended as follows:

- a. The City Council of the City of Weatherford, Texas hereby imposes impact fees for the financing of capital improvements at \$2,332 per standard residential service unit (¾" water meter) for water and \$2,227 per standard residential service unit (¾" water meter) for wastewater, as set forth in the 2021 Water and Wastewater Impact Fee Study Update approved by the City Council of the City of Weatherford, effective January 1, 2022.
- b. 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.

II.

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.

III.

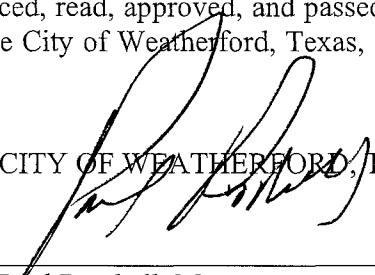
If any section, subsection, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

IV.

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 16th day of November, 2021.

CITY OF WEATHERFORD, TEXAS



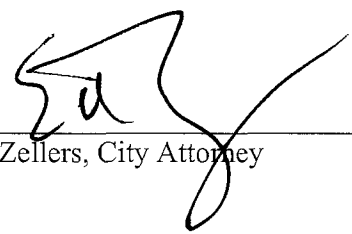
Paul Paschall, Mayor

ATTEST:



Malinda Nowell, City Secretary

APPROVED AS TO FORM:



Ed Zellers, City Attorney