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**WATER & WASTEWATER
IMPACT FEE STUDY**

CITY OF WILLOW PARK, TEXAS

AUGUST 2022

Prepared by:



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Acknowledgements

This impact fee study would not have been possible without assistance from several key City staff members. Providing us with input and information, they have expended considerable time and effort. These staff members included Bryan Grimes, Bill Funderburk, Candy Scott, Crystal Dozier, Toni Fisher, Michelle Guelker, and others as well as the City's development consultant, Betty Chew, and accountant, Jake Weber. Sincere thanks to these individuals for their hard work, dedication and professionalism, without whom this study would not have been successfully completed.

Jacob and Martin has relied upon the extensive data supplied by the City. Thus, the integrity of the study is largely dependent upon the accuracy of this data. Every effort has been made by Jacob and Martin to validate and confirm the information contained herein prior to the preparation of the final study documents. This report presents no assurance or guarantee that the forecast contained herein will be consistent with actual results or performances. These represent forecasts based on a series of assumptions about future behavior, and are not guarantees. Any changes in assumptions or actual events may result in significant revisions to the forecast and its conclusions. The cash flow projections and debt service coverage calculations are not intended to present overall financial positions, results of operations, and/or cash flows for the periods indicated, which is in conformity with guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants.

Section 1

Executive Summary



1.1. General Background

Chapter 395 of the Texas Local Government Code describes the procedures the State of Texas has put into place for Texas cities to follow in the creation and implementation of municipal impact fees. Impact fees have been most recently defined by Chapter 395 as amended by Senate Bill 243 (SB 243), 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 and attributable to the new development.”

Chapter 395 rules mandate that an impact fee analysis is required before impact fees may be set. These rules also require that the analysis be updated, at a minimum, every five (5) years with respect to land use assumptions and capital improvement plans. A copy of these state municipal code rules regarding impact fees is in Appendix A of this study.

In March of 2022, the City of Willow Park authorized Jacob and Martin, LLC to create an Impact Fee Analysis on the City’s water and wastewater systems for the creation and implementation of utility impact fees. In addition, a review of Willow Park’s Land Use Assumptions and Capital Improvements Plan were performed. The Land Use Assumptions and Capital Improvements Plan form the basis for the development of the Impact Fee calculations in regard to required improvements to meet projected population growth, and the estimated costs of these improvements.

The impact fee analysis involves determining the utilization of existing and proposed projects, as defined by the Capital Improvement Plan, required to serve new development over the next 10-year period. Once the utilization of a project by 2022-2032 development is determined, a portion of a project’s cost can be assigned as impact fees.

The City of Willow Park has previously implemented impact fees prior to this study and therefore, this study is intended to update the current fees. The purpose of this study is to explain the methodology used to analyze and determine the water and wastewater impact fees for the City of Willow Park. All requirements of the Texas Local Government Code Section 395, for the establishment of water and wastewater impact fees, have been satisfied by this study.

The statutory authority for impact fees was established by the Texas Legislature in 1987. These state laws provide for the means to allow municipalities to lessen the impact that growth has on their existing systems and to allow a viable way to place some of the burden of this growth on future new development.

The following is a summary of the key regulations and components of a municipal impact fee system, under the current Chapter 395 regulations.

- The time period that the impact fee and land use assumptions must be updated is a minimum of 5 years.
- The impact fee must be based on capital improvements necessary for growth during a specific time period; typically, no longer than 10 years.
- A public hearing is required to discuss any changes to the land use assumptions and capital improvements plan for cities with an existing, utility impact fees, or for approval of a new utility impact fee.
- A 50% credit is applied to the total cost of growth per service unit during the 10-year time period to account for revenue generated by water sales for the service provider. The 50% credit is the maximum allowable fee that can be collected from new development unless the water service provider performs a credit analysis to determine if a higher than 50% credit is applicable.

Impact fees can be used to pay for:

- Construction contract price.
- Surveying and Engineering fees
- Land and easement acquisition costs.
- Fees paid to the consultant preparing or updating the capital improvements plan.
- Projected interest charges and other finance costs for facilities expansions identified in the capital improvements plan.

Impact fees cannot be used to pay for:

- Construction, acquisition, or expansion of public facilities or assets other than those identified on the capital improvements plan.
- Repair, operation, or maintenance of existing or new capital improvements.
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards.
- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development.
- Administrative and operating costs of the political subdivision.
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above.

For existing or proposed projects, the impact fee is calculated as a percentage of the project cost, based upon the percentage of the project's capacity needed to serve development projected to occur between 2022 and 2032. Costs associated with capacity to serve existing development and



development projected for more than 10 years in the future are not included in the impact fee calculation.

Chapter 395 of the Texas Local Government Code states that the maximum impact fee may not exceed the eligible capital improvement costs divided by the total number of service units attributed to new development during the Impact Fee eligibility period less a credit to account for water and wastewater revenues and property taxes used to finance capital improvement plans. The recommended 50% credit has been assumed in this study.

Section 2

Land Use Assumptions



2.1 Purpose

Population and employment projections are an important factor in the analysis of water and wastewater systems. Water demands and wastewater flows depend on the number of connections in a system, which are usually dictated by the size of the residential population and commercial development being served by the system. The nature of these demands and flows in turn determine the sizing and location of system infrastructure. To assist the City of Willow Park in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth, both for population and for land use, is required.

For the purposes of determining an impact fee structure, growth and development projections were formulated based on assumptions pertaining to the type, location, quantity, and timing of various future land uses in the community. The purpose of this section of the study is to establish and document the methodology used for preparing the growth and land use assumptions for the City of Willow Park. These land use assumptions, which include population projections, will become the basis for the preparation of impact fees for the water and wastewater capital improvement plans for the City of Willow Park.

2.2 Elements of the Land Use Assumptions

This section contains:

- A. Explanation of the general methodology used to prepare the land use assumptions.
- B. Historical data analysis.
- C. Base year data – Information on population and land use for the City of Willow Park from the City’s 2022 Capital Improvement Plan.
- D. Future 10-year data – Information on population and land use for the City of Willow Park in the year 2032 based on projections from the City’s 2022 Capital Improvement Plan.
- E. Land use maps – Existing and future land use maps for the City of Willow Park from the City’s 2022 Capital Improvement Plan.

2.3 Methodology

The land use assumptions and future growth projections take into account several factors influencing development patterns, including:

- Type, density, and quantity of existing development
- Existing zoning patterns

- Current growth trends
- Location and configuration of vacant land
- Availability of land for residential growth

The data to compile these land use assumptions was obtained from the City of Willow Park. The 10-year growth projections were calculated based upon reasonable growth rates using past absorption rates and development proposals known or approved by the City. Using the growth assumptions and capital improvements needed to support growth, it is possible to develop an impact fee structure that fairly allocates improvement costs to growth areas in relationship to their impact on the entire infrastructure system.

2.4 Base Data (Year 2022)

In any evaluation and projection of future land use patterns, a documentation of existing conditions is essential. Descriptions of residential and nonresidential land use patterns provide a ratio for residential and nonresidential development. This information will serve as a basis for future growth. Existing land use patterns and population for the City of Willow Park were provided by the City staff, as well as the 2017 Comprehensive Plan published by Public Management and the 2022 Capital Improvement Plan.

Appendix B contains the existing land use plan for the City of Willow Park. The table below represents a summary of existing land use and population assumptions for the City.

Table 2.1 - 2022 Land Use and Population Data

Land Use	Within City Limits	
	Acreage	Population
Residential	2,053	6,330
Non-Residential	763	-

2.5 Growth Assumptions

Growth was characterized, based on population. A series of assumptions were made to arrive at a reasonable growth rate. The following assumptions have been made as a basis from which a 10-year projection can be made.

- A. Future land uses were developed by reviewing historical and current development patterns and input from the City of Willow Park staff on new and proposed developments.
- B. Land use assumptions are based on the adopted zoning regulations and current market trends. The land use assumptions were reviewed by Jacob and Martin and the City.

2.6 Population Projections

Existing and projected population estimates are based on data provided by the City of Willow Park and found in the City’s 2022 Capital Improvement Plan. A series of assumptions were made to arrive at reasonable growth rates for population and employment, based on historical data and projections contained in the Capital Improvement Plan. An important feature of any impact fee study is a knowledge of existing and projected populations within the impact fee service area for the specified utility. The 10-year projections are based on 2.9% annual growth from the Capital Improvement Plan. The historical populations for water and sewer populations are used to calculate historical trends for growth and per capita demand. Table 2.2 below contains the historical population estimates for the water and wastewater service areas.

Year	City Population
2019	6,075
2020	6,086
2021	6,208
2022	6,330

The service area for the water and wastewater impact fees is defined generally by Willow Park’s ETJ, although the wastewater is currently confined to the City’s city limit boundary. Estimated existing and projected populations within the City Limits were determined.

Projected water and wastewater service area populations are based on data and projections developed in the City’s 2022 Capital Improvement Plan. Population projections for the water and wastewater service areas are summarized in Table 2.3.

Table 2.3 - Water and Wastewater Service Area Population Projections

Year	Water Population	Wastewater Population
2022	6,330	2,446
2032	8,173	3,392

2.7 10-Year Projections (Year 2032)

The projected 10-year population was developed using the Population Projections provided in the 2022 Willow Park Capital Improvement Plan. Land use acreages are also based on projected land use designations contained within the 2022 Capital Improvement Plan, with residential acreage scaled based on 2032 population projections to account for the expected difference in development between 2032 and 2050. The 2022 Capital Improvement Plan’s projected land use assumes large-scale development throughout the ETJ by the year 2050. The land use and population projections for the year 2032 are shown in Table 2.5, and were based on the following criteria:

- Future land use is expected to occur as identified on the Future Land Use Plan, as shown in Appendix C.
- The City will be able to finance the necessary improvements to accommodate growth.
- Population densities will be similar to existing development.

Table 2.5 - 2032 Land Use Assumptions and Population Data

Land Use	Acreage	Population
Residential	3,247	8,173
Non-Residential	979	-

2.7 Summary

The following is a bulleted summary of the land use assumptions for this study:

- The 2022 population of the Willow Park total planning area was 6,330.
- The 2022 existing non-residential (excluding agricultural) acreage was 763.
- The 2032 population projection for the Willow Park total planning area is 8,173.
- The projected 2032 non-residential (excluding agricultural) acreage is 979.
- Buildout will occur by the year 2050.

Section 3

Water and Wastewater Impact Fee Analysis

3.1 Water and Wastewater Impact Fee Methodology

As cities experience a growth in development, the additional demands will place an additional demand on the entirety of an infrastructure system. In order to maintain a viable system, various elements throughout a system may need to be upsized and improved in order to handle increased demands. Water and wastewater impact fees are based on the capital costs a city incurs to provide the water distribution system and wastewater collection system to new development in the next ten (10) years and the service units added during that same time period. The impact fee analysis for the water and wastewater systems is based on existing and future capital improvements plans already budgeted for, as well as proposed capital improvement plans developed in this report.

3.2 Populations

The City of Willow Park's total population in 2022 is estimated to be 6,330 within the service area. The wastewater service population must be prorated based on meter connections since the current wastewater service does not serve everyone in the city limits or in the ETJ. Tables 2.2 and 2.3 in Section 2.4 – *Population Projections* above summarize estimated historical and projected populations for water and wastewater service areas.

The City population in 2032 is projected to be 8,173, which will be considered the water service area. The wastewater service area population, based on meter count, is estimated to be 3,392 by the year 2032. These water system and wastewater system populations were used to establish water demands and wastewater flows, which are used to size proposed water and wastewater system improvements.

3.3 Historical Water Data

Historical water data is used to determine existing demand per capita characteristics. Water usage records were analyzed from monthly utility reports. The information provided data consisting of total daily and monthly demands for the past four years. This data was used to calculate annual average day demand, and the peaking factors shown below. These factors are derived from the ratio of maximum day demand to average day demand. Per capita consumption was also reported in this table.

As previously mentioned, the water service population is the estimated population within the City of Willow Park's ETJ. These population values will be different than the data used in the historical wastewater service population and usage calculations, since the wastewater service population is assumed to be the population within the City Limits only. Table 3.1 below summarizes the system-wide historical water usage.

Table 3.1 - Historical Water Service Population and Usage

	A	B	C	D	D/C	C/A	D/A
Year	Water Service Population	Total Water Use (MG)	Ave Day Demand (GPD)	Max Day Demand (GPD)	MD:AD Peaking Factor	Ave Daily Per Capita Consumption (GPCD)	Max Daily Per Capita Consumption (GPCD)
2018	5,842	232.5	636,862	1,166,495	1.83	109.0	199.7
2019	5,964	263.39	721,625	1,414,135	1.96	121.0	237.1
2020	6,086	279.74	770,000	1,380,000	1.79	126.5	226.8
2021	6,208	268.10	740,000	1,420,000	1.92	119.2	228.7
Average	6,025	260.93	717,122	1,345,158	1.88	118.9	223.1

3.4 Historical Wastewater Data

The historical wastewater flow from 2022-2032 was reviewed and analyzed using treated wastewater outflow data provided by the City. The variance in volume between outflow and inflow values was assumed to be negligible. Maximum day demand was calculated using peak wastewater flow and service population estimates.

The wastewater service population is the estimated population utilizing the sewer system. These population values are different than the data used in the historical water service population and usage calculations. Table 3.2 on the following page summarizes the historical flows as well as the average annual per capita flow.

Table 3.2 - Historical Wastewater Service Population and Flows

	A	B	C	C x D	D	C/A	D/A
Year	Wastewater Service Population	Total Wastewater Flow (MG)	Average Wastewater Flow (GPD)	Peak Wastewater Flow (GPD)	PF:AF Peaking Factor	Average Day Per Capita Load (GPCD)	Max Day Per Capita Load (GPCD)
2018	2,130	86.2	236,080	807,646	3.4	110.8	379.2
2019	2,195	86.9	238,122	664,010	2.8	108.5	302.5
2020	2,187	97.0	265,810	708,001	2.7	121.5	323.7
2021	2,349	105.1	287,946	821,041	2.9	122.6	349.5
Average	2,215	93.8	256,990	750,175	3.0	115.9	338.7

3.5 Water Demands

The water system population data was used to develop future water demands, based on a projected average day per capita usage and peaking factors. The average day and maximum day water demands for 2022 and 2032 were taken from the City’s capital improvement plan. The data describing historical water demands is summarized in Table 3.1. The future average daily demand was estimated using average historical daily per capita consumption and projected 2032 population values. The average daily peaking factor of 2.5 was used to estimate the future maximum day demand from average day demand. A peaking factor of 2.5, a conservative estimate of peak demands, was assumed to estimate peak hour demand from maximum day demand. Current and projected water demands for the City of Willow Park are shown in Table 3.3.

Table 3.3 - Projected Water Demands

Year	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hour Demand (MGD)
2022	0.75	1.43	3.58
2032	1.12	2.65	6.63

The average day demands, shown above, were calculated using:

- Projections from the City’s 2022 CIP.
- The average recorded average daily usage from 2018-2022.



The maximum daily demands, shown above, were calculated using:

- Projections from the City’s 2022 CIP.
- The average of the historical peaking factors.
-

3.6 Wastewater Demands

Population data and projected average daily flow per capita use were used to develop future wastewater flows using historical wastewater treatment plant information provided by the City. Average annual and peak wet weather flows for 2022 and 2032 were taken from the City’s 2022 Capital Improvement Plan. A peaking factor of 3.0 was used to estimate peak wet weather flow from average annual daily flow. Current and projected average and peak wastewater flows for the City of Willow Park are shown in Table 3.4.

Table 3.4 - Projected Wastewater Flows

Year	Average Annual Daily Flow (MGD)	Peak Wet Weather Flow (MGD)
2022	0.295	0.885
2032	0.405	1.215

The average annual daily flows, shown above, were calculated using:

- Projections from the City’s 2022 CIP.
- The 2032 estimated City population.

3.7 Water Capital Improvements

Proposed water system projects were developed as part of the City’s 2022 Capital Improvement Plan. A summary of the costs for each of the projects, required for the 10-year growth period used in the impact fee analysis for the water system are shown in Table 3.5.

The 2022 percent utilization used in Table 3.5, is relative to the number of customers utilizing the improvement and population as well as the location in the system. The 2032 percent utilization used in Table 3.5, is relative to the 10-year population and future number of customers utilizing the improvement and location in the system. The growth rate for the 2022-2032 time period is impact eligible through growth for new lines. The cost per linear foot information that was provided in the

cost allocation tables was developed using current project pricing for the North Central Texas area. In addition to the base cost information, 20% was added for contingencies, and 25% was added for engineering, surveying and construction inspection fees.

The 2022 percent utilization is the portion of a project's capacity required to serve existing development, which is not included in the impact fee. The 2032 percent utilization is the portion of the project's capacity projected to be required to serve the City of Willow Park in 2032. The 2022-2032 percent utilization is the portion of the project's capacity required to serve new development expected to occur between 2022 and 2032. The portion of a project's total cost that is used to serve development projected to occur between 2022 and 2032 is calculated using the total estimated cost multiplied by the 2022 to 2032 percent utilization. Only this portion of the cost is used in the impact fee analysis. The 10-year water capital improvements are shown in Appendix D.

Table 3.5: Cost Allocation for Proposed Capital Improvements

CIP #	Project	Location	Cost	Percent Utilization			Impact Fee Eligible
				2022	2032	2022-2032	
1	El Chico to Fox Hunt Transmission Line	El Chico/Fox Hunt	\$ 2,500,000.00	0%	50%	50%	\$ 1,425,000.00
2	Disinfection Improvements	All Well Sites	\$ 100,000.00	0%	100%	100%	\$ 100,000.00
3	Emergency Generators	All Well Sites	\$ 500,000.00	0%	100%	100%	\$ 500,000.00
4	Willow Springs Oaks Interconnect	IH20 & Crown Pointe Blvd	\$ 50,000.00	0%	25%	25%	\$ 18,750.00
5	New 0.5 MG Elevated Tank	Fox Hunt	\$ 2,500,000.00	33%	50%	17%	\$ 510,000.00
6	Replace Deteriorated Lines	City Wide	\$ 2,000,000.00	25%	25%	0%	\$ -
7	Bankhead 8" Water Line	Bankhead South of IH20	\$ 600,000.00	0%	35%	35%	\$ 309,750.00
8	Crown Road 12" Loop	Crown Road	\$ 1,750,000.00	0%	50%	50%	\$ 875,000.00
9	Bay Hill Loop	Bay Hill	\$ 500,000.00	0%	15%	15%	\$ 86,250.00
10	New 0.5 MG Elevated Tank	South of IH 20	\$ 3,250,000.00	0%	50%	50%	\$ 1,875,000.00
11	Fire Hydrant Additions	City Wide	\$ 100,000.00	0%	75%	75%	\$ 75,000.00
12	Russell Road Water Line	Russell Road	\$ 600,000.00	0%	15%	15%	\$ 124,500.00
13	Upsize Lines	City Wide	\$ 1,500,000.00	85%	95%	10%	\$ 200,000.00
14	Fee Studies		\$ 35,000.00	0%	100%	100%	\$ 35,000.00
			\$ 18,950,000.00				46% \$ 6,134,250.00



3.8 Wastewater Capital Improvements

Proposed wastewater system projects were also developed as part of the City's 2022 Capital Improvements Plan. These projects, less the ones that have been completed, along with new future projects, have been tabulated. A summary of the costs for each of the projects, required for the 10-year growth period used in the impact fee analysis for the wastewater system, are shown in Table 3.6.

The 2022 percent utilization, used in Table 3.6, is relative to the existing line diameter and population. The 2032 percent utilization, used in Table 3.6, is relative to the 10-year population and future line diameter. The growth rate, for the 2022-2032 time period, is impact eligible through growth for new lines. The cost per linear foot information provided in the cost allocation tables was developed using current project pricing for the North Central Texas area. In addition to the base cost information, 20% was added for contingencies, and 25% was added for engineering, surveying and construction inspection fees.

The 2022 percent utilization is the portion of a project's capacity required to serve existing development, which is not included in the impact fee analysis. The 2032 percent utilization is the portion of the project's capacity that will be required to serve the City of Willow Park in 2032. The 2022-2032 percent utilization is the portion of the project's capacity required to serve new development from 2022 to 2032. The portion of a project's total cost that is used to serve development projected to occur from 2022 through 2032 is calculated as the total actual cost multiplied by the 2022 to 2032 percent utilization. Only this portion of the cost is used in the impact fee analysis.

A map of the proposed 10-year wastewater system capital improvement projects can be found in Appendix E.

Table 5: Cost Allocation for Proposed Capital Improvements

CIP #	Project	Location	Cost	Percent Utilization			Impact Fee Eligible
				2022	2032	2022-2032	
1	New WWTP	Site	\$ 14,130,000.00	75%	95%	20%	\$ 2,826,000.00
2	South of IH20 Sewer Transmission	South of IH 20	\$ 1,500,000.00	0%	25%	25%	\$ 375,000.00
3	Line Testing	City Wide	\$ 150,000.00	0%	100%	100%	\$ 150,000.00
4	Lift Station Improvements	All Lift Stations	\$ 150,000.00	0%	50%	50%	\$ 37,500.00
5	Replace Deteriorated Lines	City Wide	\$ 650,000.00	75%	85%	10%	\$ 55,000.00
6	Fee Studies		\$ 35,000.00	0%	100%	100%	\$ 35,000.00
			\$ 16,615,000.00				51% \$ 3,526,000.00

3.9 Water and Wastewater Service Units

For the purposes of the water impact fee analysis, a water service account is defined as a service equivalent to a water connection for a single-family residence. The City of Willow Park does not directly meter wastewater flows. Instead, bills for wastewater services are based on the customer's water consumption. For the purposes of the impact fee analysis, a wastewater service account is defined as the wastewater service provided to a customer with a water connection for a single-family residence.

The service associated with public, commercial, and industrial connections is converted into service accounts based upon the capacity of the meter used to provide service. The number of service accounts required to represent each meter size is based on the maximum rated capacity of the meters as shown in American Water Works Association's *Manual 6: Water Meters -- Selection, Installation, Testing, and Maintenance*.

Table 3.7 - Service Account Equivalency Table

Meter Size	Maximum Flow (GPM)	Service Account Equivalents
5/8"	20	1
3/4"	30	1.5
1"	50	2.5
1.5"	100	5.0
2"	160	8.0
3"	350	15
4"	600	25
6"	1,000	50

3.10 Projected Water and Wastewater Growth

The maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service accounts attributed to new development during the impact fee eligibility period. This service unit growth for water and wastewater is estimated in the tables below. Table 3.8 shows the projected growth in water service units due to population growth.



Table 3.8 - Projected Water Service Units for 2022-2032

Meter Size	Meter Capacity (GPM)	Service Unit Equivalents	2022		2032		Equivalent Unit Growth
			Meter Count	Equivalent Units	Est. Meter Count	Equivalent Units	
3/4"	30	1.5	2,102	3,153	2,890	4,335	1,182
1"	50	2.5	49	122	67	167	44
1.5"	100	5.0	18	90	25	125	35
2"	160	8.0	33	264	45	360	96
3"	350	15	5	75	7	105	30
4"	600	25	10	250	14	350	100
6"	1,000	50	3	150	4	200	50
Totals			2,220	3,153	3,052	5,642	1,537

Table 3.9 shows the projected growth in wastewater service units based on connection count, due to population growth.

Table 3.9 - Projected Wastewater Service Units for 2022-2032

Meter Size	Service Unit Equivalents	2022		2032		Equivalent Unit Growth
		Meter Count	Equivalent Units	Est. Meter Count	Equivalent Units	
3/4"	1.5	788	1,182	1,094	1,641	459
1"	2.5	49	122	67	167	44
1.5"	5.0	18	90	25	125	35
2"	8.0	33	264	45	360	96
3"	15	5	75	7	105	30
4"	25	10	250	14	350	100
6"	50	3	150	4	200	50
Totals		906	2,133	1,256	2,948	814

For both water and wastewater projections, the total account values are based on data provided by the City from July 2020. The 2032 equivalent meter values are based on a 10-year period of growth, based on the population projections detailed in the 2022 Capital Improvement Plan completed by Jacob & Martin.



3.11 2022-2032 Maximum Water Impact Fees

The cost of water capital improvements between 2022 and 2032 is estimated to be \$15,985,000. Of that cost, the cost of water capital improvements to serve new development projected to occur between 2022 and 2032, is \$5,422,500. Finance costs are not included as part of the cost estimates for this study. The increase in the number of equivalent water service accounts due to growth over the next ten years is projected to be 1,537. The maximum allowable water impact fee calculation is shown below:

Total Water CIP Costs	\$18,950,000
Total Eligible Water Costs	\$6,134,250
50% Water Impact Fee Credit	\$3,067,125
Growth in Water Service Units	1,537
Maximum Base Water Impact Fee With Credit	\$1,995

3.12 2022-2032 Maximum Wastewater Impact Fees

The total cost of wastewater system capital improvements between 2022 and 2032 is estimated to be \$2,739,333. Of that cost, the cost of wastewater capital improvements to serve new development, projected to occur between 2022 and 2032, is \$1,344,833. Finance costs are not included as part of the cost estimates for this study. The increase in the number of equivalent wastewater service accounts due to growth over the next ten years is projected to be 814. The maximum allowable wastewater impact fee calculation is shown below:

Total Wastewater CIP Costs	\$16,615,000
Total Eligible Wastewater Costs	\$3,526,000
50% Wastewater Impact Fee Credit	\$1,763,000
Growth in Wastewater Service Units	814
Maximum Base Wastewater Impact Fee With Credit	\$2,165

Section 5

Conclusion and Recommendations



5.1 Maximum Impact Fee Calculations

The maximum impact fee that can be levied is equal to the projected capital cost required to serve 10-year development divided by the projected 10-year growth in service accounts. The total projected costs include the projected capital improvement costs to serve the 10-year development, the projected finance costs for the capital improvements, and the consultant costs for preparing and updating the capital improvements plan.

5.1.1 Maximum Water Impact Fee

The impact fee for water service includes the following:

- Total Water Capital Improvement Costs (all costs): \$18,950,000
- Total Eligible Water Costs (new development eligible): \$6,134,250
- Total Water Impact Fee Credit (50%): \$3,067,125

The total eligible cost associated with the proposed water system improvements necessary to meet projected growth over the next ten years is \$6,134,250. The increase in the number of service units due to growth over the next ten years is projected as 1,537 water service accounts.

$$\begin{aligned} \text{Maximum Water Impact Fee} &= (\text{Total Eligible Costs} - \text{Credit}) / (\text{10-Year Growth in Service Accounts}) \\ \text{With Credit} &= \$6,134,250 - \$3,067,125 / (1,537 \text{ Water Service Accounts}) \\ &= \$1,995 \text{ per } 5/8'' \text{ Water Service Account} \end{aligned}$$

\$2,993 is the recommended Water Impact Fee per ¾" service unit for the City of Willow Park.



5.1.2 Maximum Wastewater Impact Fee

The impact fee for wastewater service includes the following:

- Total Wastewater Capital Improvement Costs (all costs): \$16,615,000
- Total Eligible Costs (new development eligible): \$3,526,000
- Total Wastewater Impact Fee Credit (50%): \$1,763,000

The total eligible cost associated with the proposed wastewater system improvements to meet projected growth over the next ten years is \$3,526,000. The increase in the number of service accounts due to growth over the next ten years is projected as 814 service accounts.

$$\begin{aligned} \text{Max. Wastewater Impact Fee} &= (\text{Total Eligible Costs} - \text{Credit}) / (\text{10-Year Growth in Accounts}) \\ \text{With Credit} &= (\$3,478,500 - \$1,739,250) / (814 \text{ Wastewater Service Accounts}) \\ &= \$2,165 \text{ per Wastewater Service Account (5/8" Water Meter)} \end{aligned}$$

\$3,249 is the recommended Wastewater Impact Fee per ¾" service unit for the City of Willow Park.



Appendix A

Texas Municipal Code Governing Impact Fees



State of Texas - Local Government Code

TITLE 12: Planning and development
SUBTITLE C: Planning and development provisions
CHAPTER 395: Financing capital improvements
SUBCHAPTER A - General provisions

Sec. 395.001. DEFINITIONS. In this chapter:

(1) "Capital improvement" means any of the following facilities that have a life expectancy of three or more years and are owned and operated by or on behalf of a political subdivision:

(A) water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage, and flood control facilities; whether or not they are located within the service area; and

(B) roadway facilities.

(2) "Capital improvements plan" means a plan required by this chapter that identifies capital improvements or facility expansions for which impact fees may be assessed.

(3) "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.

(4) "Impact fee" means 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. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:

(A) dedication of land for public parks or payment in lieu of the dedication to serve park needs;

(B) dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;

(C) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or

(D) other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.



However, an item included in the capital improvements plan may not be required to be constructed except in accordance with Section 395.019(2), and an owner may not be required to construct or dedicate facilities and to pay impact fees for those facilities.

(5) "Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.

(6) "New development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

(7) "Political subdivision" means a municipality, a district or authority created under Article III, Section 52, or Article XVI, Section 59, of the Texas Constitution, or, for the purposes set forth by Section 395.079, certain counties described by that section.

(8) "Roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the political subdivision, together with all necessary appurtenances. The term includes the political subdivision's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.

(9) "Service area" means the area within the corporate boundaries or extraterritorial jurisdiction, as determined under Chapter 42, of the political subdivision to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except roadway facilities and storm water, drainage, and flood control facilities. The service area, for the purposes of this chapter, may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, except for roadway facilities and storm water, drainage, and flood control facilities. For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. For storm water, drainage, and flood control facilities, the service area may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, but shall not exceed the area actually served by the storm water, drainage, and flood control facilities designated in the capital improvements plan and shall not extend across watershed boundaries.

(10) "Service unit" means a standardized measure of consumption, use, generation, or discharge 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.

SUBCHAPTER B - Authorization of impact fee

Sec. 395.011. AUTHORIZATION OF FEE.

(a) Unless otherwise specifically authorized by state law or this chapter, a governmental entity or political subdivision may not enact or impose an impact fee.

(b) Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities.





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(c) A municipality may contract to provide capital improvements, except roadway facilities, to an area outside its corporate boundaries and extraterritorial jurisdiction and may charge an impact fee under the contract, but if an impact fee is charged in that area, the municipality must comply with this chapter.

Sec. 395.012. ITEMS PAYABLE BY FEE.

(a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:

- (1) construction contract price;
- (2) surveying and engineering fees;
- (3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
- (4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.

(b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.

(c) Notwithstanding any other provision of this chapter, the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay a staff engineer who prepares or updates a capital improvements plan under this chapter.

(d) A municipality may pledge an impact fee as security for the payment of debt service on a bond, note, or other obligation issued to finance a capital improvement or public facility expansion if:

- (1) the improvement or expansion is identified in a capital improvements plan; and
- (2) at the time of the pledge, the governing body of the municipality certifies in a written order, ordinance, or resolution that none of the impact fee will be used or expended for an improvement or expansion not identified in the plan.

(e) A certification under Subsection (d)(2) is sufficient evidence that an impact fee pledged will not be used or expended for an improvement or expansion that is not identified in the capital improvements plan.

Sec. 395.013. ITEMS NOT PAYABLE BY FEE.

Impact fees may not be adopted or used to pay for:

- (1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;
- (2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;



- (3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;
- (6) principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed by Section 395.012.

Sec. 395.014. CAPITAL IMPROVEMENTS PLAN.

(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 the 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 the 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 the 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 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) a 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 projected cost of implementing the capital improvements plan.

(b) The analysis required by Subsection (a)(3) may be prepared on a system wide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.

(c) The governing body of the political subdivision is responsible for supervising the implementation of the capital improvements plan in a timely manner.

Sec. 395.015. MAXIMUM FEE PER SERVICE UNIT.

(a) The impact fee per service unit may not exceed the amount determined by subtracting the amount in Section 395.014(a)(7) from the costs of the capital improvements described by Section 395.014(a)(3) and dividing that amount by the total number of projected service units described by Section 395.014(a)(5).

(b) If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by Section 395.014(a)(6) by the projected new service units described in that section.

Sec. 395.016. TIME FOR ASSESSMENT AND COLLECTION OF FEE.

(a) This subsection applies only to impact fees adopted and land platted before June 20, 1987. For land that has been platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before June 20, 1987, or land on which new development occurs or is proposed without platting, the political subdivision may assess the impact fees at any time during the development approval and building process. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(b) This subsection applies only to impact fees adopted before June 20, 1987, and land platted after that date. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after June 20, 1987, the political subdivision may assess the impact fees before or at the time of recordation. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(c) This subsection applies only to impact fees adopted after June 20, 1987. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before the adoption of an impact fee, an impact fee may not be collected on any service unit for which a valid building permit is issued within one year after the date of adoption of the impact fee.



(d) This subsection applies only to land platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after adoption of an impact fee adopted after June 20, 1987. The political subdivision shall assess the impact fees before or at the time of recordation of a subdivision plat or other plat under Subchapter A, Chapter 212, or the subdivision or platting ordinance or procedures of any political subdivision in the official records of the county clerk of the county in which the tract is located. Except as provided by Section 395.019, if the political subdivision has water and wastewater capacity available:

(1) the political subdivision shall collect the fees at the time the political subdivision issues a building permit;

(2) for land platted outside the corporate boundaries of a municipality, the municipality shall collect the fees at the time an application for an individual meter connection to the municipality's water or wastewater system is filed; or

(3) a political subdivision that lacks authority to issue building permits in the area where the impact fee applies shall collect the fees at the time an application is filed for an individual meter connection to the political subdivision's water or wastewater system.

(e) For land on which new development occurs or is proposed to occur without platting, the political subdivision may assess the impact fees at any time during the development and building process and may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(f) An "assessment" means a determination of the amount of the impact fee in effect on the date of occurrence provided in this section and is the maximum amount that can be charged per service unit of such development. No specific act by the political subdivision is required.

(g) Notwithstanding Subsections (a)-(e) and Section 395.017, the political subdivision may reduce or waive an impact fee for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. If affordable housing as defined by 42 U.S.C. Section 12745, as amended, is not constructed, the political subdivision may reverse its decision to waive or reduce the impact fee, and the political subdivision may assess an impact fee at any time during the development approval or building process or after the building process if an impact fee was not already assessed.

Sec. 395.017. ADDITIONAL FEE PROHIBITED; EXCEPTION.

After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Sec. 395.018. AGREEMENT WITH OWNER REGARDING PAYMENT.

A political subdivision is authorized to enter into an agreement with the owner of a tract of land for which the plat has been recorded providing for the time and method of payment of the impact fees.



Sec. 395.019. COLLECTION OF FEES IF SERVICES NOT AVAILABLE.

Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

- (1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;
- (2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or
- (3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

Sec. 395.020. ENTITLEMENT TO SERVICES.

Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive immediate service from any existing facilities with actual capacity to serve the new service units, subject to compliance with other valid regulations.

Sec. 395.021. AUTHORITY OF POLITICAL SUBDIVISIONS TO SPEND FUNDS TO REDUCE FEES.

Political subdivisions may spend funds from any lawful source to pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees.

Sec. 395.022. AUTHORITY OF POLITICAL SUBDIVISION TO PAY FEES.

- (a) Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.
- (b) A school district is not required to pay impact fees imposed under this chapter unless the board of trustees of the district consents to the payment of the fees by entering a contract with the political subdivision that imposes the fees. The contract may contain terms the board of trustees considers advisable to provide for the payment of the fees.

Sec. 395.023. CREDITS AGAINST ROADWAY FACILITIES FEES.

Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a political subdivision as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.



Sec. 395.024. ACCOUNTING FOR FEES AND INTEREST.

- (a) The order, ordinance, or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted.
- (b) Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter.
- (c) Impact fee funds may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by this chapter.
- (d) The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Sec. 395.025. REFUNDS.

- (a) On the request of an owner of the property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment under Section 395.019(1).
- (b) Repealed by Acts 2001, 77th Leg., ch. 345, Sec. 9, eff. Sept. 1, 2001.
- (c) The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.
- (d) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute.
- (e) All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.
- (f) The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

SUBCHAPTER C - Procedures for adoption of impact fee

Sec. 395.041. COMPLIANCE WITH PROCEDURES REQUIRED.

Except as otherwise provided by this chapter, a political subdivision must comply with this subchapter to levy an impact fee.



Sec. 395.0411. CAPITAL IMPROVEMENTS PLAN.

The political subdivision shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014.

Sec. 395.042. HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.

To impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.

Sec. 395.043. INFORMATION ABOUT LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN AVAILABLE TO PUBLIC.

On or before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

Sec. 395.044. NOTICE OF HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.

(a) Before the 30th day before the date of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order, ordinance, or resolution setting the public hearing.

(b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.

(c) The notice must contain:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.



Sec. 395.045. APPROVAL OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

- (a) After the public hearing on the land use assumptions and capital improvements plan, the political subdivision shall determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.
- (b) The political subdivision, within 30 days after the date of the public hearing, shall approve or disapprove the land use assumptions and capital improvements plan.
- (c) An ordinance, order, or resolution approving the land use assumptions and capital improvements plan may not be adopted as an emergency measure.

Sec. 395.0455. SYSTEMWIDE LAND USE ASSUMPTIONS.

- (a) In lieu of adopting land use assumptions for each service area, a political subdivision may, except for storm water, drainage, flood control, and roadway facilities, adopt system wide land use assumptions, which cover all of the area subject to the jurisdiction of the political subdivision for the purpose of imposing impact fees under this chapter.
- (b) Prior to adopting system wide land use assumptions, a political subdivision shall follow the public notice, hearing, and other requirements for adopting land use assumptions.
- (c) After adoption of system wide land use assumptions, a political subdivision is not required to adopt additional land use assumptions for a service area for water supply, treatment, and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the system wide land use assumptions.

Sec. 395.047. HEARING ON IMPACT FEE.

On adoption of the land use assumptions and capital improvements plan, the governing body shall adopt an order or resolution setting a public hearing to discuss the imposition of the impact fee. The public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution imposing an impact fee.

Sec. 395.049. NOTICE OF HEARING ON IMPACT FEE.

- (a) Before the 30th day before the date of the hearing on the imposition of an impact fee, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order or resolution setting the public hearing.
- (b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.
- (c) The notice must contain the following:



- (1) a headline to read as follows: "NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES"
- (2) the time, date, and location of the hearing;
- (3) a statement that the purpose of the hearing is to consider the adoption of an impact fee;
- (4) the amount of the proposed impact fee per service unit; and
- (5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Sec. 395.050. ADVISORY COMMITTEE COMMENTS ON IMPACT FEES.

The advisory committee created under Section 395.058 shall file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

Sec. 395.051. APPROVAL OF IMPACT FEE REQUIRED.

- (a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee.
- (b) An ordinance, order, or resolution approving the imposition of an impact fee may not be adopted as an emergency measure.

Sec. 395.052. PERIODIC UPDATE OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED.

- (a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.
- (b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.

Sec. 395.053. HEARING ON UPDATED LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. The governing body of the political subdivision shall, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

Sec. 395.054. HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE.

A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.



Sec. 395.055. NOTICE OF HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEE.

(a) The notice and hearing procedures prescribed by Sections 395.044(a) and (b) apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee.

(b) The notice of a hearing under this section must contain the following:

(1) a headline to read as follows: "NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

Sec. 395.056. ADVISORY COMMITTEE COMMENTS ON AMENDMENTS.

The advisory committee created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Sec. 395.057. APPROVAL OF AMENDMENTS REQUIRED.

(a) The political subdivision, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee.

(b) An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure.

Sec. 395.0575. DETERMINATION THAT NO UPDATE OF LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES IS NEEDED.

(a) If, at the time an update under Section 395.052 is required, the governing body determines that no change to the land use assumptions, capital improvements plan, or impact fee is needed, it may, as an alternative to the updating requirements of Sections 395.052-395.057, do the following:

(1) The governing body of the political subdivision shall, upon determining that an update is unnecessary and 60 days before publishing the final notice under this section, send notice of its determination not to update the land use assumptions, capital improvements plan, and impact fee by certified mail to any person who has, within two years preceding the date that the final notice of this matter is to be published, give written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of hearings related to impact fees. The notice must contain the information in Subsections (b)(2)-(5).



(2) The political subdivision shall publish notice of its determination once a week for three consecutive weeks in one or more newspapers with general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies. The notice of public hearing may not be in the part of the paper in which legal notices and classified ads appear and may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper, and the headline on the notice must be in 18-point or larger type.

(b) The notice must contain the following:

(1) a headline to read as follows: "NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEES";

(2) a statement that the governing body of the political subdivision has determined that no change to the land use assumptions, capital improvements plan, or impact fee is necessary;

(3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;

(4) a statement that if, within a specified date, which date shall be at least 60 days after publication of the first notice, a person makes a written request to the designated official of the political subdivision requesting that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body must comply with the request by following the requirements of Sections 395.052-395.057; and

(5) a statement identifying the name and mailing address of the official of the political subdivision to whom a request for an update should be sent.

(c) The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the earliest notice of the government's decision that no update is necessary is mailed or published.

(d) If, by the date specified in Subsection (b)(4), a person requests in writing that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body shall cause an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 395.052-395.057.

(e) An ordinance, order, or resolution determining the need for updating land use assumptions, a capital improvements plan, or an impact fee may not be adopted as an emergency measure.

Sec. 395.058. ADVISORY COMMITTEE.

(a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.

(b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or



building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

(c) The advisory committee serves in an advisory capacity and is established to:

- (1) advise and assist the political subdivision in adopting land use assumptions;
- (2) review the capital improvements plan and file written comments;
- (3) monitor and evaluate implementation of the capital improvements plan;
- (4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
- (5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

(d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

(e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

SUBCHAPTER D – Other Provisions

Sec. 395.071. DUTIES TO BE PERFORMED WITHIN TIME LIMITS.

If the governing body of the political subdivision does not perform a duty imposed under this chapter within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the political subdivision stating the nature of the unperformed duty and requesting that it be performed within 60 days after the date of the request. If the governing body of the political subdivision finds that the duty is required under this chapter and is late in being performed, it shall cause the duty to commence within 60 days after the date of the request and continue until completion.

Sec. 395.072. RECORDS OF HEARINGS.

A record must be made of any public hearing provided for by this chapter. The record shall be maintained and be made available for public inspection by the political subdivision for at least 10 years after the date of the hearing.

Sec. 395.073. CUMULATIVE EFFECT OF STATE AND LOCAL RESTRICTIONS.

Any state or local restrictions that apply to the imposition of an impact fee in a political subdivision where an impact fee is proposed are cumulative with the restrictions in this chapter.



Sec. 395.074. PRIOR IMPACT FEES REPLACED BY FEES UNDER THIS CHAPTER.

An impact fee that is in place on June 20, 1987, must be replaced by an impact fee made under this chapter on or before June 20, 1990. However, any political subdivision having an impact fee that has not been replaced under this chapter on or before June 20, 1988, is liable to any party who, after June 20, 1988, pays an impact fee that exceeds the maximum permitted under Subchapter B by more than 10 percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorney's fees and court costs.

Sec. 395.075. NO EFFECT ON TAXES OR OTHER CHARGES.

This chapter does not prohibit, affect, or regulate any tax, fee, charge, or assessment specifically authorized by state law.

Sec. 395.076. MORATORIUM ON DEVELOPMENT PROHIBITED.

A moratorium may not be placed on new development for the purpose of awaiting the completion of all or any part of the process necessary to develop, adopt, or update land use assumptions, a capital improvements plan, or an impact fee.

Sec. 395.077. APPEALS.

(a) A person who has exhausted all administrative remedies within the political subdivision and who is aggrieved by a final decision is entitled to trial de novo under this chapter.

(b) A suit to contest an impact fee must be filed within 90 days after the date of adoption of the ordinance, order, or resolution establishing the impact fee.

(c) Except for roadway facilities, a person who has paid an impact fee or an owner of property on which an impact fee has been paid is entitled to specific performance of the services by the political subdivision for which the fee was paid.

(d) This section does not require construction of a specific facility to provide the services.

(e) Any suit must be filed in the county in which the major part of the land area of the political subdivision is located. A successful litigant shall be entitled to recover reasonable attorney's fees and court costs.

Sec. 395.078. SUBSTANTIAL COMPLIANCE WITH NOTICE REQUIREMENTS.

An impact fee may not be held invalid because the public notice requirements were not complied with if compliance was substantial and in good faith.

Sec. 395.079. IMPACT FEE FOR STORM WATER, DRAINAGE, AND FLOOD CONTROL IN POPULOUS COUNTY.

(a) Any county that has a population of 3.3 million or more or that borders a county with a population of 3.3 million or more, and any district or authority created under Article XVI, Section 59, of the Texas Constitution within any such county that is authorized to provide storm water, drainage, and flood control facilities, is authorized to impose impact fees to provide storm water, drainage, and flood control improvements necessary to accommodate new development.



(b) The imposition of impact fees authorized by Subsection (a) is exempt from the requirements of Sections 395.025, 395.052-395.057, and 395.074 unless the political subdivision proposes to increase the impact fee.

(c) Any political subdivision described by Subsection (a) is authorized to pledge or otherwise contractually obligate all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued or incurred by or on behalf of the political subdivision and to the payment of any other contractual obligations.

(d) An impact fee adopted by a political subdivision under Subsection (a) may not be reduced if:

(1) the political subdivision has pledged or otherwise contractually obligated all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision; and

(2) the political subdivision agrees in the pledge or contract not to reduce the impact fees during the term of the bonds, notes, or other contractual obligations.

Sec. 395.080. CHAPTER NOT APPLICABLE TO CERTAIN WATER-RELATED SPECIAL DISTRICTS.

(a) This chapter does not apply to impact fees, charges, fees, assessments, or contributions:

(1) paid by or charged to a district created under Article XVI, Section 59, of the Texas Constitution to another district created under that constitutional provision if both districts are required by law to obtain approval of their bonds by the Texas Natural Resource Conservation Commission; or

(2) charged by an entity if the impact fees, charges, fees, assessments, or contributions are approved by the Texas Natural Resource Conservation Commission.

(b) Any district created under Article XVI, Section 59, or Article III, Section 52, of the Texas Constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions. The commission shall adopt rules for reviewing the petition and may charge the petitioner fees adequate to cover the cost of processing and considering the petition. The rules shall require notice substantially the same as that required by this chapter for the adoption of impact fees and shall afford opportunity for all affected parties to participate.

Sec. 395.081. FEES FOR ADJOINING LANDOWNERS IN CERTAIN MUNICIPALITIES.

(a) This section applies only to a municipality with a population of 115,000 or less that constitutes more than three-fourths of the population of the county in which the majority of the area of the municipality is located.

(b) A municipality that has not adopted an impact fee under this chapter that is constructing a capital improvement, including sewer or waterline or drainage or roadway facilities, from the municipality to a development located within or outside the municipality's boundaries, in its discretion, may allow a landowner whose land adjoins the capital improvement or is within a specified distance from the capital improvement, as determined by the governing body of the municipality, to connect to the capital improvement if:



- (1) the governing body of the municipality has adopted a finding under Subsection (c); and
 - (2) the landowner agrees to pay a proportional share of the cost of the capital improvement as determined by the governing body of the municipality and agreed to by the landowner.
- (c) Before a municipality may allow a landowner to connect to a capital improvement under Subsection (b), the municipality shall adopt a finding that the municipality will benefit from allowing the landowner to connect to the capital improvement. The finding shall describe the benefit to be received by the municipality.
- (d) A determination of the governing body of a municipality, or its officers or employees, under this section is a discretionary function of the municipality and the municipality and its officers or employees are not liable for a determination made under this section.



Appendix B

Existing Approved Land Use Plan



CITY OF WILLOW PARK

FIGURE II.1

EXISTING LAND USE MAP

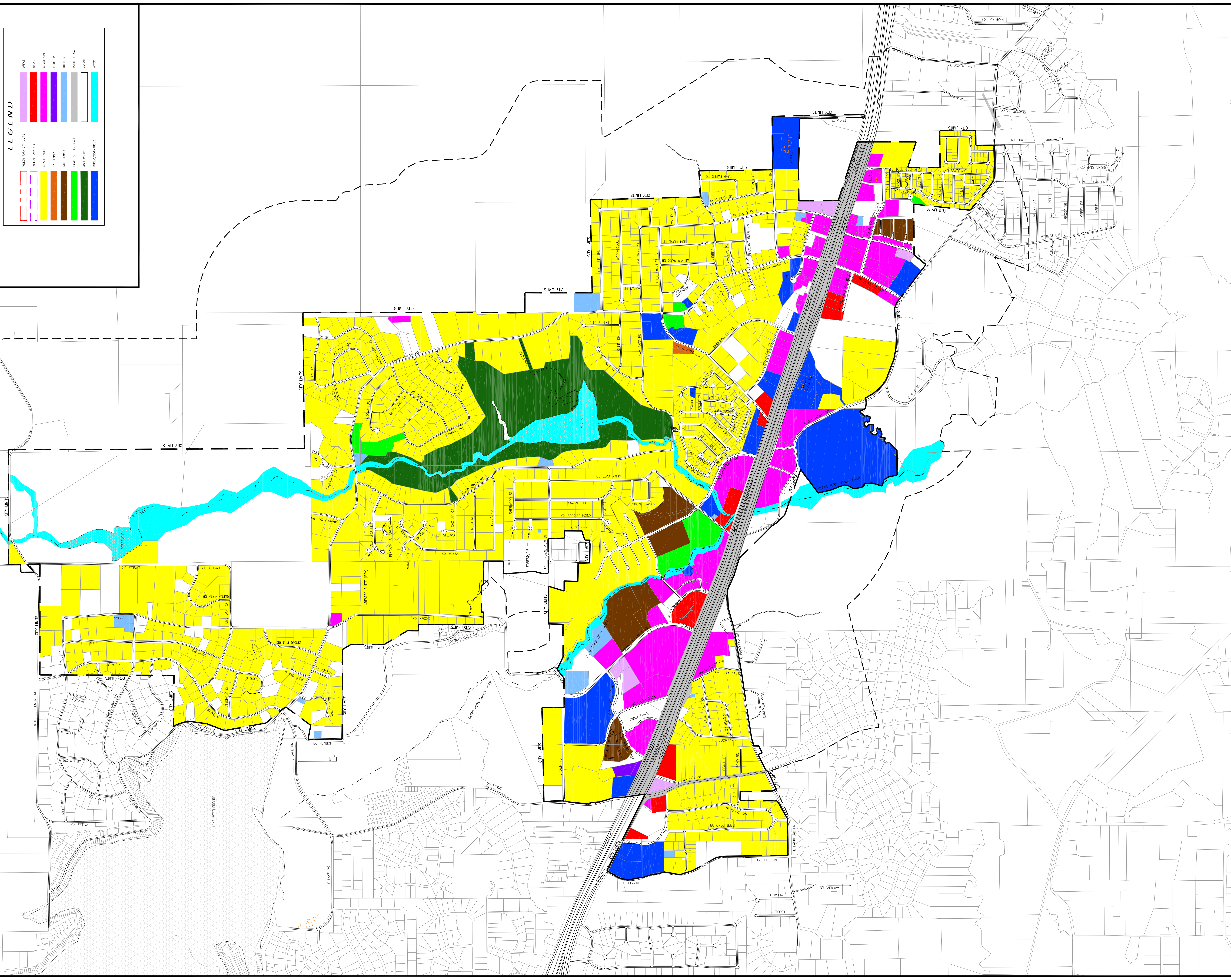
MAY 2022



JACOB MARTIN
NORTH
1100 S. 10TH ST. SUITE 104
DENVER, CO 80202
303.733.1100

LEGEND

WILLOW PARK CITY LIMITS	OFFICE
MILWAUKEE CITY LIMITS	RETAIL
SINGLE-FAMILY	COMMERCIAL
MULTI-FAMILY	INDUSTRIAL
PARKS & OPEN SPACE	UTILITIES
GOVT COURSE	PORT OF WAF
PUBLIC/COMM-PUBLIC	WATER



Appendix C

Future Land Use Plan



CITY OF WILLOW PARK

FIGURE II.2

FUTURE LAND USE MAP

MAY 2022



3465 CALVERT LANE
SUITE 200
DALLAS, TEXAS 75244
TEL: 972.346.1100
WWW.JACOB-MARTIN.COM

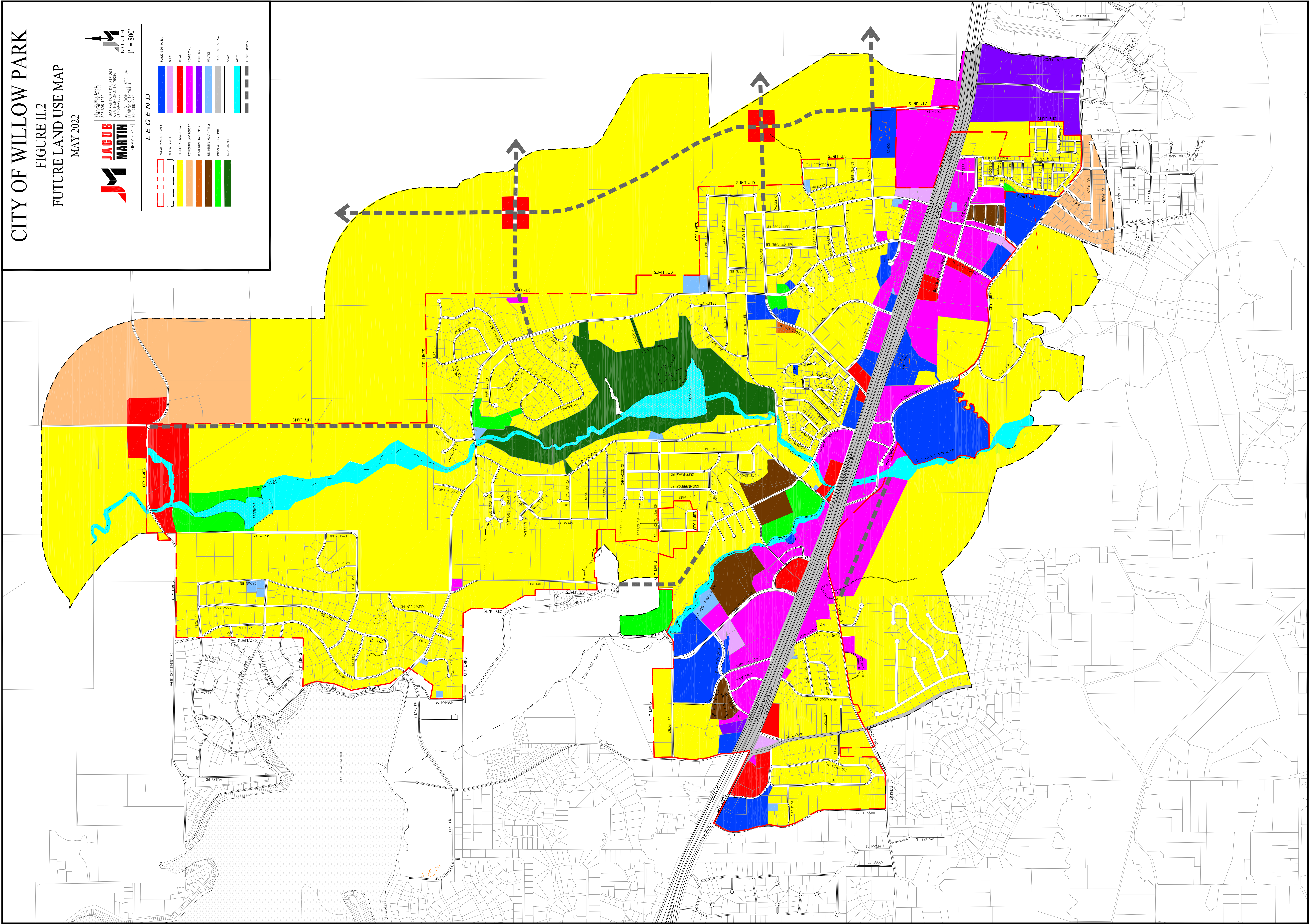
1508 SANTA FE DR. STE. 204
DALLAS, TEXAS 75206
TEL: 972.346.1100
WWW.JACOB-MARTIN.COM

4920 S. LOOP 838, STE. 104
DALLAS, TEXAS 75242
TEL: 972.346.1100
WWW.JACOB-MARTIN.COM

NORTH
1" = 800'

LEGEND

	WILLOW PARK CITY LIMITS		PUBLIC/OPEN-HOUSE
	WILLOW PARK CITY LIMITS		OFFICE
	RESIDENTIAL SINGLE-FAMILY		RETAIL
	RESIDENTIAL MEDIUM-DENSITY		COMMERCIAL
	RESIDENTIAL HIGH-DENSITY		INDUSTRIAL
	PARKS & OPEN SPACE		UTILITIES
	GOVT. COURSE		TOOTH RIGHT OF WAY
	WATER		MAINT.
	WATER		FUTURE HIGHWAY



Appendix D

Water and Wastewater Impact Fee Comparison



Comparison Municipalities

City of Aledo							Population	4,770
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1		1.60	2.00	4.00	14.00	24.00	50.00
Water	\$2,383.00	\$3,972.00	\$6,355.00	\$7,944.00	\$15,888.00	\$55,608.00	\$95,328.00	\$198,600.00
Sewer	\$2,398.00	\$3,997.00	\$6,395.00	\$7,994.00	\$15,988.00	\$55,958.00	\$95,928.00	\$199,850.00
Total	\$4,781.00	\$7,969.00	\$12,750.00	\$15,938.00	\$31,876.00	\$111,566.00	\$191,256.00	\$398,450.00

City of Alverado							Population	4,280
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1.5		2.50	5.00	8.00	17.50	31.50	65.00
Water	\$1,160.00	\$1,740.00	\$2,900.00	\$5,800.00	\$9,280.00	\$20,300.00	\$36,540.00	\$75,400.00
Sewer	\$2,541.00	\$3,812.00	\$3,653.00	\$12,705.00	\$20,328.00	\$44,468.00	\$80,042.00	\$165,165.00
Total	\$3,701.00	\$5,552.00	\$6,553.00	\$18,505.00	\$29,608.00	\$64,768.00	\$116,582.00	\$240,565.00

City of Azle							Population	12,950
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1		1.67	3.33	5.33	10.00	16.67	
Water	\$0.00	\$1,578.00	\$2,635.26	\$5,254.74	\$8,410.70	\$15,780.00	\$26,305.26	\$39,450.00
Sewer	\$0.00	\$1,563.00	\$2,610.21	\$5,204.79	\$8,330.79	\$15,630.00	\$26,055.21	TBD
Total	\$0.00	\$3,141.00	\$5,245.47	\$10,459.53	\$16,741.49	\$31,410.00	\$52,360.47	\$39,450.00

City of Boyd							Population	1,380
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1.5		2.50	5.00	8.00	17.50	30.00	62.50
Water	\$0.00	\$6,270.00	\$10,450.00	\$20,899.00	\$33,439.00	\$73,147.00	\$125,395.00	\$261,239.00
Sewer	\$0.00	\$4,106.00	\$6,844.00	\$13,688.00	\$21,901.00	\$47,908.00	\$82,125.00	\$171,099.00
Total	\$0.00	\$10,376.00	\$17,294.00	\$34,587.00	\$55,340.00	\$121,055.00	\$207,520.00	\$432,338.00

City of Burleson							Population	47,150
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1.00		1.67	3.33	5.33	16.00	28.00	61.33
Water	\$2,624.00	\$3,936.00	\$6,560.00	\$13,120.00	\$20,992.00	\$62,976.00	\$110,208.00	\$241,408.00
Sewer	\$1,312.00	\$1,968.00	\$3,280.00	\$6,560.00	\$10,496.00	\$31,488.00	\$55,104.00	\$120,704.00
Total	\$3,936.00	\$5,904.00	\$9,840.00	\$19,680.00	\$31,488.00	\$94,464.00	\$165,312.00	\$362,112.00



City of Crowley							Population	15,970
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1		1.67	3.33	5.33	11.67	21.00	46.67
Water	\$557.22	\$831.67	\$1,388.89	\$2,769.46	\$4,432.80	\$9,705.59	\$17,465.07	\$38,814.04
Sewer	\$180.73	\$269.75	\$450.48	\$898.27	\$1,437.77	\$3,147.98	\$5,664.75	\$12,589.23
Total	\$737.95	\$1,101.42	\$1,839.37	\$3,667.73	\$5,870.57	\$12,853.57	\$23,129.82	\$51,403.27

City of Decatur							Population	6,980
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1		1.67	3.33	6.66	15.99	27.98	61.30
Water	\$0.00	\$856.00	\$1,426.00	\$2,852.00	\$5,704.00	\$13,689.00	\$23,955.00	\$52,473.00
Sewer	\$0.00	\$1,378.00	\$2,297.00	\$4,593.00	\$9,187.00	\$22,048.00	\$38,584.00	\$84,517.00
Total	\$0.00	\$2,234.00	\$3,723.00	\$7,445.00	\$14,891.00	\$35,737.00	\$62,539.00	\$136,990.00

City of Granbury							Population	12,950
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1		1.67	3.33	5.33	10.00	16.67	33.33
Water	\$0.00	\$4,866.00	\$8,126.22	\$16,203.00	\$25,934.00	\$48,657.00	\$81,111.00	\$162,173.00
Sewer	\$0.00	\$2,733.00	\$4,565.00	\$9,102.00	\$14,569.00	\$27,335.00	\$45,567.00	\$91,106.00
Total	\$0.00	\$7,599.00	\$12,691.22	\$25,305.00	\$40,503.00	\$75,992.00	\$126,678.00	\$253,279.00

City of Hudson Oaks							Population	2,610
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1		1.67	3.33	5.33	11.63	20.00	
Water	\$0.00	\$2,227.00	\$3,719.00	\$7,416.00	\$11,870.00	\$25,898.00	\$44,540.00	
Sewer	\$0.00	\$2,849.38	\$4,758.02	\$9,488.88	\$15,187.64	\$32,387.80	\$55,264.72	
Total	\$0.00	\$5,076.38	\$8,477.02	\$16,904.88	\$27,057.64	\$58,285.80	\$99,804.72	

City of Lake Worth							Population	4,930
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent	1		1.67	3.33	5.33			
Water	\$0.00	\$2,637.00	\$4,396.00	\$8,791.00	\$14,066.00			
Sewer	\$0.00	\$1,566.00	\$2,609.00	\$5,219.00	\$8,350.00			
Total	\$0.00	\$4,203.00	\$7,005.00	\$14,010.00	\$22,416.00			



City of Pilot Point

Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent		1	1.67	3.33	5.33	23.33	43.33	93.33
Water	\$0.00	\$2,228.00	\$3,721.00	\$7,419.00	\$11,875.00	\$51,979.00	\$96,539.00	\$207,939.00
Sewer	\$0.00	\$3,899.00	\$6,511.00	\$12,984.00	\$20,782.00	\$91,964.00	\$168,944.00	\$363,894.00
Total	\$0.00	\$6,127.00	\$10,232.00	\$20,403.00	\$32,657.00	\$143,943.00	\$265,483.00	\$571,833.00

City of Saginaw

Population 23,840

Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent		1	1.70	5.87	9.41	11.70	21.00	43.30
Water	\$0.00	\$913.00	\$1,552.00	\$5,358.00	\$8,591.00	\$10,682.00	\$19,173.00	\$39,533.00
Sewer	\$0.00	\$49.00	\$83.00	\$162.00	\$260.00	\$573.00	\$1,029.00	\$2,205.00
Total	\$0.00	\$962.00	\$1,635.00	\$5,520.00	\$8,851.00	\$11,255.00	\$20,202.00	\$41,738.00

City of Springtown

Population 3,060

Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent		1	1.67	3.33	5.33	10.67	16.67	33.33
Water	\$1,500.00	\$1,500.00	\$2,505.00	\$4,995.00	\$7,995.00	\$16,005.00	\$25,005.00	\$49,995.00
Sewer	\$1,500.00	\$1,500.00	\$2,505.00	\$4,995.00	\$7,995.00	\$16,005.00	\$25,005.00	\$49,995.00
Total	\$3,000.00	\$3,000.00	\$5,010.00	\$9,990.00	\$15,990.00	\$32,010.00	\$50,010.00	\$99,990.00

City of Willow Park

Population 6,330

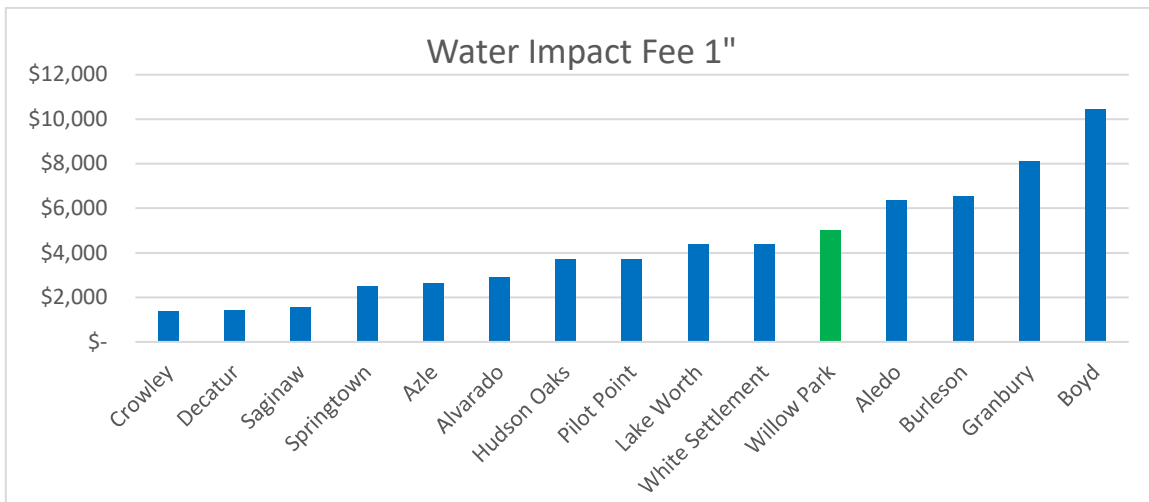
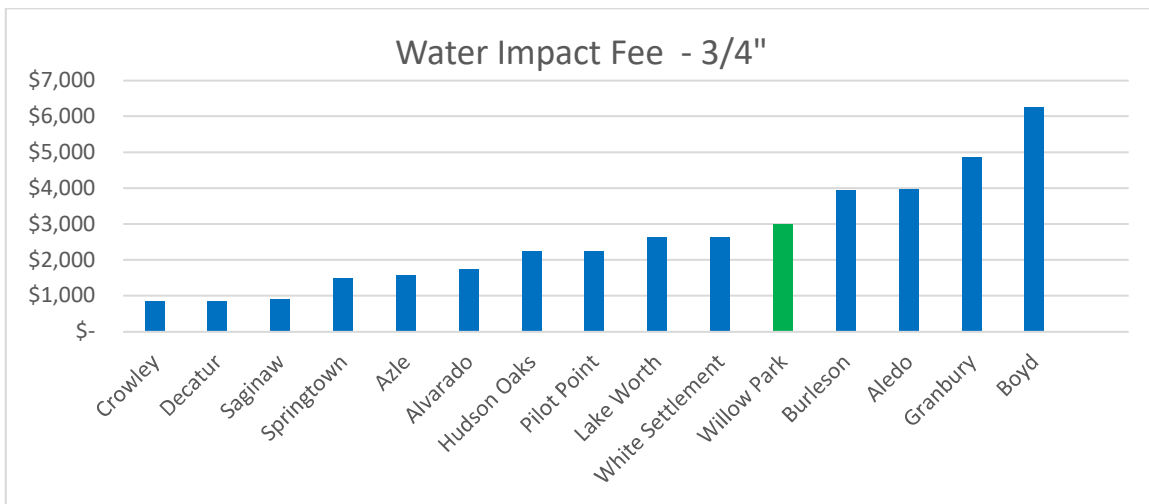
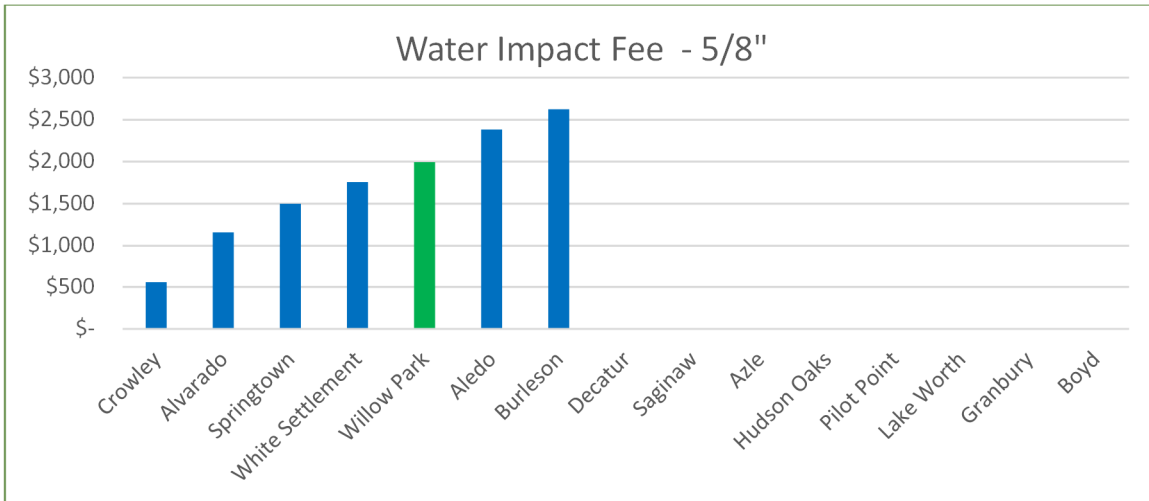
Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent		1	1.50	2.50	5.00	8.00	15.00	25.00
Water	\$1,995.00	\$2,992.50	\$4,987.50	\$9,975.00	\$15,960.00	\$29,925.00	\$49,875.00	\$99,750.00
Sewer	\$2,165.00	\$3,247.50	\$5,412.50	\$10,825.00	\$17,320.00	\$32,475.00	\$54,125.00	\$108,250.00
Total	\$4,160.00	\$6,240.00	\$10,400.00	\$20,800.00	\$33,280.00	\$62,400.00	\$104,000.00	\$208,000.00

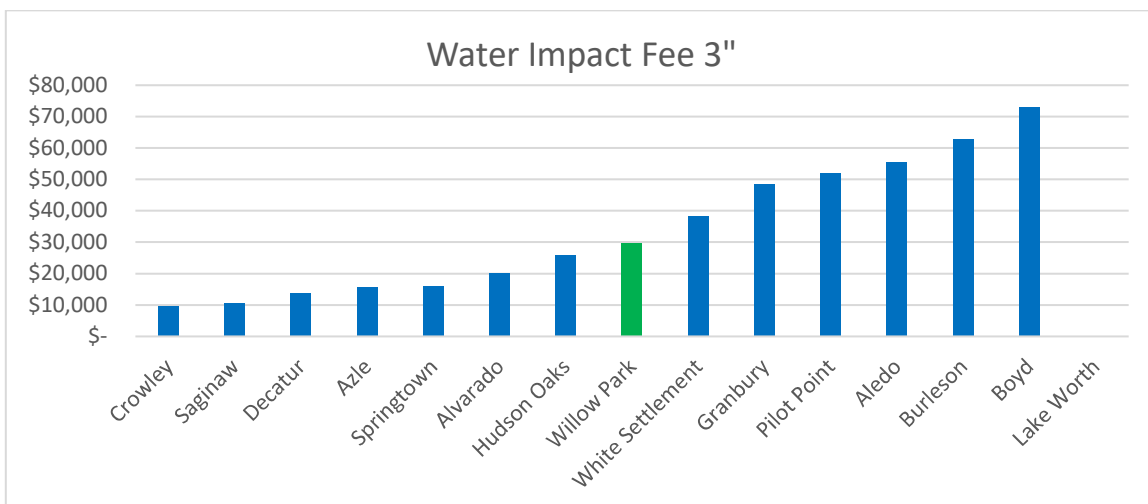
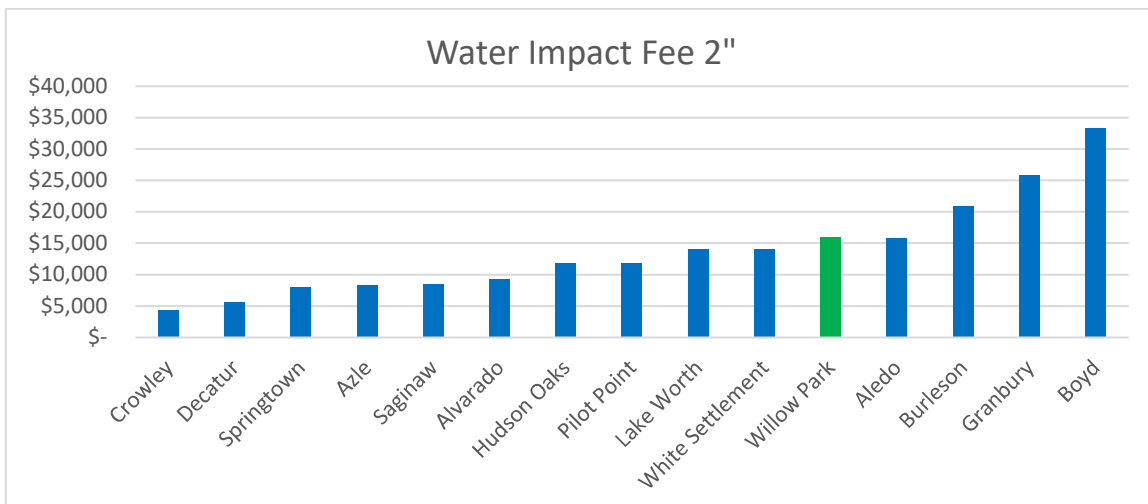
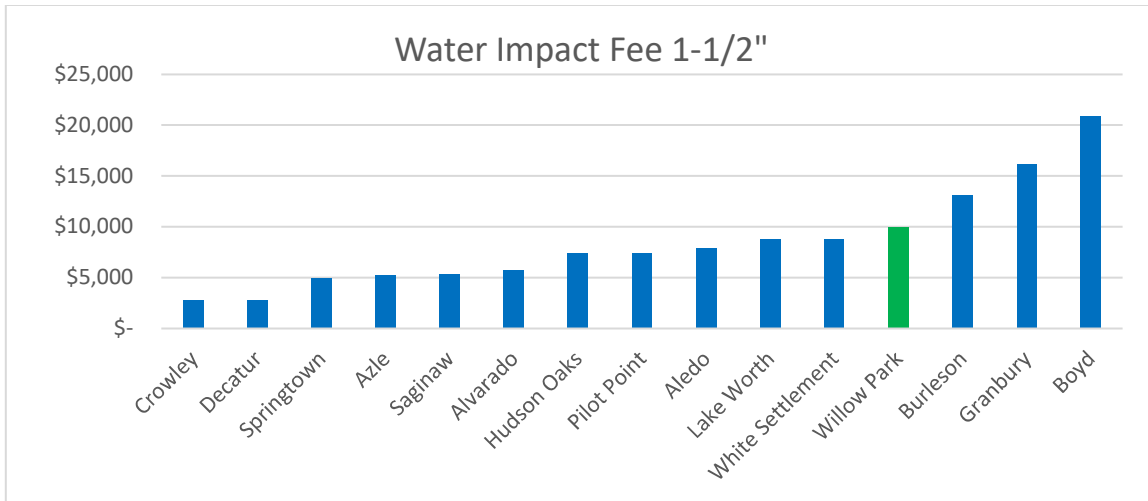
City of White Settlement

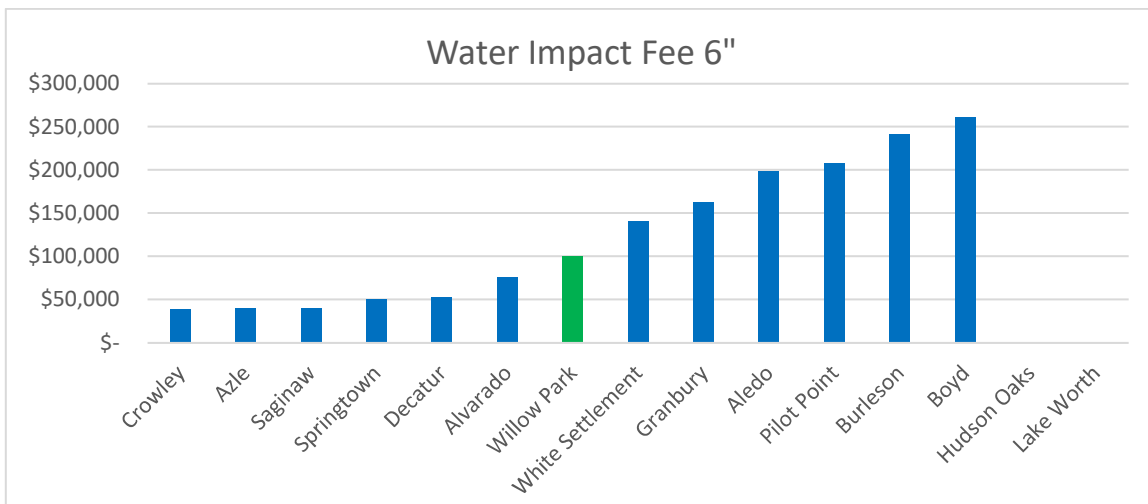
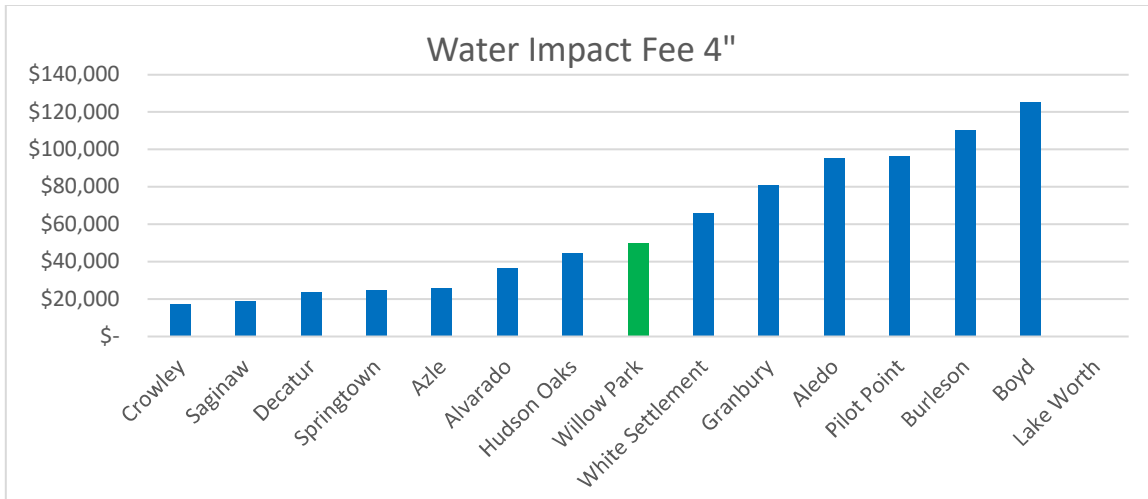
Population 17,720

Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalent		1.5	2.50	5.00	8.00	21.75	37.50	80.00
Water	\$1,758.00	\$2,637.00	\$4,396.00	\$8,791.00	\$14,066.00	\$38,242.00	\$65,934.00	\$140,660.00
Sewer	\$1,044.00	\$1,566.00	\$2,609.00	\$5,219.00	\$8,350.00	\$22,702.00	\$39,141.00	\$83,500.00
Total	\$2,802.00	\$4,203.00	\$7,005.00	\$14,010.00	\$22,416.00	\$60,944.00	\$105,075.00	\$224,160.00





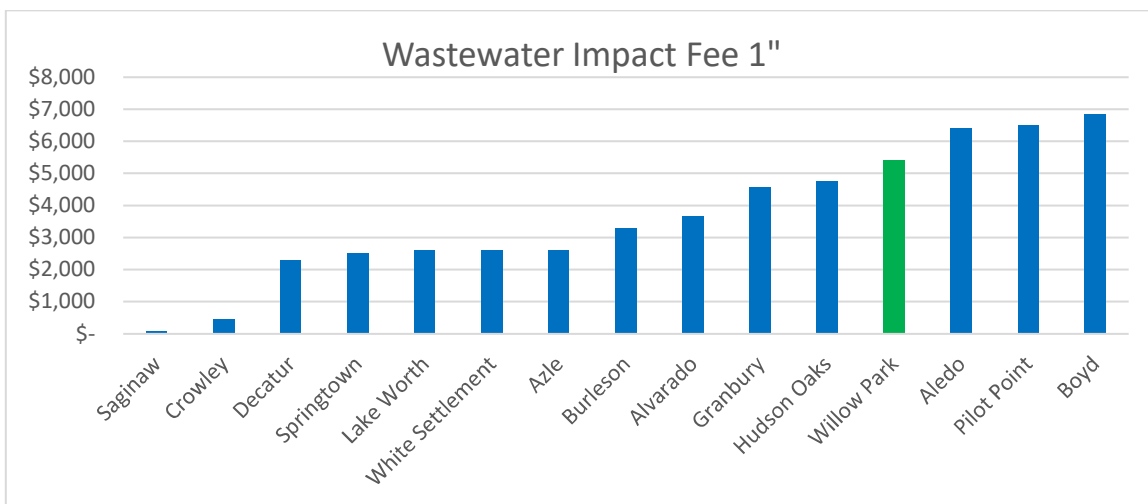
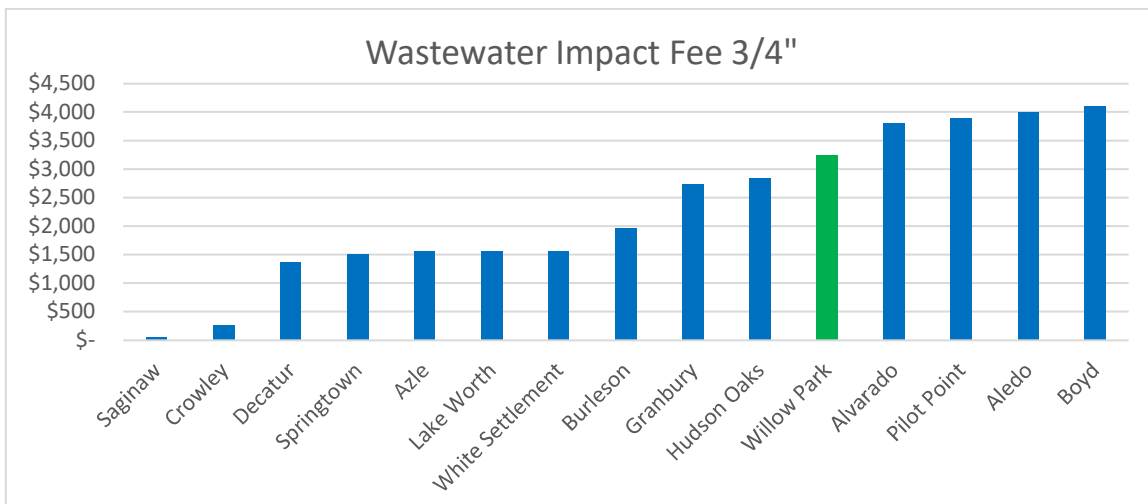
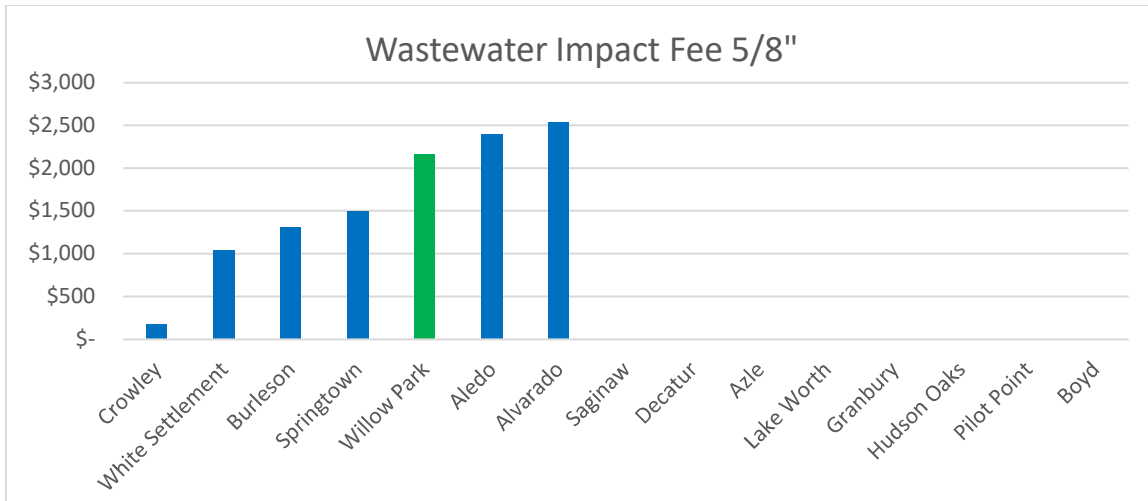


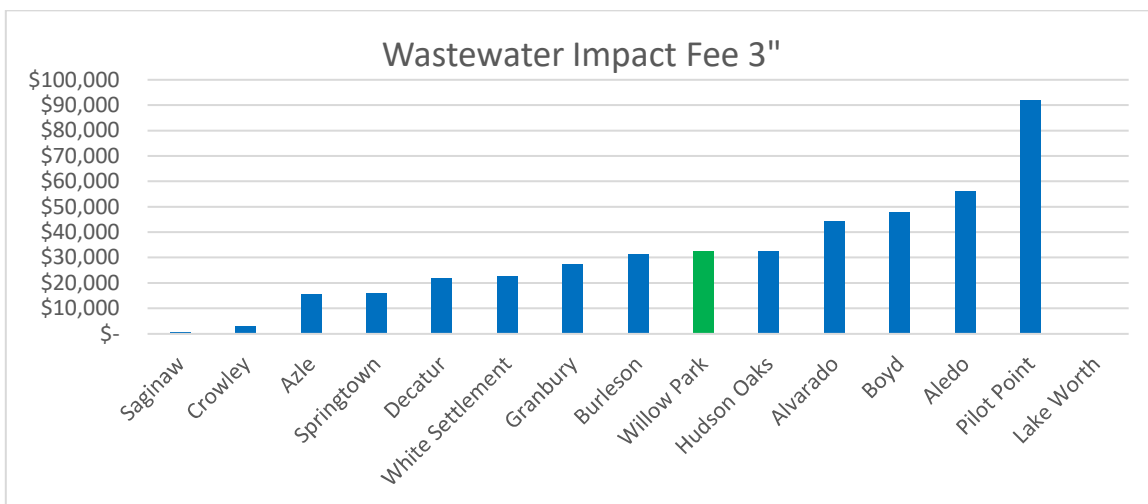
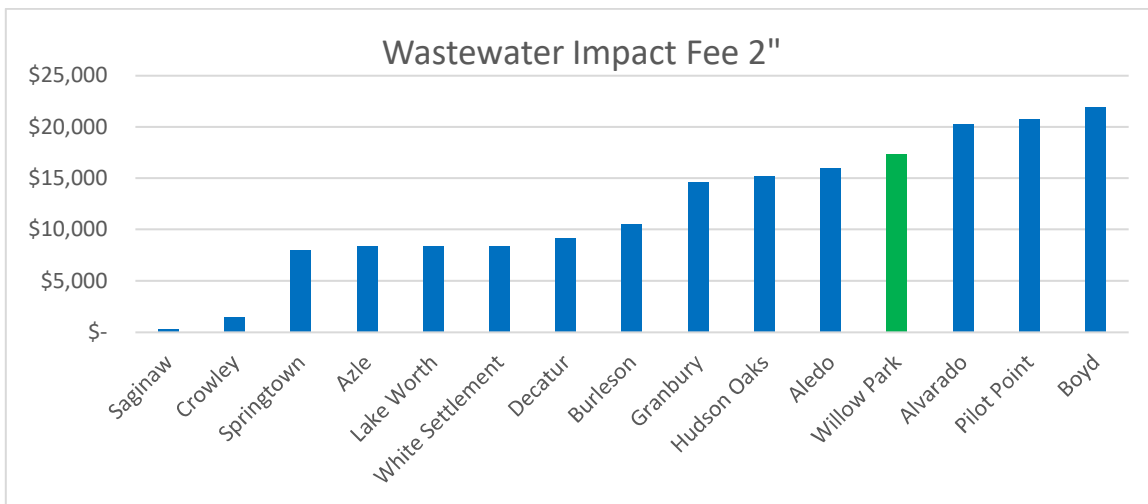
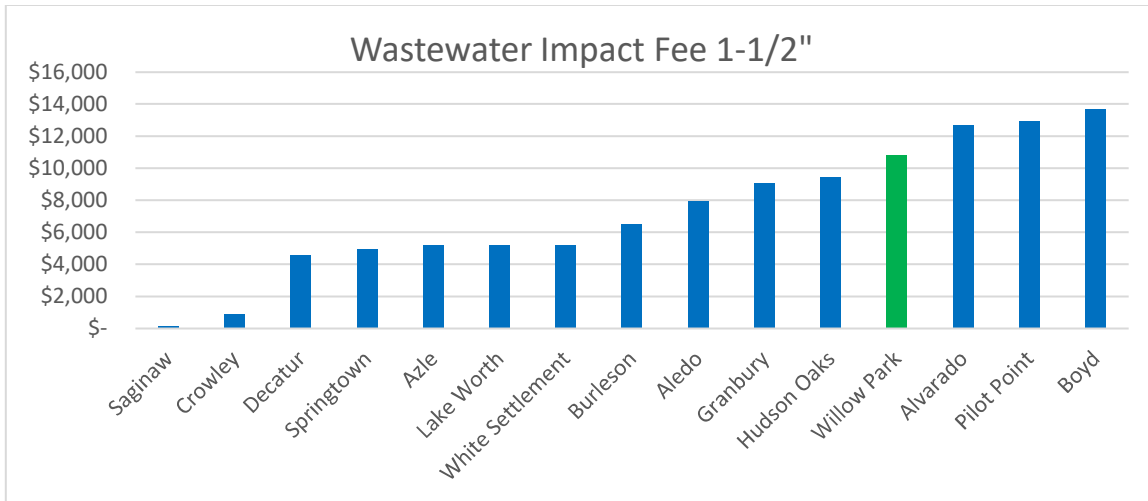


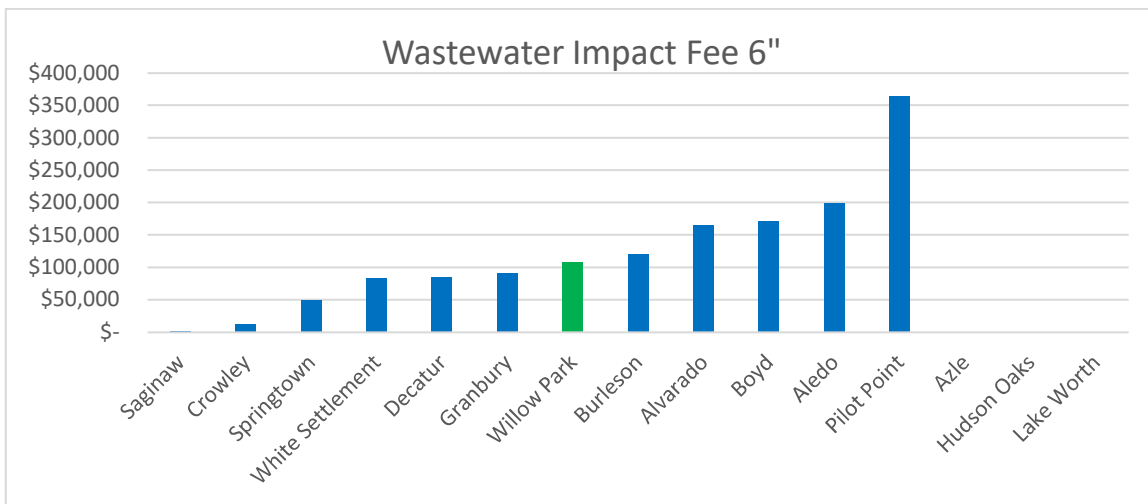
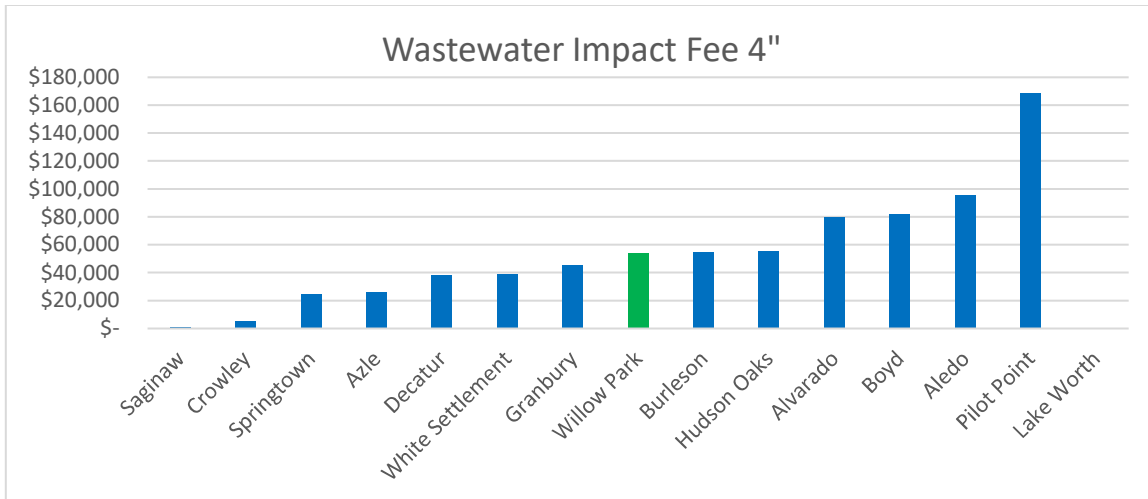
Water Impact Fees

Municipality	Population	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Aledo	4,767	\$2,383.00	\$3,972.00	\$6,355.00	\$7,944.00	\$15,888.00	\$55,608.00	\$95,328.00	\$198,600.00
Alvarado	4,282	\$1,160.00	\$1,740.00	\$2,900.00	\$5,800.00	\$9,280.00	\$20,300.00	\$36,540.00	\$75,400.00
Azle	12,950	\$0.00	\$1,578.00	\$2,635.26	\$5,254.74	\$8,410.70	\$15,780.00	\$26,305.26	\$39,450.00
Boyd	1,375	\$0.00	\$6,270.00	\$10,450.00	\$20,899.00	\$33,439.00	\$73,147.00	\$125,395.00	\$261,239.00
Burleson	47,151	\$2,624.00	\$3,936.00	\$6,560.00	\$13,120.00	\$20,992.00	\$62,976.00	\$110,208.00	\$241,408.00
Crowley	15,972	\$557.22	\$831.67	\$1,388.89	\$2,769.46	\$4,432.80	\$9,705.59	\$17,465.07	\$38,814.04
Decatur	6,976	\$0.00	\$856.00	\$1,426.00	\$2,852.00	\$5,704.00	\$13,689.00	\$23,955.00	\$52,473.00
Granbury	10,325	\$0.00	\$4,866.00	\$8,126.22	\$16,203.00	\$25,934.00	\$48,657.00	\$81,111.00	\$162,173.00
Hudson Oaks	2,613	\$0.00	\$2,227.00	\$3,719.00	\$7,416.00	\$11,870.00	\$25,898.00	\$44,540.00	\$0.00
Lake Worth	4,932	\$0.00	\$2,637.00	\$4,396.00	\$8,791.00	\$14,066.00	\$0.00	\$0.00	\$0.00
Pilot Point	4,457	\$0.00	\$2,228.00	\$3,721.00	\$7,419.00	\$11,875.00	\$51,979.00	\$96,539.00	\$207,939.00
Saginaw	23,835	\$0.00	\$913.00	\$1,552.00	\$5,358.00	\$8,591.00	\$10,682.00	\$19,173.00	\$39,533.00
Springtown	3,059	\$1,500.00	\$1,500.00	\$2,505.00	\$4,995.00	\$7,995.00	\$16,005.00	\$25,005.00	\$49,995.00
Willow Park	6,330	\$1,995.00	\$2,992.50	\$4,987.50	\$9,975.00	\$15,960.00	\$29,925.00	\$49,875.00	\$99,750.00
White Settlement	17,716	\$1,758.00	\$2,637.00	\$4,396.00	\$8,791.00	\$14,066.00	\$38,242.00	\$65,934.00	\$140,660.00
		Willow Park Proposed Fees							









Wastewater Impact Fees

Municipality	Population	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Aledo	4,767	\$2,398.00	\$3,997.00	\$6,395.00	\$7,994.00	\$15,988.00	\$55,958.00	\$95,928.00	\$199,850.00
Alvarado	4,282	\$2,541.00	\$3,812.00	\$3,653.00	\$12,705.00	\$20,328.00	\$44,468.00	\$80,042.00	\$165,165.00
Azle	12,950	\$0.00	\$1,563.00	\$2,610.21	\$5,204.79	\$8,330.79	\$15,630.00	\$26,055.21	TBD
Boyd	1,375	\$0.00	\$4,106.00	\$6,844.00	\$13,688.00	\$21,901.00	\$47,908.00	\$82,125.00	\$171,099.00
Burleson	47,151	\$1,312.00	\$1,968.00	\$3,280.00	\$6,560.00	\$10,496.00	\$31,488.00	\$55,104.00	\$120,704.00
Crowley	15,972	\$180.73	\$269.75	\$450.48	\$898.27	\$1,437.77	\$3,147.98	\$5,664.75	\$12,589.23
Decatur	6,976	\$0.00	\$1,378.00	\$2,297.00	\$4,593.00	\$9,187.00	\$22,048.00	\$38,584.00	\$84,517.00
Granbury	10,325	\$0.00	\$2,733.00	\$4,565.00	\$9,102.00	\$14,569.00	\$27,335.00	\$45,567.00	\$91,106.00
Hudson Oaks	2,613	\$0.00	\$2,849.38	\$4,758.02	\$9,488.88	\$15,187.64	\$32,387.80	\$55,264.72	\$0.00
Lake Worth	4,932	\$0.00	\$1,566.00	\$2,609.00	\$5,219.00	\$8,350.00	\$0.00	\$0.00	\$0.00
Pilot Point	4,457	\$0.00	\$3,899.00	\$6,511.00	\$12,984.00	\$20,782.00	\$91,964.00	\$168,944.00	\$363,894.00
Saginaw	23,835	\$0.00	\$49.00	\$83.00	\$162.00	\$260.00	\$573.00	\$1,029.00	\$2,205.00
Springtown	3,059	\$1,500.00	\$1,500.00	\$2,505.00	\$4,995.00	\$7,995.00	\$16,005.00	\$25,005.00	\$49,995.00
Willow Park	6,330	\$2,165.00	\$3,247.50	\$5,412.50	\$10,825.00	\$17,320.00	\$32,475.00	\$54,125.00	\$108,250.00
White Settlement	17,716	\$1,044.00	\$1,566.00	\$2,609.00	\$5,219.00	\$8,350.00	\$22,702.00	\$39,141.00	\$83,500.00
		Willow Park Proposed Fees							

Total Water and Wastewater Impact Fees

Municipality	Population	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Aledo	4,767	\$4,781.00	\$7,969.00	\$12,750.00	\$15,938.00	\$31,876.00	\$111,566.00	\$191,256.00	\$398,450.00
Alvarado	4,282	\$3,701.00	\$5,552.00	\$6,553.00	\$18,505.00	\$29,608.00	\$64,768.00	\$116,582.00	\$240,565.00
Azle	12,950	\$0.00	\$3,141.00	\$5,245.47	\$10,459.53	\$16,741.49	\$31,410.00	\$52,360.47	\$39,450.00
Boyd	1,375	\$0.00	\$10,376.00	\$17,294.00	\$34,587.00	\$55,340.00	\$121,055.00	\$207,520.00	\$432,338.00
Burleson	47,151	\$3,936.00	\$5,904.00	\$9,840.00	\$19,680.00	\$31,488.00	\$94,464.00	\$165,312.00	\$362,112.00
Crowley	15,972	\$737.95	\$1,101.42	\$1,839.37	\$3,667.73	\$5,870.57	\$12,853.57	\$23,129.82	\$51,403.27
Decatur	6,976	\$0.00	\$2,234.00	\$3,723.00	\$7,445.00	\$14,891.00	\$35,737.00	\$62,539.00	\$136,990.00
Granbury	10,325	\$0.00	\$7,599.00	\$12,691.22	\$25,305.00	\$40,503.00	\$75,992.00	\$126,678.00	\$253,279.00
Hudson Oaks	2,613	\$0.00	\$5,076.38	\$8,477.02	\$16,904.88	\$27,057.64	\$58,285.80	\$99,804.72	\$0.00
Lake Worth	4,932	\$0.00	\$4,203.00	\$7,005.00	\$14,010.00	\$22,416.00	\$0.00	\$0.00	\$0.00
Pilot Point	4,457	\$0.00	\$6,127.00	\$10,232.00	\$20,403.00	\$32,657.00	\$143,943.00	\$265,483.00	\$571,833.00
Saginaw	23,835	\$0.00	\$962.00	\$1,635.00	\$5,520.00	\$8,851.00	\$11,255.00	\$20,202.00	\$41,738.00
Springtown	3,059	\$3,000.00	\$3,000.00	\$5,010.00	\$9,990.00	\$15,990.00	\$32,010.00	\$50,010.00	\$99,990.00
Willow Park	6,330	\$4,160.00	\$6,240.00	\$10,400.00	\$20,800.00	\$33,280.00	\$62,400.00	\$104,000.00	\$208,000.00
White Settlement	17,716	\$2,802.00	\$4,203.00	\$7,005.00	\$14,010.00	\$22,416.00	\$60,944.00	\$105,075.00	\$224,160.00
		Lowest Impact Fees				Highest Impact Fees			Willow Park Proposed Fees

