



REPORT ON WATER AND WASTEWATER IMPACT FEES FOR CITY OF CASTROVILLE, TEXAS

TOPICAL REPORT RSI-W0143 – TO 14



PREPARED FOR

City of Castroville, TX
1209 Fiorella St
Castroville, TX 78009

OCTOBER, 2022





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TOPICAL REPORT RSI-W0143 – TO 14



PREPARED BY

Daryl D. Spillmann, P.E.
Texas Registered Engineering Firm F-17502

RESPEC

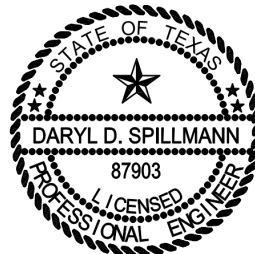
1020 NE Loop 410, Suite 340
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PREPARED FOR

City of Castroville, TX
1209 Fiorella St
Castroville, TX 78009

OCTOBER 2022

Project Number W0143



A handwritten signature in black ink that reads "Daryl D. Spillmann".

10/05/2022





EXECUTIVE SUMMARY

The City of Castroville, Texas (the City) retained RESPEC, to conduct an Impact Fee Study. The City provides water and wastewater services to its customers within the city and portions of its extraterritorial jurisdiction. This report describes the approach to reviewing anticipated development and capital improvements plan (CIP) to calculate maximum allowable impact fees for the next five years.

The Texas Local Government Code Chapter 395 authorizes political subdivisions to impose impact fees on new development within its corporate boundaries and extraterritorial jurisdiction (ETJ). The most recent amendment to the impact fees was in 2018 with Ordinance 2018-006. The fees were again confirmed with adoption of the comprehensive fee schedule with Ordinance 2021-014.

Impact fees provide utilities with a mechanism for funding or recovering the costs associated with capital improvements or facility expansions of the water and/or wastewater systems necessitated and attributable to new development. For the City, impact fees are based on four components across the Water System and Wastewater System service areas. For Water service areas, RESPEC calculated the impact fee for two components: Water Production and Water Distribution. For Wastewater service areas, RESPEC calculated the impact fee for two components: Wastewater Treatment and Wastewater Collection. In addition, the City has proactively taken on projects in the past which increased utility capacity in anticipation of future growth. These projects were financed by debt obligations which the City is still paying. Recovery of the obligations through impact fees have been factored in as well.

Proposed Maximum Impact Fees for each water and sewer Living Unit Equivalent (LUE) are \$4,981.94 and \$5,982.63, respectively.



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1.0 INTRODUCTION

1.1 CURRENT IMPACT FEES

The City has adopted the following water and wastewater impact fees with Ordinance 2021-014 adopted September 14, 2021 effective from September 30, 2022 to October 1, 2023. Impact fees do not include costs to connect to the system, permitting, or engineering fees. Texas Local Government Code 395 details the expenditures which may be factored into impact fees. Although the City has established impact fees for a large range of connection sizes, the largest connection currently in the system is a 6". A listing of the existing water and sewer impact fees is shown in Table 1. Sewer impact fees are based on the size of the water service serving the property.

Table 1 - Current Water and Sewer Impact Fees for the City of Castroville

Type and Size of Water Meter	Water Impact Fee	Sewer Impact Fee
Simple 5/8" x 3/4" service	\$2,995.90	\$3,817.96
Simple 3/4"	\$4,993.85	\$5,726.93
Simple 1"	\$7,489.75	\$9,544.89
Simple 1-1/2"	\$14,979.49	\$19,089.78
Simple 2"	\$23,967.19	\$30,543.65
Compound 2"	\$23,967.19	\$30,543.65
Turbine 2"	\$29,958.98	\$38,179.56
Compound 3"	\$47,934.37	\$61,087.29
Turbine 3"	\$71,901.56	\$91,630.94
Compound 4"	\$74,897.46	\$95,448.89
Turbine 4"	\$125,827.73	\$160,354.14
Compound 6"	\$149,794.91	\$190,897.78
Turbine 6"	\$275,622.64	\$351,251.92
Compound 8"	\$239,671.86	\$305,436.45
Turbine 8"	\$479,343.73	\$610,872.91
Compound 10"	\$344,528.30	\$439,064.90
Turbine 10"	\$748,974.57	\$954,488.92
Turbine 12"	\$988,646.43	\$1,259,925.37

1.2 EXISTING CONNECTIONS

The city currently has approximately 1,519 active connections to the water system. The American Water Works Association (AWWA) provides guidance on the approximate number of Living Unit Equivalents (LUEs) based on the size of a connection. An LUE is defined as the typical amount of water

consumed by a typical single-family home on a daily basis. The number of connections and sizes in the city water system are shown in Table 2.

Table 2 - Meter connections in the city water system

Meter Size	Number	LUE/connection	LUE Equivalent
5/8" x 3/4"	1227	1	1227
3/4"	130	1.5	195
1"	99	2.5	247.5
1-1/4", 1-1/2"	31	5	155
2"	27	8	216
3"	3	16	48
4"	0	25	0
6"	2	50	100
Total	1519		2189

2.0 LAND USE ASSUMPTIONS

RESPEC is has been tasked to develop a master plan for water and wastewater utilities concurrent with this impact fee study. Current and projected land uses are shown in Table 3. Current land uses and water connections were based on data provided by city staff. Current population was based on available online data from the United State Census Bureau. Projections were estimated using a 10% annual growth rate. Italicized entries are estimations.

Table 3 - Current and projected land uses and populations

Land Use	2022		2025		2030	
	ACRES	%	ACRES	%	ACRES	%
Single-Family Residential	619	4.0%	823	5.2%	1326	7.6%
Manufactured Housing	2	0.0%	3	0.0%	4	0.0%
Multi-Family	10	0.1%	13	0.1%	21	0.1%
Commercial	230	1.5%	306	1.9%	493	2.8%
Industrial	116	0.8%	154	1.0%	249	1.4%
Parks and Open Space	196	1.3%	261	1.6%	420	2.4%
Public/Institutional	465	3.0%	619	3.9%	997	5.7%
Right-of-Way (ROW)	220	1.4%	293	1.8%	472	2.7%
Non-urban/Undeveloped	13469	87.9%	13465	84.5%	13458	77.2%
Total Acreage	15327	100.0%	15938	100.0%	17440	100.0%
Population	3097		4122		6639	
<i>Water Service Population</i>	3097		4122		6639	
<i>Sewer Service Population</i>	2787		3710		5975	
<i>Water LUEs</i>	2189		2914		4692	
<i>Sewer LUEs</i>	1970		2622		4223	
<i>Population per Urban Acre</i>	1.67		1.67		1.67	
<i>Population per Total Acres</i>	0.20		0.26		0.38	

3.0 EXISTING DEBT LOAD ON PREVIOUS CAPITAL PROJECTS

The City has provided information on current debt load related to water and wastewater utility projects for bonds going back as far as 2013. With the exception of 2015 bonds, it was assumed that the projects funded by these bonds were covered both water and sewer improvements. Three large bonds totaling \$15,600,000 were issued in 2015 to finance the replacement and expansion on the existing wastewater treatment plant and construction of the East Side Lift Station. Review of historical information and design plans for the new plant and lift station identified of approximately 4,000 LUE's of increased capacity for the treatment plant. The increased water capacity is an approximation based on past growth and an understanding of the scope of the improvements. Summary of water and wastewater debt is in Table 4. A detailed presentation of existing water and sewer utility debt is in Appendix A.

Table 4 - Current debt load for water and sewer utilities

Total Outstanding Debt	Water	Sewer
\$13,465,000.00	\$732,500.00	\$12,732,500.00
Approximate Additional Connections	500	4000
Impact Per LUE	\$1,465.00	\$3,183.13

4.0 PROPOSED CAPITAL IMPROVEMENTS

The City staff has provided a 10-year Capital Improvement Program which includes water and wastewater capital projects. Projects identified major replacements, upgrades to meet regulatory requirements, and expansions for future growth. Projects that increase capacity within the water and wastewater systems were determined to be eligible for funding through impact fee recovery. A summation of the impact fee eligible costs and added capacity are shown in Table 5. The increases in water and sewer capacity are approximations based on anticipated development projects and scopes of proposed projects. It should be noted these proposed capital improvements are heavily influenced by scope and location of proposed development projects and are subject to frequent revision. A copy of the capital improvement plan furnished by the city is in Appendix B

Table 5 - Currently proposed 10-year CIP for water and sewer utilities

Total CIP	Water	Sewer
\$12,638,877.34	\$7,033,877.34	\$5,605,000.00
Approximate Additional Connections	2000	2000
Impact Per LUE	\$3,516.94	\$2,802.50

5.0 IMPACT FEES

Based on existing debt load and proposed capital improvements the following impact fees are proposed in Table 6 on a per LUE basis. A table of impact fees for other cities in the area is in Appendix C

Table 6 - Proposed Impact fees per LUE

	Water	Sewer
Proposed Impact Fee/LUE	\$4,981.94	\$5,982.63

Table 7 - Proposed water and sewer impact fees based on water connection size

Impact Fees					
Connection Size	Type	Multiplier	Water	Sewer	Total
5/8" x 3/4"	Simple	1	\$4,981.94	\$5,985.63	\$10,967.56
3/4"	Simple	1.5	\$7,472.91	\$8,978.44	\$16,451.35
1"	Simple	2.5	\$12,454.85	\$14,964.06	\$27,418.91
1-1/2"	Simple	5	\$24,909.69	\$29,928.13	\$54,837.82
2"	Simple	8	\$39,855.51	\$47,885.00	\$87,740.51
2"	Compound	8	\$39,855.51	\$47,885.00	\$87,740.51
2"	Turbine	10	\$49,819.39	\$59,856.25	\$109,675.64
3"	Compound	16	\$79,711.02	\$95,770.00	\$175,481.02
3"	Turbine	24	\$119,566.53	\$143,655.00	\$263,221.53
4"	Compound	25	\$124,548.47	\$149,640.63	\$274,189.09
4"	Turbine	42	\$209,241.42	\$251,396.25	\$460,637.67
6"	Compound	50	\$249,096.93	\$299,281.25	\$548,378.18
6"	Turbine	92	\$458,338.36	\$550,677.50	\$1,009,015.86
8"	Compound	80	\$398,555.09	\$478,850.00	\$877,405.09
8"	Turbine	160	\$797,110.19	\$957,700.00	\$1,754,810.19
10"	Compound	115	\$572,922.95	\$688,346.88	\$1,261,269.82
10"	Turbine	250	\$1,245,484.67	\$1,496,406.25	\$2,741,890.92
12"	Turbine	330	\$1,644,039.76	\$1,975,256.25	\$3,619,296.01

6.0 REFERENCES

American Water Works Association, "AWWA C700-20: Cold-Water Meters – Displacement Type, Metal Alloy Main Case", 2020

American Water Works Association, "AWWA C701-19: Cold-Water Meters – Turbine Type, for Customer Service", 2019

American Water Works Association, "AWWA C702-19: Cold-Water Meters – Compound Type", 2019

City of Castroville, Texas, Ordinance 2018-016

City of Castroville, Texas, Ordinance 2021-004



State of Texas, Local Government Code, Title 12. Planning and Development, Subtitle C. Planning and Development Provisions Applying to More than One Type of Local Government, Chapter 395. Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments, Subchapter A. General Provisions



APPENDIX A - CURRENT WATER AND SEWER DEBT



FINANCIAL STATEMENT

FOR OTHER BONDS FOR THIS ISSUER, SEE SEPARATE MUNICIPAL REPORTS

FINANCIAL STATEMENT (As of September 30, 2021)

Special Obligation Debt		
Senior Lien	\$13,610,000	
Special Fund Balances		
Reserve	\$1,531,014	

PAYMENT RECORD

Never defaulted.

DETAILS OF OUTSTANDING DEBT

Details of Senior Lien Debt (Outstanding 9/30/2021)

Util Sys Rev Bds Ser 2013

Lien: Senior
 Tax Treatment: Bank Qualified
 Original Issue Amount: \$350,000.00
 Dated Date: 02/01/2013
 Sale Date: 02/12/2013
 Delivery Date: 03/12/2013
 Sale Type: Private Placement
 Record Date: MSRB
 Bond Form: BE
 Denomination: \$5,000
 Interest pays: Semi-Annually: 02/01, 08/01
 1st Coupon Date: 08/01/2013

Paying Agent: BDKF, N.A., Austin, TX
 Bond Counsel: Fulbright & Jaworski L.L.P.
 Financial Advisor: Allison, M.E. & Co., Inc., San Antonio, TX
 Purchaser: Texas Water Development Board

Use of Proceeds: Water & Sewer.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/01/2022	35,000.00	1.0200%	N/A
02/01/2023	35,000.00	1.2200%	N/A
			-----\$70,000.00

Call Option: Bonds maturing on 02/01/2023 callable in whole or in part inversely on any date beginning 08/01/2022 @ par.

Util Sys Rev Bds Ser 2013A

Lien: Senior
 Tax Treatment: Bank Qualified
 Original Issue Amount: \$375,000.00
 Dated Date: 02/01/2013
 Sale Date: 02/11/2013
 Delivery Date: 03/12/2013
 Sale Type: Private Placement
 Record Date: MSRB
 Bond Form: BE
 Denomination: \$5,000
 Interest pays: Semi-Annually: 02/01, 08/01
 1st Coupon Date: 08/01/2013

Paying Agent: BDKF, N.A., Austin, TX
 Bond Counsel: Fulbright & Jaworski L.L.P.
 Financial Advisor: Allison, M.E. & Co., Inc., San Antonio, TX
 Purchaser: Texas Water Development Board

Use of Proceeds: Utility.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/01/2022	40,000.00	1.3200%	N/A
02/01/2023	40,000.00	1.5200%	N/A
			-----\$80,000.00

Call Option: Bonds maturing on 02/01/2023 callable in whole or in part inversely on any date beginning 08/01/2022 @ par.

Util Sys Rev Bds Ser 2015

Lien: Senior
 Tax Treatment: Tax Exempt
 Original Issue Amount: \$3,050,000.00
 Dated Date: 08/01/2015
 Sale Date: 11/17/2015
 Delivery Date: 11/24/2015
 Sale Type: Private Placement
 TIC: 1.0191%
 Record Date: MSRB
 Bond Form: BE
 Denomination: \$5,000
 Interest pays: Semi-Annually: 02/01, 08/01
 1st Coupon Date: 08/01/2016

Paying Agent: BDKF, N.A., Austin, TX
 Bond Counsel: Norton Rose Fulbright US LLP, San Antonio, TX
 Financial Advisor: Allison, M.E. & Co., Inc.
 Purchaser: Texas Water Development Board

Use of Proceeds: Utility.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
08/01/2022	145,000.00	0.1900%	100.00%
08/01/2023	150,000.00	0.4200%	100.00%
08/01/2024	150,000.00	0.5600%	100.00%
08/01/2025	150,000.00	0.6700%	100.00%
08/01/2026	150,000.00	0.8100%	100.00%
08/01/2027	150,000.00	0.9300%	100.00%
08/01/2028	155,000.00	1.0400%	100.00%
08/01/2029	155,000.00	1.1300%	100.00%
08/01/2030	155,000.00	1.2200%	100.00%
08/01/2031	160,000.00	1.2900%	100.00%
08/01/2032	160,000.00	1.3500%	100.00%
08/01/2033	160,000.00	1.4000%	100.00%
08/01/2034	165,000.00	1.4500%	100.00%
08/01/2035	165,000.00	1.5000%	100.00%
			-----\$2,170,000.00

Call Option: Bonds maturing on 08/01/2026 to 08/01/2035 callable in whole or in part inversely on any date beginning 08/01/2025 @ par. Subject to Special Mandatory Redemption as specified as specified in the authorizing resolution.

Util Sys Rev Bds Ser 2015A

Lien: Senior
 Tax Treatment: Tax Exempt
 Original Issue Amount: \$3,500,000.00
 Dated Date: 08/01/2015
 Sale Date: 11/17/2015
 Delivery Date: 11/24/2015
 Sale Type: Private Placement
 TIC: 1.3076%
 Record Date: MSRB
 Bond Form: BE

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RESPEC



Castroville, City of

(Utility System)

Medina County

Texas Municipal Reports

Last Revised: 7/25/2022

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Denomination \$5,000
Interest pays Semi-Annually: 02/01, 08/01
1st Coupon Date: 08/01/2016

Paying Agent: BDKF, N.A., Austin, TX
Bond Counsel: Norton Rose Fulbright US LLP, San Antonio, TX
Financial Advisor: Allison, M.E. & Co., Inc., San Antonio, TX
Purchaser: Texas Water Development Board

Use of Proceeds: Utility.

Table with columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows from 08/01/2022 to 08/01/2035.

Call Option: Bonds maturing on 08/01/2026 to 08/01/2045 callable in whole or in part inversely on any date beginning 08/01/2025 @ par. Subject to Special Mandatory Redemption as specified in the authorizing resolution.

Util Sys Rev Bds Ser 2015B

Lien: Senior
Tax Treatment: Tax Exempt
Original Issue Amount: \$9,050,000.00
Dated Date: 08/01/2015
Sale Date: 11/17/2015
Delivery Date: 11/24/2015
Sale Type: Private Placement
TIC: 1.3984%
Record Date: MSRB
Bond Form: BE
Denomination: \$5,000
Interest pays: Semi-Annually: 02/01, 08/01
1st Coupon Date: 08/01/2016

Paying Agent: BDKF, N.A., Austin, TX
Bond Counsel: Norton Rose Fulbright US LLP, San Antonio, TX
Financial Advisor: Allison, M.E. & Co., Inc., San Antonio, TX
Purchaser: Texas Water Development Board

Use of Proceeds: Utility.

Table with columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows from 08/01/2022 to 08/01/2032.

Table with columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows from 08/01/2033 to 08/01/2045.

Call Option: Bonds maturing on 08/01/2026 to 08/01/2045 callable in whole or in part inversely on any date beginning 08/01/2025 @ par. Subject to Special Mandatory Redemption as specified in the authorizing resolution.

Util Sys Rev Bds Ser 2017

Lien: Senior
Tax Treatment: Tax Exempt
Original Issue Amount: \$1,500,000.00
Dated Date: 08/01/2017
Sale Date: 08/15/2017
Delivery Date: 09/21/2017
Sale Type: Private Placement
NIC: 1.2700%
Record Date: MSRB
Bond Form: BE
Denomination: \$5,000
Interest pays: Semi-Annually: 08/01, 02/01
1st Coupon Date: 02/01/2018

Paying Agent: BDKF, N.A., Austin, TX
Bond Counsel: Norton Rose Fulbright US LLP, San Antonio, TX
Financial Advisor: Allison, M.E. & Co., Inc., San Antonio, TX
Purchaser: Texas Water Development Board

Use of Proceeds: Utility.

Table with columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows from 08/01/2022 to 08/01/2047.

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RESPEC



Castroville, City of

(Utility System)

Medina County

Texas Municipal Reports

Last Revised: 7/25/2022

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-----\$1,315,000.00

Call Option: Bonds maturing on 08/01/2028 to 08/01/2047 callable in whole or in part inversely on any date beginning 08/01/2027 @ par.

Grand Total =====> \$13,610,000.00

Bond Debt Service

Table with columns: Period Ending, Principal, Interest, Debt Service. Rows from 09/30/22 to 09/30/47.

Debt Amortization Rates

Table with columns: Period Ending, Principal, % of Principal Retired. Rows from 09/30/2022 to 09/30/2043.

Table with columns: Date, Amount, Percentage. Rows for 09/30/2044 to 09/30/2047.

PERTINENT PROVISIONS

PERTINENT PROVISIONS OF THE UTILITY SYSTEM REVENUE BOND INDENTURE

1. Nature of Pledge: Pledge Revenues shall mean the Net Revenues, plus any additional revenues or other resources, including any grants, donations, or income received or to be received from the United States Government, or any other public or private source for the benefit of the System pledged by the City to the payment of the currently outstanding Prior Lien Obligations, the Bonds, or any Additional Prior Lien Obligations.

2. Special Funds Created by Indenture comparing balances which are ultimately and presently required to actual balances:

I&S Funds: To receive net revenues by the 10th of each month sufficient to meet debt service requirements when due.

Reserve Fund: To maintain the Required Reserve amount equal to the average annual debt service requirement which is \$650,122 as of date of issuance of the Series 2017 bonds.

3. Coverage Required as a Condition to Issuance of Parity Bonds: For the preceding fiscal year or twelve consecutive months out of the 15 months preceding the adoption of additional bonds ordinance, net revenues shall have been not less than 1.25 times average annual requirements after giving effect of the additional bonds.

4. Rate Covenant: City will establish and maintain rates and charges for facilities and services to produce Gross Revenues sufficient to pay all Maintenance and Operating Expenses and to produce Pledged Revenues sufficient to pay 1.25 times the Average Annual Debt Service Requirements on the Bonds.

5. Additional Bonds: The City reserves the right to hereafter issue bonds, notes, warrants, certificates of obligation, or similar obligations, payable, wholly or in part, as appropriate, from and secured by a pledge of and lien on the Net Revenues of the System with the following priorities, without limitation as to principal amount. Additional bonds may be issued for 12 consecutive months out of the 15 months immediately preceding the month the ordinance authorizing the Additional Prior Lien Obligations is adopted.

OPERATING STATEMENT

UTILITY SYSTEM OPERATING EXPERIENCE The following condensed statements have been compiled using accounting principles customarily employed in the determination of net revenues available for debt service, and in all instances exclude depreciation, transfers, debt service payments and expenditures identified as capital.

Operating Statement table with columns: Fiscal Year Ended (09-30-2021, 09-30-2020, 09-30-2019, 09-30-2018) and rows for Revenues (Charges for Services, Interest, Other) and Expenses (Elec. Srv., Sanitation, Gas. Srv., Other).

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APPENDIX B – CURRENT 10-YEAR CAPITAL IMPROVEMENT PLAN

City of Castroville Utility Capital Improvement Program as of September 22, 2022

Projects highlighted in green were included in the sewer CIP calculation

Projects highlighted in blue were included in the water CIP calculation

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	PROJECT COSTS	FUNDING	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL BY PROJECT	Status
1	UTILITIES ADMINISTRATION														
2	Smart Meter Program	New Bond	2,000,000	700,000										2,700,000	
3	New Public Works Building	New Bond	80,000	80,000	200,000			2,800,000						3,080,000	
4	Vehicle & Equipment Replacement	Utility Fund Revenues	295,000	385,000	130,000	60,000			65,000			35,000		970,000	
5	Technology	Utility Fund Revenues		150,000	150,000			200,000			150,000			500,000	
6	Total Utilities Admin		2,295,000	1,165,000	330,000	0	60,000	3,000,000	65,000		150,000	35,000		7,250,000	
7	WASTEWATER PROJECTS														
8	Generators for Well sites and Lift Stations	Grant		1,400,000											Pending Grant decision
9	TCEQ Ponds (incl tree removal & spillway)	New Bond	600,000	2,850,000										3,350,000	
10	Bed & Banks Application	Utility Fund Revenues	12,000											12,000	In Process
11	Catwalk for Contact Chamber	Utility Fund Revenues		35,000										35,000	
12	Catwalk for Digester	Utility Fund Revenues		58,000										58,000	
13	Equalization Basin	New Bond	50,000	1,300,000	250,000									1,600,000	Pending Respec for year and cost
14	Security System for WWTP Plant	Utility Fund Revenues		45,000										45,000	Verify cost (DK)
15	Main Repair/Replace @ outfall line from Constantinople crossing at Medina River to Lift station at the park	New Bond?		1,500,000										1,500,000	Pending / Respec for year and cost for construction
16	CCTV Cleaning/TV	New Bond	100,000	100,000	75,000		75,000							350,000	In Process
17	East Side Sewer Main - 24" Main Correction	Private				400,000	1,250,000							1,650,000	
18	Grit Remove Installation	New Bond			520,000							125,000		645,000	
19	Lift Station - Secondary Pump	New Bond		135,000										135,000	
20	Pipeline Coating for Filter Catch Basin & Clarifier	Utility Fund Revenues			67,000									67,000	Quote? Follow-up / ask Daniel Paxson for correct year
21	Lift Stations - Fencing for Security	Utility Fund Revenues	50,000					25,000					50,000	125,000	
22	Lift Stations - Generators - \$88,000 ea (flooding Park, Riverside, Country Village)	Grant	174,000									250,000		494,000	
23	Lift Station - Secondary Pump	New Bond				135,000								135,000	Regional Lift Station / ask Daniel Paxson
24	Lift Stations Repairs/Upgrades	New Bond	500,000	100,000						350,000				950,000	
25	New road to WWTP	County Coop			50,000									50,000	
26	Overhaul Clarifier and Replace Catwalk	Utility Fund Revenues		125,000			1,450,000							1,450,000	
27	SCADA at WWTP	Utility Fund Revenues	400,000	465,000	250,000									1,250,000	Pending installation
28	Sewer Collection Lines - Repair & Replace	New Bond			300,000	525,000	300,000		350,000					2,915,000	
29	Sludge roll-off boxes	Utility Fund Revenues			85,000									180,000	
30	New WWTP (Airport Location)	Private					1,500,000							5,000,000	
31	Impact Fee Update (WW Portion)	Utility Fund Revenues	30,000											30,000	
32	Wastewater-Master-Plan		160,000											160,000	
33	Total Wastewater		2,075,000	5,120,000	2,285,000	1,665,000	4,575,000	25,000	350,000	350,000	3,870,000	375,000	580,000	21,171,000	
34															

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	PROJECT COSTS	FUNDING	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL BY PROJECT	Status
1	WATER PROJECTS														
35	Airport Plant/Distribution	Private	350,000	3,327,500							200,000			3,877,500	
36	Annual Water Line Replacement Program	New Bond	250,000	350,000	350,000	350,000	420,000	250,000	583,413	450,000				2,420,000	
37	Cross Hill Tank Distribution	Private							100,000	540,000				1,123,413	
38	Cross Hill Tank Road Construction	County Coop		50,000										150,000	
39	Fencing - Well 2, River Bluff Booster Station and Cross Hill Tank	Utility Fund Revenues	50,000											50,000	
40	SCADA Upgrade	New Bond		100,000					125,000				150,000	375,000	
41	FM 471 Water Line Extension (service & fire plug replacements) / 1800 linear feet	Utility Fund Revenues	250,000											250,000	
42	Lafayette St. Water Line Replacement	New Bond	550,000											550,000	
43	Well 1 Replacement	Private				425,000		4,062,500						4,487,500	Engineering In Process
44	Airport Well Generator, 150kw	Grant?	90,000								100,000			190,000	
45	Well 2 Generator, 80kw	Grant?	63,000								75,000			138,000	
46	Well 3 Generator, 100kw	Grant?	75,200									85,000		160,200	
47	Pipeline from Airport to Hwy 90 along FM 471 (2700 LF)	Private				160,000	800,000							960,000	
48	River Bluff PS Loop Completion (1200 LF along Allice to Washington)	New Bond						45,000	180,000					225,000	
49	Impact Fee Update - Water Portion	Utility Fund Revenues	25,000											25,000	
50	Water Master Plan	Private		1,196,540										1,196,540	Respect is doing this private Phase II
51	Future Medina River Crossing (1500 LF) along Constantmople	Private				87,500	350,000							437,500	
52	Total Water		1,703,200	5,024,040	350,000	597,500	1,995,000	4,357,500	988,413	990,000	300,000	75,000	235,000	16,615,653	
53	ELECTRICAL PROJECTS														
54	Infrastructure Assessment/Repairs	Utility Fund Revenues	80,000	80,000	80,000	80,000	80,000	80,000	40,000		40,000		40,000	540,000	Annual Maintenance
55	River Bluff Improvements	New Bond	800,000	2,000,000										2,800,000	
56	County Village Improvements	New Bond			1,905,296									1,905,296	
57	West Castrovale Electric Improvements	New Bond				2,600,000								2,600,000	
58	Tree Trimming & Removal	Utility Fund Revenues	80,000	80,000	80,000	80,000								320,000	Annual Maintenance
59	Total Electrical		960,000	2,160,000	2,065,296	130,000	2,650,000							8,165,296	
60	GAS SERVICE PROJECTS														
61	Capacity Analysis and Modeling	Private		310,000										310,000	
62	Gas Line Replacement	New Bond	0	150,000	250,000	250,000	150,000	165,000	150,000	75,000	75,000	50,000	50,000	1,365,000	
63	Total Gas		0	460,000	250,000	250,000	150,000	165,000	150,000	75,000	75,000	50,000	50,000	1,675,000	
64	Drainage Utility														
65	Impact Fee & Master Plan	New Bond	150,000											150,000	
66	Drainage Improvements	New Bond	120,000	500,000	1,500,000	1,500,000								3,620,000	
67	Total Drainage		270,000	500,000	1,500,000	1,500,000								3,770,000	
68	Total Utilities		7,304,200	14,429,040	6,780,296	4,142,500	9,430,000							58,646,949	
69															

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	PROJECT COSTS	FUNDING	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL BY PROJECT	Status
1	GF Facilities														
70	Library	New Bond	45,000	45,000			345,000							485,000	
71	Public Safety Building	New Bond				1,600,000								1,640,000	
72	City Hall Renovation	New Bond	40,000											450,000	
73	Animal Control	New Bond	50,000											500,000	
74	Emergency Management	New Bond	40,000	80,000	120,000	140,000	120,000								
75	GF Planning														
76	Downtown Redevelopment	New Bond	290,000	40,000	150,000	16,000	53,000							509,000	
77	GIS System	New Bond	250,000	350,000	120,000	369,000	222,000							1,311,000	
78	GF Parks														
79	Regional Park Multi-Purpose Facility	Grant?			2,000,000							75,000		2,075,000	
80	Lion's Park	New Bond	290,000	40,000	150,000	16,000	53,000							509,000	
81	Regional Park	New Bond	150,000	350,000	120,000	369,000	222,000							1,211,000	
82	September Square	New Bond	15,000											30,000	
83	Houston Square	New Bond	180,000		99,000	16,000	53,000							348,000	
84	GF Streets														
85	Streets Overlay & Maintenance	New Bond	200,000	80,000	90,000	100,000	110,000							580,000	
86	Streets Replacement	New Bond	1,300,000	1,100,000	1,500,000	1,800,000	2,200,000							7,900,000	
87	GF Misc.														
88	Vehicle & Equipment Replacement	GF Revenues	55,000	35,000	110,000	15,000	120,000							335,000	
89	Technology	GF Revenues													
90		GF Revenues	55,000	35,000	110,000	15,000	120,000	0	0	0	0	0	0	335,000	
91		New Bonds GF	2,590,000	2,280,000	2,349,000	4,426,000	3,778,000	0	0	0	0	0	0	7,523,000	
92		Total General Fund	2,645,000	2,315,000	4,459,000	4,441,000	3,898,000	0	0	0	0	75,000	0	18,168,000	
93		UF Revenues	872,000	715,000	600,000	215,000	1,560,000	305,000	105,000	0	285,000	35,000	90,000	4,782,000	
94		New Bonds UF	5,520,000	8,830,000	6,280,296	3,280,000	3,545,000	3,260,000	805,000	875,000	350,000	175,000	550,000	33,370,296	
95		Private	350,000	4,834,040	0	647,500	4,325,000	4,062,500	583,413	540,000	3,700,000	0	0	19,042,453	
96		Grants & Other	402,200	1,450,000	2,050,000	0	0	100,000	100,000	0	100,000	400,000	85,000	3,187,200	
97		Total Utility Fund	7,304,200	14,429,040	6,780,296	4,142,500	9,430,000	7,382,500	1,403,413	1,340,000	4,320,000	485,000	815,000	58,646,949	
98		Total (All Sources)	9,949,200	16,744,040	11,239,296	8,583,500	13,328,000	7,382,500	1,403,413	1,340,000	4,320,000	560,000	815,000	76,814,949	
99															
100															
101															

APPENDIX C – COMPARATIVE IMPACT FEES FOR NEARBY TOWNS

Table 8 - Comparison of impact fees for nearby towns

	Water	Sewer	Total	Notes
City of Boerne	\$5,743.00	\$3,814.00	\$ 9,557.00	
City of Lytle	\$2,188.33	\$3,321.18	\$ 5,509.51	Water Acquisition Fee \$1800
City of Selma	\$725.00	\$1,800.00	\$ 2,525.00	Water Acquisition Fee \$2792.50
City of New Braunfels	\$7,989.00	\$3,251.00	\$ 11,240.00	
San Antonio Water System	\$4,749 - \$5,097	\$1,171 - \$3,922	\$5,920 - \$9,019	Variable depending on location in the system