

ORDINANCE NO. 2023-O-11C

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MARBLE FALLS, TEXAS, CHAPTER 26, ARTICLE V, DIVISION 3, "WATER AND SEWER IMPACT FEES"; UPDATING SERVICE AREA, LAND USE ASSUMPTIONS, AND CAPITAL IMPROVEMENTS PLAN; SETTING WATER AND SEWER IMPACT FEES; PROVIDING FOR SAVINGS CLAUSE, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS the City of Marble Falls adopted water and sewer impact fees in accordance with Chapter 395 of the Texas Local Government Code; and

WHEREAS, the City is required to periodically update the land use assumptions and a capital improvements plan used to calculate the maximum possible impact fees that the City may impose; and

WHEREAS, the City engaged the professional services of Miller Gray who are registered professional engineers and land planners, to prepare a capital improvements plan and land use assumptions; and

WHEREAS, the City appointed an Impact Fee Advisory Committee to advise the City Council concerning the update of the Capital Improvements Plan, Land Use Assumptions, and the impact fee; and

WHEREAS, the updated Land Use Assumptions and Capital Improvements Plan were developed and calculated in accordance with Division 395 of the Texas Local Government Code; and

WHEREAS, notice of a public hearing on the Capital Improvements Plan and Land Use Assumptions was published in the official newspaper of the City of Marble Falls, Texas on Friday, October 6, 2023; and

WHEREAS, a public hearing on the updated Land Use Assumptions and Capital Improvements Plan and proposed impact fee was held on November 7, 2023;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARBLE FALLS, TEXAS, THAT:

SECTION I. All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Marble Falls and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. AMENDMENT. Section 26-154, "Definitions," Chapter 26, Article V, Division 3, "Water and Sewer Impact Fees," of the Marble Falls Code of Ordinances is amended to read as follows:

Sec. 26-154. Definitions

Assessment means the determination of the amount of the maximum impact fee per service unit which can be imposed on new development pursuant to this division.

Capital improvement means either a water facility or a wastewater facility with a life expectancy of three (3) or more years, to be owned and operated by or on behalf of the city.

Capital improvements advisory committee means the city's planning and zoning commission, together with such ad hoc representatives as may be appointed from time to time to fulfill the composition requirements mandated by V.T.C.A., Local Government Code § 395.058.

City means the City of Marble Falls, Texas.

Credit means the amount of the reduction of an impact fee for fees, payments or charges for the same type of capital improvements for which the fee has been assessed.

Exempt development means new development that does not request and does not require water or wastewater service from the city, is exempted under V.T.C.A., Local Government Code § 395.022(b), or that receives a valid building permit before September 8, 2009.

Exhibit A is the Development Impact Fee Study, which contains the adopted land use assumptions and the water and wastewater capital improvement plans, and is adopted by reference [Ord. No. 2023-O-11C].

Facilities expansion means either a water facility expansion or a wastewater facility expansion.

Final plat approval or approval of a final plat means the point at which the applicant has complied with all conditions of approval and the plat has been released for filing with the county.

Impact fee means either a fee for water facilities or a fee for wastewater facilities imposed on new development by the city pursuant to this division in order to generate revenue to fund or recoup all or part of the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the city's zoning or subdivision regulations, nor do impact fees include fees placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or wastewater mains, or pro rata fees for reimbursement of the city's costs for extending water or wastewater mains. Impact fees also do not include charges for water or wastewater services to a wholesale customer such as a water district, political subdivision of the state, or other wholesale utility customer.

Impact fee capital improvements plan means either a water improvements plan or a wastewater improvements plan adopted or revised pursuant to these impact fee regulations and is adopted by reference [Exhibit A, Ord. No. 2023-O-11C].

Land use assumptions means the projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the city, as may be amended from time to time, upon which the impact fee capital improvements plans are based.

New development means a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of the use of land, which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with the city of a plat pursuant to the city's subdivision regulations, the issuance of a building permit, or connection to the city's water or wastewater system, and which has not been exempted from these regulations by provisions herein.

Nonexempt development means all new development that is not defined herein as exempt development.

Offset means the amount of the reduction of an impact fee designed to fairly reflect the value of system facilities pursuant to rules herein established or council-approved administrative guidelines, provided by a developer pursuant to the city's subdivision regulations or requirements.

Plat has the meaning given the term in the city's subdivision regulations. "Plat" includes replat.

Property owner means any person, corporation, legal entity or agent thereof having a legal or equitable interest in the land for which an impact fee becomes due. "Property owner" includes the developer for the new development.

Recoupment means the imposition of an impact fee to reimburse the city for capital improvements which the city has previously oversized to serve new development.

Service area means either a water service area or a wastewater service area as identified in Appendix A of the city's development impact fee study [Ord. No. 2023-O-11C] and within the city limits and extraterritorial jurisdiction of the city, within which impact fees for capital improvements or facility expansion may be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.

Service unit means, for water or wastewater facilities, a living unit equivalent based upon a three-quarter-inch ultrasonic water meter, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.

Site-related facility means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the developer or property owner is solely responsible under subdivision or other applicable regulations.

System facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. System facility may include a capital improvement which is located offsite, or within or on the perimeter of the development site.

Water facility means a water transmission line or main, pump station, storage tank, water supply facility, treatment facility or other facility included within and comprising an integral component of the city's water storage or distribution system. Water facility includes land, easements or structures associated with such facilities. Water facility excludes site-related facilities.

Water facility expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.

Water improvements plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed ten (10) years, and which are to be financed in whole or in part through the imposition of water facilities impact fees pursuant to this division.

Water meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

Wastewater facility means a wastewater interceptor or main, lift station, treatment facility or other facility included within and comprising an integral component of the city's collection and transmission system for wastewater. Wastewater facility includes land, easements or structures associated with such facilities. Wastewater facility excludes a site-related facility.

Wastewater facility expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.

Wastewater improvements plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed ten (10) years, and which are to be financed in whole or in part through the imposition of wastewater facilities fees pursuant to this division.

SECTION II. AMENDMENT. Section 26-177, "Water and wastewater service area," Chapter 26, Article V, Division 3, "Water and Sewer Impact Fees," of the Marble Falls Code of Ordinances is amended to include the updated service area as described in Appendix A, and pages 9 and 10, "2023 Water and Wastewater Utility Impact Fee Study" and is amended to read as follows:

Sec. 26-177. Water and wastewater service area.

(a) There is hereby established a water service area and a wastewater service area, constituting land within the city limits and within the city's extraterritorial jurisdiction, as depicted in Exhibit A and pages 9 and 10, "2023 Water and Wastewater Utility Impact Fee Study" attached to the ordinance from which this division derives and is incorporated by reference herein.

(b) The boundaries of the water service area and the wastewater service area may be amended from time to time or new water and wastewater benefit areas may be delineated, pursuant to the procedures in V.T.C.A., Local Government Code Ch. 395.

SECTION III. AMENDMENT. Section 26-178, "Land use assumptions," of Division 3, Article V, Chapter 26, "Water and Sewer Impact Fees," of the Marble Falls Code of Ordinances is amended to include the updated land use assumptions as described in Exhibit A, "2023 Water and Wastewater Utility Impact Fee Study" and is amended to read as follows:

Sec. 26-178. Land use assumptions.

The land use assumptions for the City in Exhibit A, "2023 Water and Wastewater Utility Impact Fee Study" attached to the ordinance from which this division derives is incorporated by reference herein are hereby adopted.

SECTION IV. AMENDMENT. Section 26-179, "Water and wastewater capital improvements plan," of Division 3, Article V, Chapter 26, "Water and Sewer Impact Fees," of the Marble Falls Code of Ordinances is amended to include the updated water and wastewater capital improvements plan as described in Exhibit A, "2023 Water and Wastewater Utility Impact Fee Study" and reads as follows:

Sec. 26-179. Water and wastewater capital improvements plans.

(a) The capital improvements plans for water and wastewater for the city in Exhibit A, "2023 Water and Wastewater Utility Impact Fee Study" attached to this ordinance from which this division derives is hereby adopted and incorporated by reference herein.

(b) The water improvements plan may be amended from time to time, pursuant to the procedures in V.T.C.A., Local Government Code Ch. 395.

SECTION V. AMENDMENT. Section 26-180, "Water and wastewater impact fee," of Division 3, Article V, Chapter 26, "Water and Sewer Impact Fees," of the Marble Falls Code of Ordinances is amended to revise the water and wastewater impact fee per service unit and is amended to read as follows:

Sec. 26-180. Water and wastewater impact fees.

(a) The impact fee per service unit for water facilities is five thousand five hundred and twenty-two dollars (\$5,522.00) beginning May 1, 2024 and six thousand six hundred and twenty-six (\$6,626.00) beginning November 1, 2025. The impact fee shall not be applicable

to secondary water meters installed specifically for fire lines or irrigation lines provided the meter does not exceed the size of the water meter for the primary service.

(b) The impact fee per service unit for wastewater facilities is six thousand five hundred and eighty-six dollars (\$6,586.00) beginning May 1, 2024 and seven thousand nine hundred and three dollars (\$7,903.00) beginning November 1, 2025.

(c) The impact fee per service unit for water and wastewater shall correlate to the meter size(s) as follows:

Impact fee rates effective as of May 1, 2024:

Service Unit Meter Size (Inch)	Water Fee	Wastewater Fee	Combined Total
¾"	\$5,522.00	\$6,586.00	\$12,108.00
1"	\$9,222.00	\$10,998.00	\$20,220.00
1.5"	\$18,386.00	\$21,928.00	\$40,314.00
2"	\$29,430.00	\$35,098.00	\$64,528.00
3"	\$55,216.00	\$65,852.00	\$121,068.00
4"	\$92,044.00	\$109,774.00	\$201,818.00
6"	\$184,034.00	\$219,484.00	\$403,518.00
8"	\$294,466.00	\$351,188.00	\$645,654.00

Impact fee rates effective as of November 1, 2025:

Service Unit Meter Size (Inch)	Water Fee	Wastewater Fee	Combined Total
¾"	\$6,626.00	\$7,903.00	\$14,529.00
1	\$11,066.00	\$13,198.00	\$24,264.00
1.5	\$22,063.00	\$26,314.00	\$48,377.00
2	\$35,316.00	\$42,118.00	\$77,434.00
3	\$66,259.00	\$79,022.00	\$145,281.00
4	\$110,453.00	\$131,729.00	\$242,182.00
6	\$220,841.00	\$263,381.00	\$484,222.00
8	\$353,359.00	\$421,426.00	\$774,785.00

(d) The impact fees per service unit for water and wastewater facilities may be amended from time to time, pursuant to the procedures in V.T.C.A., Local Government Code Ch. 395.

SECTION VI. REPEALER. All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

SECTION VII. PROVIDING FOR A SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION VIII. PROVIDING FOR SEVERABILITY. If any provision, section, sentence, clause or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Marble Falls in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION IX. EFFECTIVE DATE. This ordinance shall take effect on May 1, 2024.

SECTION X. PROPER NOTICE AND MEETING. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

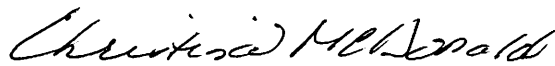
DULY PASSED by the City Council of the City of Marble Falls, Texas, on the 5th day of December, 2023.

APPROVED:



Dave Rhodes, Mayor
City of Marble Falls

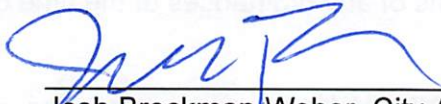
ATTEST:



Christina McDonald, City Secretary
City of Marble Falls



APPROVED AS TO FORM:



Josh Brockman-Weber, City Attorney
City of Marble Falls

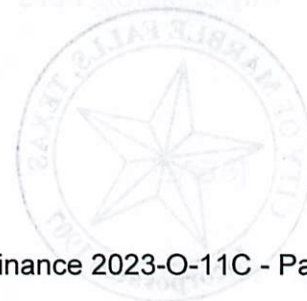


Exhibit "A"
Water and Wastewater Utility Impact Fee Study



**WATER AND WASTEWATER UTILITY
IMPACT FEE STUDY**

City of Marble Falls, Texas

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TBPE Firm Reg. No. F-16302

Draft V1 Released October 4, 2023
Draft V2 Released October 20, 2023
Draft V3 Released October 30, 2023



OCTOBER 30, 2023

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OCTOBER 30, 2023

Section I – Executive Summary

Introduction and Scope

In May 2022 the City of Marble Falls (“City”) engaged Willdan Financial Services (“Willdan”) and Miller Gray, LLC (“Miller Gray”) to develop an update to their Water and Wastewater (“Utility”) Impact Fees, last revised in 2018. The methodology used to develop the City’s Utility impact fees is governed by Texas Local Government Code Title 12, Subtitle C, Chapter 395 (“Chapter 395”).

As part of this process, the City’s water and wastewater service areas are separate and distinct. The engineering consultant, Miller Gray, has developed a land use assumptions map and a capital improvement plan (“CIP”) for each utility. The CIP identifies water and wastewater projects that will be required both to repair and replace current capacity and to expand total system capacity to meet the needs of new growth over the next decade. The results of this analysis, and the recommended maximum impact fees for each utility, are presented in this summary report.

In order to be properly calculated and implemented, the impact fee process must adhere to a basic, generally accepted methodology. This methodology has been closely followed during the course of this study. The methodology is known as the *Growth Related Cost Allocation* method, and is considered by the project team to be the most appropriate for the City. The methodology aligns with the requirements of Chapter 395.

The financial models for each Utility contained in the appendices to this report present the impact fee calculation methodology in detail.

Study Methodology

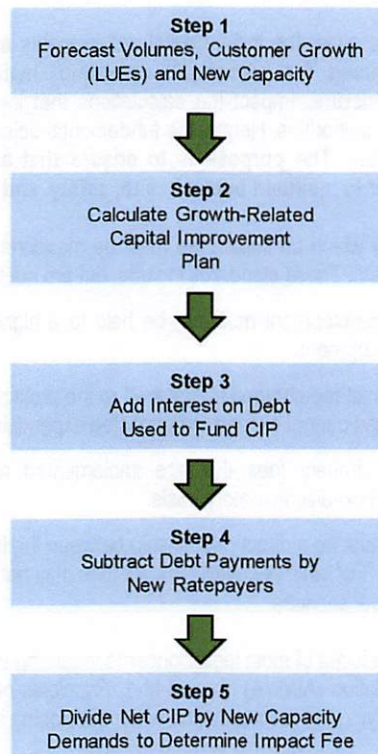
In order to calculate impact fees for each utility, the following steps are required:

1. The first step is to examine the City’s actual and projected water and wastewater consumption/billing units, system capacity and customer growth. The existing and projected system capabilities are also identified and incorporated into the impact fee assumptions.
2. The second step is to calculate the impact of the City’s Capital Improvement Plan (“CIP”) on the determination of impact fees for each utility. The total CIP over the next decade must be identified and segregated between those expenses devoted to repair and maintain the existing system, and those expenses devoted to growth and system expansion.
3. The third step is to calculate the amount of debt expected to be issued to fund the capital improvement plan for each Utility. The amount of debt interest is added to the CIP to develop the total funding eligible to be recovered through an impact fee.
4. The fourth step is to calculate a credit for the amount of debt service expected to be paid by new connections during the planning period through monthly rates. This credit is netted against the total funding eligible to be recovered through an impact fee.

5. The final step is to calculate the impact fee per Living Unit Equivalent (LUE). The impact fee is based on the net cost of the expanded infrastructure as defined in the capital improvement plan, divided by the total new capacity to be provided by the CIP.

This process is illustrated in **Figure I-1**.

Figure I-1



The City staff and Engineer expended considerable time and effort fulfilling the requests of the project team. All requests were complied with in an efficient, professional manner.

During the course of this study project team members conferred on a regular basis with the City staff. Staff input was solicited and incorporated into the analysis and recommendations.

Background on Impact fees

Arthur C. Nelson, author of *System Development Charges for Water, Wastewater and Stormwater Facilities*, succinctly defines impact fees as follows:

"System Development Charges (impact fees) are one-time charges paid by new development to finance the construction of public facilities needed to serve it."

The basic premise of impact fees is that the development of land for residential, commercial or industrial use will have a measurable capacity impact on the public infrastructure systems and services. Therefore, the resulting financial impact of this new capacity should be funded directly by the development itself. Under this premise, existing ratepayers should not be compelled to fund the cost of new development through higher user rates or taxes.

Since impact fees are designed to offset the initial capital requirements associated with servicing growth or development, **they cannot be used for personnel, operating, maintenance, repair, alteration, or replacement of existing infrastructure.** Impact fee calculations that incorporate these expenses may be declared invalid by state or judicial authorities. Hence, the fundamental objective of impact fees is not simply to serve as another source of revenue. **The purpose is to ensure that adequate public infrastructure is provided to development in order to maintain public health, safety, and welfare.**

Several standards are available by which an impact fee must be measured in order to survive potential legal challenges or pass a test of "fairness". These standards include, but are not limited to, the following:

Level of Service - New development must not be held to a higher standard for delivery of services than existing development.

Proportionality – The impact fee charged is matched to the projected outlay for infrastructure or services. The fee charged cannot exceed the projected expenditure level.

Universal Application – Impact fees that are implemented must be applicable to all development projects on a non-discriminatory basis.

Rational Nexus – There must be a direct relationship between the impact fee charged and the actual delivery of services. For example, water impact fees may not be used to fund parks and recreation, or other municipal services.

The **rational nexus** standard is the focus of most legal concerns regarding impact fee ordinances. According to the American Water Works Association (AWWA) manual M-1, *Principles of Water Rates, Fees and Charges*, there are several elements to satisfying the rational nexus when developing impact fees.

The first element is the establishment of a rational basis for the policy implemented through fees. This implies that planning and CIP studies be used to determine the need for new facilities to meet demands of anticipated growth. The second element of rational nexus is identification of the cost of new or expanded facilities needed to serve new development, i.e., establish the burden to the public in providing new facilities to serve new development and the rational basis to pass the cost of those facilities onto new development. This refers to a precedent set in a court decision outlining seven factors ("Banberry" factors) that determine the proportionate share of costs recovered by new development. These factors are summarized as follows:

1. The cost of existing facilities.
2. The means by which existing facilities have been financed and who paid the costs.

3. The amount new development may have already contributed to the cost of providing existing excess system capacity.
4. The extent existing development will contribute, in the future, to the cost of providing existing facilities used community-wide or non-occupants of new development.
5. The extent to which new development should receive credit for providing at its cost facilities the community has provided in the past without charge to other development in the service area.
6. Extraordinary costs incurred in serving new development.
7. The time-value of money inherent in fair comparisons of the amount of money paid at different times.

The final element is the reasonable apportionment of the costs to new development in proportion to the benefits the new development will reasonably receive.

Texas Impact Fee Statute – Chapter 395

In 1987, the Texas State Legislature approved law that mandated the impact fee approval procedure, calculation, and administration policy for municipal, county, and certain other local governments in the state. The law outlines a strict series of guidelines and dates for implementation of new impact fees by municipalities in Texas.

The City's legal counsel has opined that the approval procedures and policies mandated in Chapter 395 are applicable to the City impact fee approval process. Thus, the fee calculation approach described in Chapter 395 was used in preparing the maximum allowed impact fees presented in this study.

Current Impact Fee Survey

As a part of this study, Willdan conducted a survey of impact fees charged by neighboring communities. **Chart I-2** and **Chart I-3** present the water and wastewater survey results, respectively, compared to the City's existing water impact fee, \$2,761 per LUE, and wastewater impact fee, \$3,293 per LUE, to the surveyed population. To properly compare survey results, the charges gathered were representative of a typical single family residential dwelling, i.e., impact fee per LUE (5/8" or 3/4" water meter).

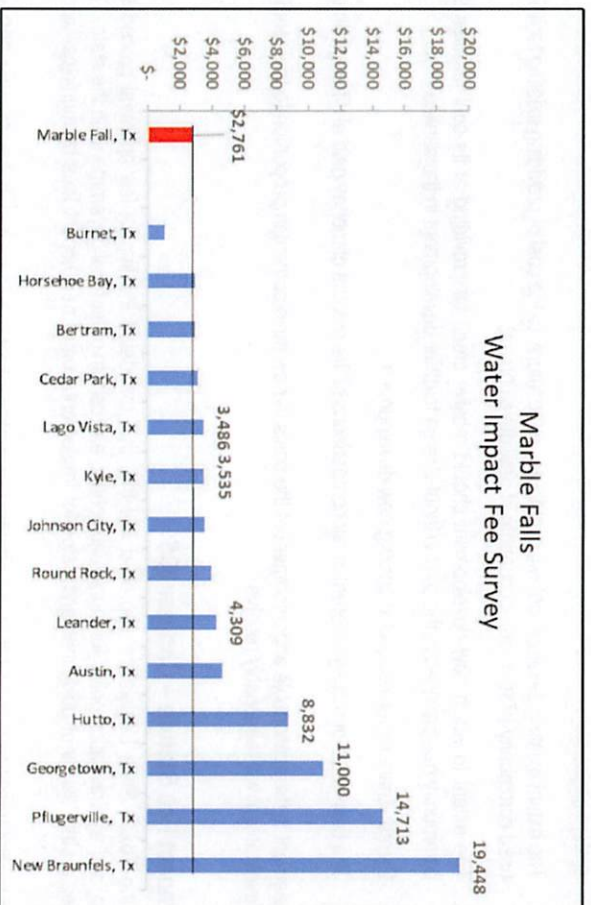


Chart I-2

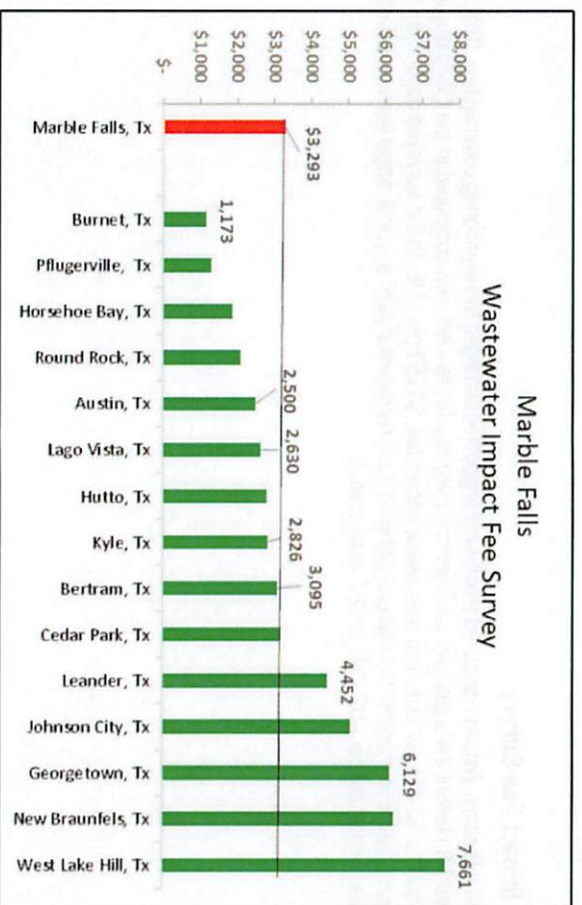


Chart I-3

Impact Fee Summary

Table I-4 and Table I-5 present a summary of the water and wastewater impact fee per LUE as presented in this study. This study calculates the following maximum impact fees:

Water Utility Impact Fee – using a combination of Supply, Treatment, Transmission and Distribution costs required to meet new demand from system growth.

Wastewater Utility Impact Fee – using a combination of Treatment, Pumping, Force Main and Collection costs required to meet new demand from system growth.

The maximum water and wastewater impact fees as shown in Table I-4 and Table 1-5 were determined using the City's approved Capital Improvement Plan prepared by Miller Gray. Backup and supporting documentation are contained in Sections IV and V of this report.

Table I-4

CITY OF MARBLE FALLS WATER IMPACT FEE BY METER SIZE			
Impact Fee:			
Water Meter Size	MAXIMUM Treatment Impact Fee	MAXIMUM Distribution Impact Fee	MAXIMUM Water Impact Fee
Maximum Fee per LUE	\$ 5,225	\$ 2,486	\$ 7,711

Table I-5

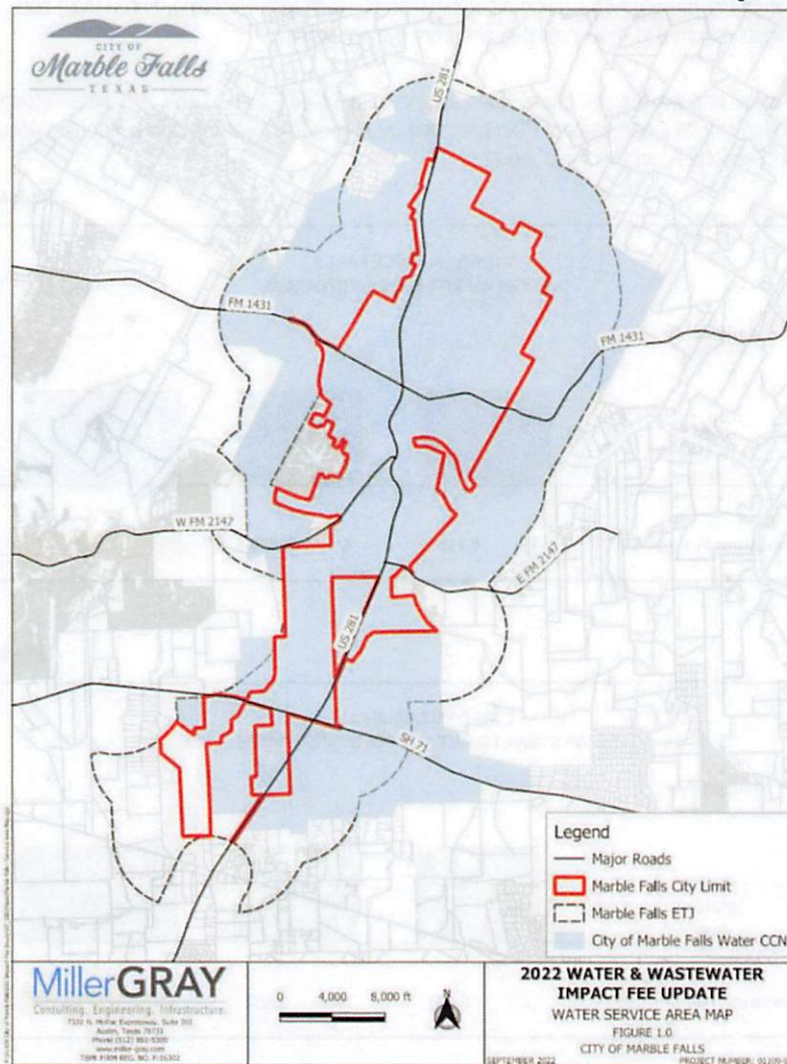
CITY OF MARBLE FALLS WASTEWATER IMPACT FEE BY METER SIZE			
Impact Fee:			
Water Meter Size	MAXIMUM Treatment Impact Fee	MAXIMUM Collection Impact Fee	MAXIMUM Wastewater Impact Fee
Maximum Fee per LUE	\$ 6,620	\$ 2,592	\$ 9,212

Section II – Utility Service Areas

Water Utility Service Area

The City is authorized to provide water utility services within their Certificate of Convenience and Necessity (CCN) boundaries as authorized by the Public Utility Commission of Texas. A map showing the boundaries of the City's water utility service area and Extraterritorial Jurisdiction (ETJ) is shown below in **Figure II-1** and **Appendix A**.

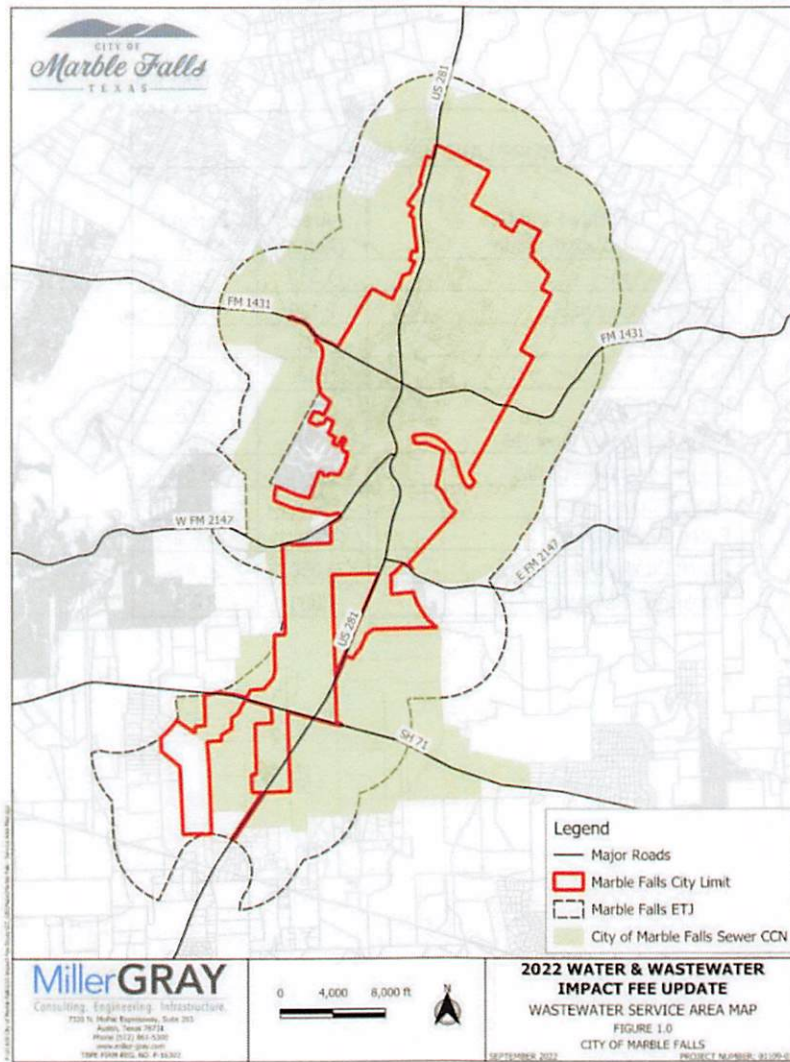
Figure II-1



Wastewater Utility Service Area

The City is authorized to provide wastewater utility services within their Certificate of Convenience and Necessity (CCN) boundaries as authorized by the Public Utility Commission of Texas. A map showing the boundaries of the City's wastewater utility service area and ETJ is shown below in **Figure II-2** and **Appendix B**.

Figure II-2



Section III – Land Use and Population

Land Use Assumptions

The future land use assumptions used for development of the utility impact fees are shown below in **Table III-1**. The area served is 28,164 acres and the land use areas are a composite of adopted zoning within the city limits and future land use map within the City's Extraterritorial Jurisdiction (ETJ).

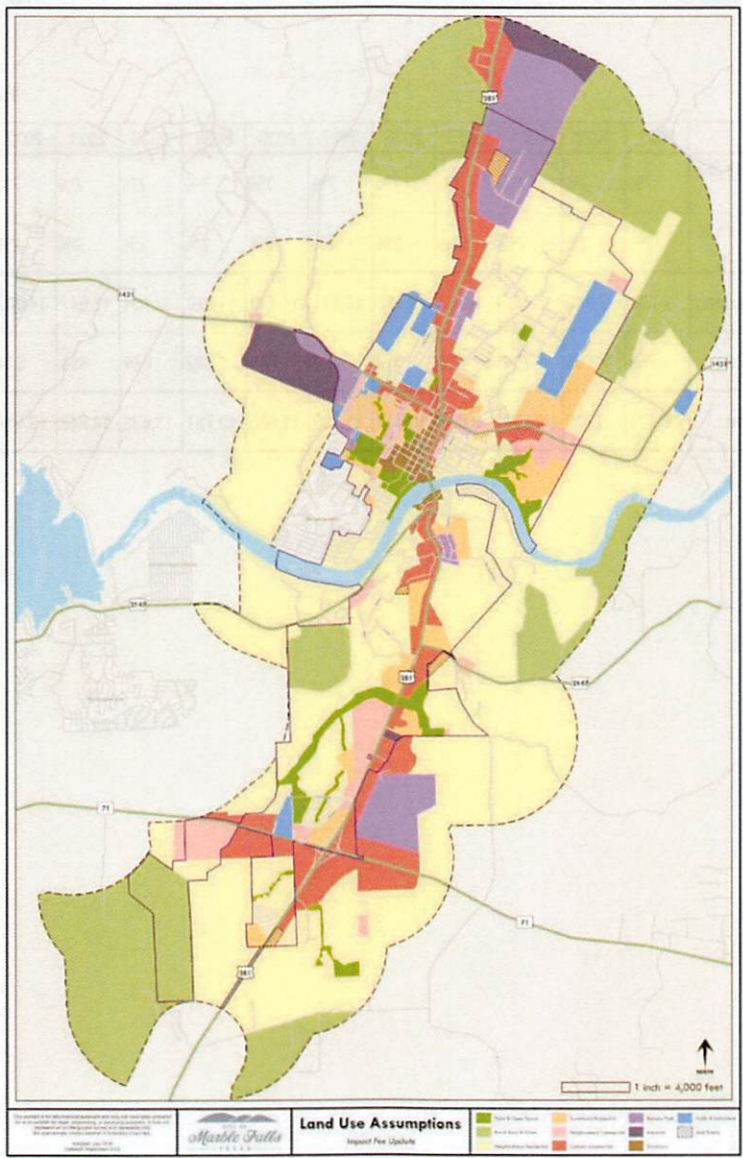
Table III-1

FUTURE LAND USE SUMMARY		
Future Land Use Classification	Total Area (Acres)	Percent (%)
Business Park	1,352	4.8%
Corridor Commercial	2,129	7.6%
Downtown	163	0.6%
Industrial	514	1.8%
Lake Marble Falls	523	1.9%
Neighborhood Commercial	750	2.7%
Neighborhood Residential	14,778	52.5%
Parks & Open Space	571	2.0%
Public & Institutional	536	1.9%
Ranch Rural & Estate	5,850	20.8%
Transitional Residential	1,001	3.6%

Land Use Map

A map showing the boundaries of the various land use types is shown below in **Figure III-2**. The land use areas are a composite of adopted zoning within the city limits and future land use map within the ETJ.

Figure III-2



Population Projections

A population estimate of the City of Marble Falls over the 10-year planning period was prepared for the study. The population was derived from a 2022 census estimate along with estimated ETJ population. The Impact Fee Advisory Committee voted to assume a 7% growth rate within the City limits and 2% growth rate in the ETJ, resulting in a combined effective growth rate of 6.7%. The population estimate is shown below in **Table III-3**.

Table III-3

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annual Growth Rate (%) City Limits	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Annual Growth Rate (%) ETJ	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
City Limits Population	7,423	7,943	8,499	9,093	9,730	10,411	11,140	11,920	12,754	13,647	14,602	15,624
ETJ Population	750	765	780	796	812	828	845	862	879	896	914	933
Total Population	8,173	8,708	9,279	9,889	10,542	11,239	11,985	12,781	13,633	14,543	15,516	16,557

Section IV – Water System Impact Fees

Introduction

Section I of this study presented a five-step summary of the calculation of an impact fee. These five steps are as follows:

1. Determine the City's actual and forecast connections and LUEs.
2. Calculate the percentage of the City's Capital Improvement Plan devoted to system growth, as opposed to repair and maintenance of the existing system.
3. Determine the amount of growth-related CIP that is expected to be financed through the issuance of long-term debt and determine total interest expense over the forecast period.
4. Calculate the credit to be paid by new connections during the planning period for debt issued to fund the CIP.
5. Calculate the maximum impact fee per LUE.

What follows in this section of the report is a presentation of the water maximum impact fee calculation using these five basic steps. Detailed spreadsheet schedules supporting the calculations are provided in **Appendix F**.

Historical and Forecast Demand – Living Unit Equivalents (LUE)

The engineering consultant, Miller Gray, has reviewed the City's actual meter count and demands as of February 2023 along with installed meter types to estimate the current number of LUEs. The estimated number associated with the water system is **5,582 LUEs**. A detailed calculation of water system LUEs can be found in **Appendix C**.

The project team determined that the City's estimated growth in LUEs over the period 2023 through 2033 is **5,095 LUEs**. This is an average annual increase of approximately 6.7%. **Table IV-1** presents the annual increase and total estimated LUEs.

Table IV-1

CITY OF MARBLE FALLS FORECAST WASTEWATER LUEs			
WATER CUSTOMER CLASS			
	Treatment	Distribution	Other
Water LUEs			
Total LUEs -- Current Year (1)			
2023	5,582	5,582	-
Forecast Annual Total			
2024	5,956	5,956	-
2025	6,355	6,355	-
2026	6,781	6,781	-
2027	7,235	7,235	-
2028	7,720	7,720	-
2029	8,237	8,237	-
2030	8,789	8,789	-
2031	9,378	9,378	-
2032	10,006	10,006	-
2033	10,677	10,677	-
Forecast Annual New Water LUEs			
2024	374	374	-
2025	399	399	-
2026	426	426	-
2027	454	454	-
2028	485	485	-
2029	517	517	-
2030	552	552	-
2031	589	589	-
2032	628	628	-
2033	670	670	-

Water System Capacity

The engineering consultant, Miller Gray, has determined the existing and forecast system capacity needs as part of the preparation of the water system CIP. Using estimated average daily demand of a of 300 gallons/LUE/day from historical records, the Miller Gray determined the existing and forecast water system capacity requirements. **Table IV-2** presents the existing and forecast capacity needed to meet water supply and treatment customer demand through the impact fee period (2024 – 2033).

Table IV-2

WATER TREATMENT/SUPPLY CURRENT & FORECAST CAPACITY		
YEAR	Water Capacity (gal/day)	Water Capacity (LUEs)
2023	4,800,000	16,000
2024	4,800,000	16,000
2025	5,800,000	19,333
2026	5,800,000	19,333
2027	5,800,000	19,333
2028	5,800,000	19,333
2029	6,400,000	21,333
2030	7,000,000	23,333
2031	7,000,000	23,333
2032	8,000,000	26,667
2033	8,000,000	26,667
Total Increase	3,200,000	10,667

Capital Improvement Plan (CIP)

Table IV-3 is a summary of the CIP prepared for the City and used in the calculation of the water maximum impact fee. This table presents the total CIP cost, CIP related to growth, and CIP related to growth in the 10-year impact fee period 2024 – 2033.

Table IV-3

Asset	CITY OF MARBLE FALLS CAPITAL IMPROVEMENT PLAN				
	Total Cost*	Percent Growth Related	Total Growth-Related CIP	2024 - 2033 Growth-Related CIP	Total Replacement CIP
Water System					
Treatment	\$ 32,898,668	93.8%	\$ 30,856,756	\$ 25,319,646	\$ 2,041,912
Distribution	25,098,519	92.4%	23,180,122	11,898,613	1,918,396
Total Water Capital Improvements	57,997,186		54,036,878	37,218,259	3,960,309
			93.2%	64.2%	6.8%

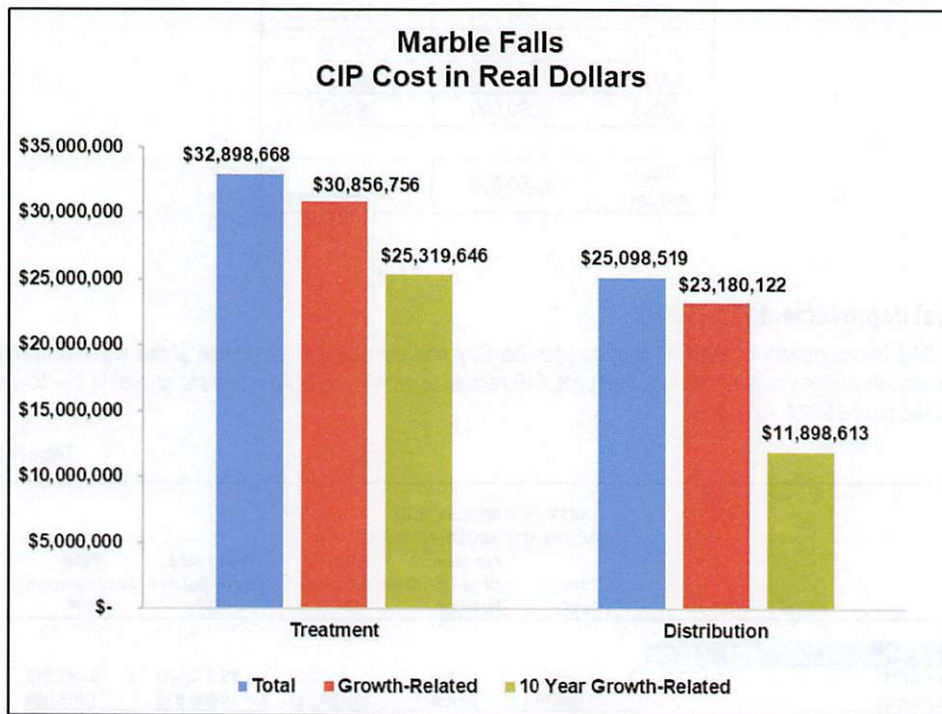
* Adjusted for inflation

The CIP developed by Miller Gray classified projects as either supply/treatment or transmission/distribution. Each project line item in the CIP includes cost, date of completion, total number of LUEs the project is designed to serve and number of new LUEs each project is designed to serve. The total CIP cost estimate in nominal dollars is \$50,249,375 for the period 2024 – 2033. The “real” cost (adjusted for time value of money) is \$57,997,186 for the same period. Cost of projects related to growth LUEs in “real” dollars is \$54,036,878 (93.2% of total CIP cost).

The table lists CIP projects designed to serve system growth include growth in LUEs expected after 2033, i.e., after the end of the 10-year period designated for impact fee calculation by Chapter 395. Adjusting the CIP to reflect only CIP project costs related to new LUEs added between 2024 and 2033 reduces the real dollar value of the CIP to \$37,218,259.

Chart IV-4 is a bar chart that presents the total CIP costs for supply and treatment (collectively “treatment”) and transmission and distribution (collectively “distribution”), CIP costs related to growth, and CIP costs related to growth added between 2024 and 2033. The CIP project list can be found in **Appendix D** and a map of the CIP projects can be found in **Appendix E**.

Chart IV-4



Current and Future Water System Debt Payments

Table II-5 presents the annual summary of principal and interest payments forecast for the impact fee period. These annual payments are discounted to reflect the payment values in today's dollars. The debt is for a 20-year period at an interest rate of 4.0%.

Table IV-5

CITY OF MARBLEFALLS Water System Debt Payments FY2024 - FY2034			
YEAR	Principal Payment	Interest Payment	Total Payment
2024	\$ -	\$ -	\$ -
2025	171,939	204,800	376,739
2026	557,081	648,482	1,205,563
2027	665,333	728,599	1,393,933
2028	691,947	701,986	1,393,933
2029	719,625	674,308	1,393,933
2030	1,143,868	1,116,563	2,260,431
2031	1,189,623	1,070,808	2,260,431
2032	1,237,208	1,023,223	2,260,431
2033	1,286,696	973,735	2,260,431
2034	1,338,164	922,267	2,260,431
Treatment		\$ 4,997,120	\$ 10,475,728
Distribution		\$ 3,067,652	\$ 6,590,529
TOTAL	\$ 9,001,484	\$ 8,064,772	\$ 17,066,257
NPV Treatment		3,642,189	7,562,768
NPV Distribution		2,235,882	4,757,917
NPV	\$ 6,442,613	\$ 5,878,071	\$ 12,320,684

The net present value (NPV) of the interest payments is added to the 10-year growth related CIP cost in the calculation of the water maximum impact fee.

Debt Service Credit

Chapter 395 requirements include a credit for debt service that will be paid by new growth through water rates. This is to eliminate double charging debt payments to new customers: once in the impact fee, then again as part of their monthly water bills. Under Chapter 395, the City has two options in determining this credit:

1. Use a 50% credit of the total project cost of capital for all projects; or
2. Calculate the credit for utility service revenues generated by new service units during the program period that is used for payment of improvements through water rate payments.

This study presents a calculation of the credit paid by new service units in water rates. It is contained in **Table IV-6** below.

Table IV-6

CITY OF MARBLEFALLS TOTAL DEBT CREDIT		
	Treatment	Distribution
Planning Period Debt Service		
Total Principal and Interest	\$ 7,562,768	\$ 4,757,917
<u>Growth Related</u>		
Percent	100.0%	100.0%
Total	7,562,768	4,757,917
Credit Per Current LUE Per Month		
Current LUEs	5,582	5,582
Planning Period LUE	25,314	25,314
Monthly Bills from Current LUEs during Planning Period	973,606	973,606
Planning Period Credit per Current LUE Per Month	\$ 7.77	\$ 4.89
Cumulative Credit		
Cumulative Monthly Bills from New LUEs	303,766	303,766
Credit per Current LUE Per Month	\$ 7.77	\$ 4.89
Cumulative Credit	\$ 2,359,590	\$ 1,484,474



Maximum Water Impact Fee Calculation

Table IV-7 presents the calculation of the City's maximum water impact fee per LUE using each of the components previously described in this report.

Table IV-7

CITY OF MARBLE FALLS			
<u>Maximum Water Impact Fee Calculations</u>			
	<u>Treatment</u>	<u>Distribution</u>	<u>Total</u>
I. Current and Forecast Demand (LUEs)			
Beginning Demand			5,582
New Growth 2024 - 2033			<u>5,095</u>
Total Demand 2033			10,677
II. Fee per LUE			
CIP Value of 2024 - 2033 Growth-Related Improvements	\$ 25,319,646	\$ 11,898,613	\$ 37,218,259
Impact Fee Study Preparation Expenses	15,000	15,000	30,000
Interest Expense Allocated to Planning Period	<u>3,642,189</u>	<u>2,235,882</u>	<u>5,878,071</u>
Sub-Total	\$ 28,976,836	\$ 14,149,495	\$ 14,149,495
Less CIP Credit	<u>2,359,590</u>	<u>1,484,474</u>	<u>3,844,064</u>
New Value of CIP to be Paid from Impact Fees	\$ 26,617,246	\$ 12,665,021	\$ 39,282,267
Total Forecast Expansions 2024 - 2033	5,095	5,095	5,095
Growth Related Impact Fee Per LUE	\$ 5,225	\$ 2,486	\$ 7,711

Table IV-8 presents the maximum impact fee per equivalent meter size with a simplified version shown in Appendix H.

Table IV-8

CITY OF MARBLE FALLS WATER IMPACT FEE BY METER SIZE			
Impact Fee:	MAXIMUM Treatment Impact Fee	MAXIMUM Collection Impact Fee	MAXIMUM Water Impact Fee
Maximum Fee per EDU	\$ 5,225	\$ 2,486	\$ 7,711
Maximum Fee by Water Meter Size			
5/8" -- 3/4"	\$ 5,225	\$ 2,486	\$ 7,711
1"	8,725	4,152	12,877
1 1/2"	17,398	8,278	25,676
2"	27,847	13,250	41,097
3"	87,094	41,441	128,535
4"	217,708	103,590	321,298
6"	348,322	165,739	514,061
8"	696,592	331,453	1,028,045

Table IV-9 presents the estimated annual water impact fee revenue recovered from new/growth related service units over the 2024 – 2033 impact fee period.

Table IV-9

CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE MODEL			
	Treatment	Distribution	Total
Impact Fees - Forecast Annual Revenues			
	Impact Fee: Water		
Forecast Revenues			
2024	\$ 1,954,119	\$ 929,749	\$ 2,883,868
2025	2,085,045	992,042	3,077,087
2026	2,224,743	1,058,509	3,283,252
2027	2,373,800	1,129,429	3,503,230
2028	2,532,845	1,205,101	3,737,946
2029	2,702,546	1,285,843	3,988,388
2030	2,883,616	1,371,994	4,255,610
2031	3,076,818	1,463,918	4,540,736
2032	3,282,965	1,562,000	4,844,966
2033	3,502,924	1,666,654	5,169,578
Total Period	26,619,420	12,665,240	39,284,660

NOTE: The total \$7,711 is the maximum water impact fee per LUE. The actual water impact fee City Council may adopt can range from \$0 per LUE up to but not exceeding the calculated maximum of \$7,711 per LUE. The approved impact fee could be anywhere in this range depending on Council's desire to recover the majority growth related capital costs through impact fees weighted against its desire to remain competitive with neighbors and encourage local development.

Section V – Wastewater System Impact Fees

Introduction

Section I of this study presented a five-step summary of the calculation of an impact fee. This section of the report presents the wastewater maximum impact fee calculation using these five basic steps. Detailed spreadsheet schedules supporting the calculations are provided in **Appendix G**.

Historical and Forecast Demand – Living Unit Equivalents (LUE)

The engineering consultant, Miller Gray, has reviewed the City's actual connection count as of February 2023 to estimate the current number of LUEs. The estimated number associated with the water system is **4,234 LUEs** with the typical LUE using 480 gal/day/LUE in peak dry weather conditions. A detailed calculation of water system LUEs can be found in **Appendix C**.

The project team determined that the City's estimated growth in LUEs over the period 2023 through 2033 is **3,864 LUEs**. This is an average annual increase of approximately 6.7%. **Table V-1** presents the annual increase and total estimated LUEs.

Table V-1

CITY OF MARBLE FALLS FORECAST WASTEWATER LUEs			
WASTEWATER CUSTOMER CLASS			
	Treatment	Collection	Other
Wastewater LUEs			
Total LUEs – Current Year			
2023	4,234	4,234	-
Forecast Annual Total			
2024	4,518	4,518	-
2025	4,820	4,820	-
2026	5,143	5,143	-
2027	5,488	5,488	-
2028	5,856	5,856	-
2029	6,248	6,248	-
2030	6,667	6,667	-
2031	7,113	7,113	-
2032	7,590	7,590	-
2033	8,098	8,098	-
Forecast Annual New WW Accounts			
2024	284	284	-
2025	303	303	-
2026	323	323	-
2027	345	345	-
2028	368	368	-
2029	392	392	-
2030	419	419	-
2031	447	447	-
2032	477	477	-
2033	509	509	-

Wastewater System Capacity

The engineering consultant, Miller Gray, has determined the existing and forecast system capacity needs as part of the preparation of the wastewater system CIP. Using estimated average dry weather demand of 240 gallons/LUE/day from historical records, the Miller Gray determined the existing and forecast wastewater system capacity requirements. **Table V-2** presents the existing and forecast capacity needed to meet wastewater treatment customer demand through the impact fee period (2024 – 2033).

Table V-2

WASTEWATER TREATMENT/SUPPLY CURRENT & FORECAST CAPACITY		
YEAR	WW Capacity (gal/day)	WW Capacity (LUEs)
2023	1,500,000	6,250
2024	1,500,000	6,250
2025	3,000,000	12,500
2026	3,000,000	12,500
2027	3,000,000	12,500
2028	3,000,000	12,500
2029	3,000,000	12,500
2030	3,000,000	12,500
2031	3,000,000	12,500
2032	3,000,000	12,500
2033	3,000,000	12,500
Total Increase	1,500,000	6,250

Capital Improvement Plan (CIP)

Table V-3 is a summary of the CIP prepared for the City and used in the calculation of the wastewater maximum impact fee. This table presents the total CIP cost (adjusted for inflation), CIP related to growth, and CIP related to growth in the 10-year impact fee period 2024 – 2033.

Table V-3

CITY OF MARBLE FALLS CAPITAL IMPROVEMENT PLAN					
Asset	Total Cost*	Percent Growth Related	Total Growth-Related CIP	2024 - 2033 Growth-Related CIP	Total Replacement CIP
Wastewater System					
Treatment	\$ 61,815,865	66.0%	\$ 40,798,471	\$ 21,017,394	\$ 21,017,394
Collection	20,783,751	82.6%	17,162,672	9,670,660	3,621,079
Total Wastewater Capital Improve	82,599,616		57,961,142	30,688,054	24,638,473
			70.2%	37.2%	29.8%

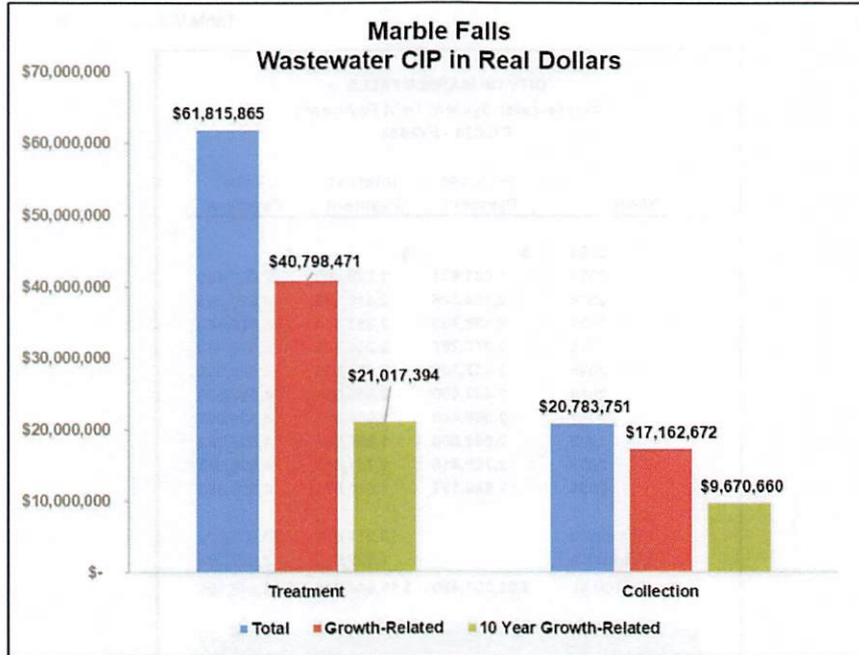
* Adjusted for inflation

The CIP developed by Miller Gray classified projects as either treatment or pumping/force-mains/collection. Each project line item in the CIP includes cost, date of completion, total number of LUEs the project is designed to serve and number of new LUEs each project is designed to serve. The total CIP cost estimate in nominal dollars is \$77,712,766 for the period 2024 – 2033. The “real” cost (adjusted for time value of money) is \$82,599,616 for the same period. Cost of projects related to growth LUEs in “real” dollars is \$57,961,142 (70.2% of total CIP cost).

The CIP projects designed to serve growth LUEs include growth in LUEs expected after 2033, i.e., after the end of the 10-year period designated for impact fee calculation by Chapter 395. Adjusting the CIP to reflect only CIP project costs related to new LUEs added between 2024 and 2033 reduces the real dollar value of the CIP to \$30,688,054.

Chart V-4 presents a bar chart that presents the total CIP costs for treatment and collection, CIP costs related to growth, and CIP costs related to growth added between 2024 and 2033. The CIP project list can be found in Appendix D and a map of the CIP projects can be found in Appendix E.

Chart V-4



Current and Future Wastewater System Debt Payments

Table V-5 presents the annual summary of principal and interest payments forecast for the impact fee period. These annual payments are discounted to reflect the payment values in today's dollars. The debt is for a 20-year period at an interest rate of 4.0%.

Table V-5

CITY OF MARBLE FALLS Wastewater System Debt Payments FY2024 - FY2034			
YEAR	Principal Payment	Interest Payment	Total Payment
2024	\$ -	\$ -	\$ -
2025	1,031,631	1,228,800	2,260,431
2026	2,104,528	2,416,335	4,520,863
2027	2,188,709	2,332,154	4,520,863
2028	2,276,257	2,244,605	4,520,863
2029	2,367,308	2,153,555	4,520,863
2030	2,462,000	2,058,863	4,520,863
2031	2,560,480	1,960,383	4,520,863
2032	2,662,899	1,857,963	4,520,863
2033	2,769,415	1,751,447	4,520,863
2034	2,880,192	1,640,671	4,520,863
Treatment		18,311,870	40,030,212
Distribution		1,332,906	2,917,984
TOTAL	\$ 23,303,420	\$ 19,644,776	\$ 42,948,196
NPV Treatment		13,864,422	29,849,572
NPV Distribution		1,009,180	2,175,871
NPV	\$ 17,151,841	\$ 14,873,602	\$ 32,025,443

The net present value (NPV) of the interest payments is added to the 10-year growth related CIP cost in the calculation of the wastewater maximum impact fee.

Debt Service Credit

Chapter 395 requirements include a credit for debt service that will be paid by new growth through wastewater rates. This is to eliminate double charging debt payments by new customers: once in the impact fee; then again as part of their monthly wastewater bills. Under Chapter 395, the City has two options in determining this credit:

1. Use a 50% credit of the total project cost of capital for all projects; or
2. Calculate the credit for utility service revenues generated by new service units during the program period that is used for payment of improvements through wastewater rate payments.

The City has opted to calculate the credit paid by new service units in wastewater rates. Table V-6 presents a summary of the credit calculation.

Table V-6

CITY OF MARBLE FALLS TOTAL DEBT CREDIT		
	Treatment	Collection
Planning Period Debt Service		
Total Principal and Interest	\$ 29,849,572	\$ 2,175,871
<u>Growth Related</u>		
Percent	100.0%	100.0%
Total	29,849,572	2,175,871
Credit Per Current LUE Per Month		
Current LUEs	4,234	4,234
Planning Period LUE	<u>19,201</u>	<u>19,201</u>
Monthly Bills from Current LUEs during Planning Period	738,489	738,489
Planning Period Credit per Current LUE Per Month	\$ 40.42	\$ 2.95
Cumulative Credit		
Cumulative New LUEs	230,409	230,409
Credit per Current LUE Per Month	\$ 40.42	\$ 2.95
Cumulative Credit	\$ 9,313,091	\$ 678,874



Maximum Wastewater Impact Fee Calculation

Table V-7 presents the calculation of the City's maximum wastewater impact fee per LUE using each of the components previously described in this report.

Table V-7

CITY OF MARBLE FALLS			
Maximum Wastewater Impact Fee Calculations			
	Treatment	Collection	Total
I. Current and Forecast Demand (LUEs)			
Beginning Demand			4,234
New Growth 2024 - 2033			<u>3,864</u>
Total Demand 2033			8,098
II. Fee per LUE			
CIP Value of 2024 - 2033 Growth-Related Improvements	\$ 21,017,394	\$ 9,670,660	\$ 30,688,054
Impact Fee Study Preparation Expenses	15,000	\$ 15,000	30,000
Interest Expense Allocated to Planning Period	<u>\$ 13,864,422</u>	<u>\$ 1,009,180</u>	<u>\$ 30,718,054</u>
Sub-Total	\$ 34,896,816	\$ 10,694,840	45,591,656
Less CIP Credit	\$ 9,313,091	\$ 678,874	\$ 9,991,965
New Value of CIP to be Paid from Impact Fees	\$ 25,583,725	\$ 10,015,966	\$ 35,599,691
Total Forecast Expansions 2020 - 2029	3,864	3,864	3,864
Growth Related Collection Impact Fee Per LUE	\$ 6,620	\$ 2,592	\$ 9,212

Table V-8 presents a summary of the maximum impact fee per equivalent water meter size with a simplified version shown in Appendix H.

Table V-8

CITY OF MARBLE FALLS WASTEWATER IMPACT FEE BY METER SIZE			
Impact Fee: Water Meter Size	MAXIMUM	MAXIMUM	MAXIMUM
	Treatment Impact Fee	Collection Impact Fee	Wastewater Impact Fee
Maximum Fee per EDU	\$ 6,620	\$ 2,592	\$ 9,212
Maximum Fee by Water Meter Size			
5/8" -- 3/4"	\$ 6,620	\$ 2,592	\$ 9,212
1"	11,056	4,328	15,384
1 1/2"	22,046	8,631	30,677
2"	35,287	13,815	49,102
3"	110,364	43,207	153,571
4"	275,876	108,005	383,881
6"	441,388	172,802	614,190
8"	882,711	345,579	1,228,290

Table V-9 is the estimated annual wastewater impact fee revenue recovered from new/growth related service units over the 2024 – 2033 impact fee period.

Table V-9

CITY OF MARBLE FALLS					
WASTEWATER SYSTEM IMPACT FEE MODEL					
	Treatment		Collection		Total
Impact Fees - Forecast Annual Revenues					
	Impact Fee:		Wastewater		
Forecast Revenues					
2024	\$	1,877,948	\$	735,293	\$ 2,613,242
2025		2,003,771		784,558	2,788,329
2026		2,138,024		837,123	2,975,147
2027		2,281,271		893,211	3,174,482
2028		2,434,116		953,056	3,387,172
2029		2,597,202		1,016,911	3,614,113
2030		2,771,215		1,085,044	3,856,258
2031		2,956,886		1,157,741	4,114,627
2032		3,154,997		1,235,310	4,390,308
2033		3,366,382		1,318,076	4,684,458
Total Period		25,581,813		10,016,323	35,598,135

As previously stated, the total \$9,212 is the maximum wastewater impact fee per LUE. The actual wastewater impact fee City Council may adopt can range from \$0 per LUE up to but not exceeding the calculated maximum of \$9,212 per LUE. The approved impact fee could be anywhere in this range depending on Council's desire to recover the majority growth related capital costs through impact fees weighted against its desire to be competitive with neighbors and encourage local development.

Notes on Impact Fee Recommendations

The project team has relied upon the extensive data supplied by the City of Marble Falls. Thus, the integrity of the study is largely dependent upon the accuracy of this financial, engineering and customer data. Every effort has been made by the project team 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.

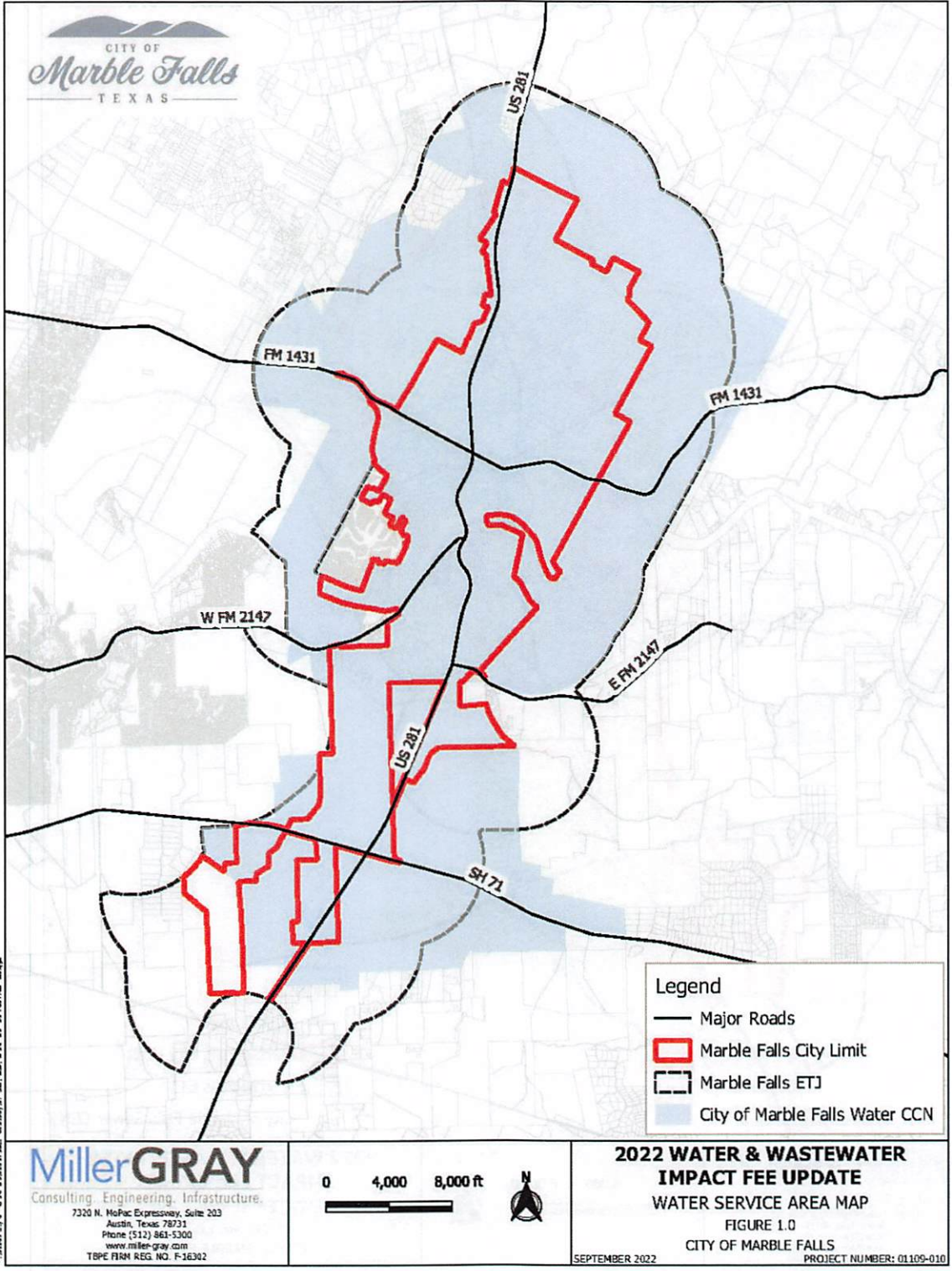
The forecast and recommendations presented in this study represent a combination of the best information available from the City of Marble Falls, its Engineers and the project team's expertise. However, this forecast relies in part on assumptions about future events and events beyond the control of the project team (such as account growth rates within the City). The forecast and recommendations contained in this study may be subject to revision if any of the following events occurs:

- Actual growth in accounts and consumed volumes is less than (or significantly greater than) forecast.
- Capital improvement plan funding costs increase significantly due to the rising cost of materials or other factors.
- An unforeseen event impacts the City, such as an extended recession, natural catastrophe or terrorist attack.
- Increases or decreases in interest rates or reserve requirements for long-term debt.
- The City of Marble Falls priorities change significantly from those forecast in this study.

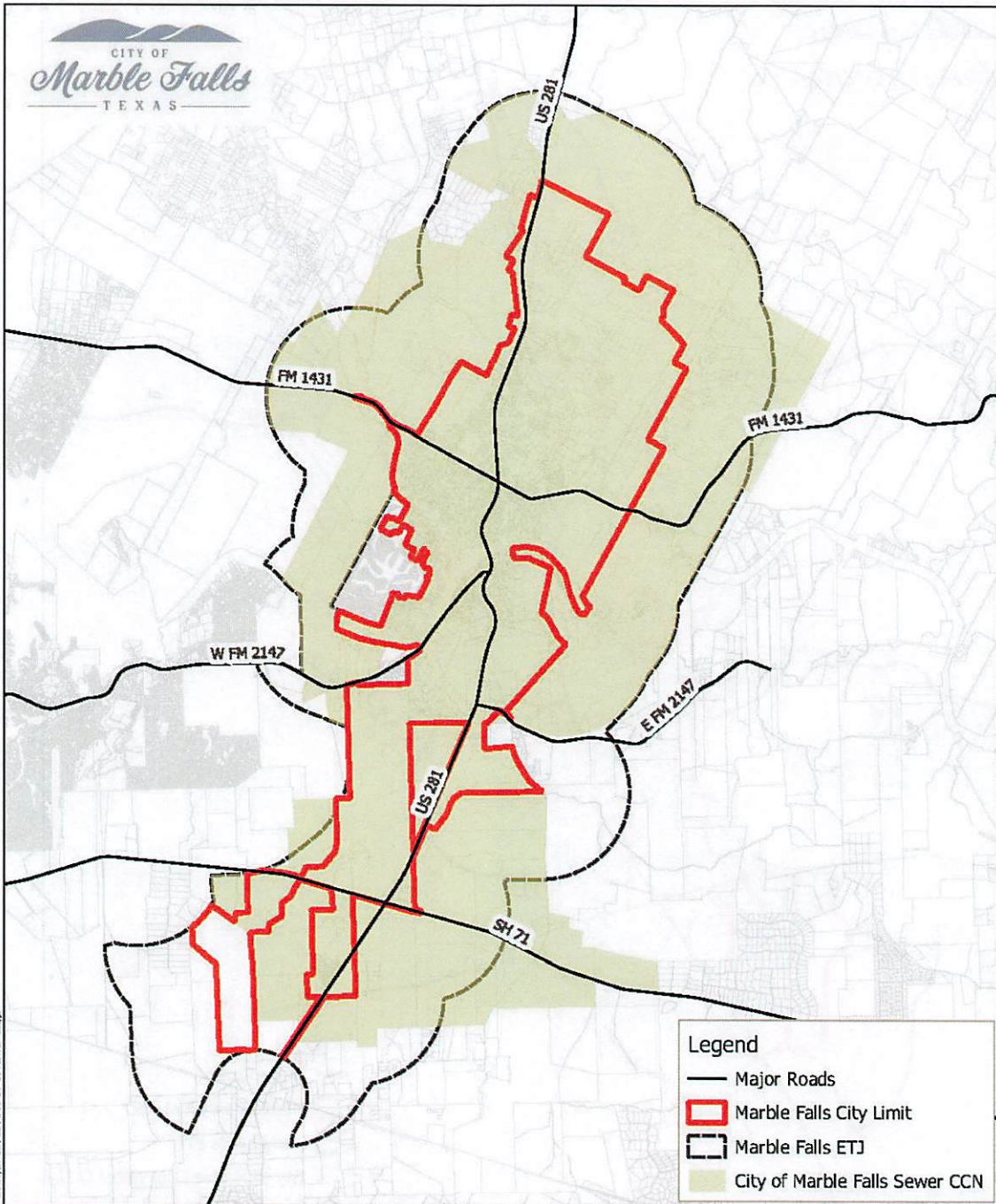
It should be noted that none of these events are foreseen by the project team or the City of Marble Falls at this time.

If any of these events occur, the City may be compelled to consider further adjustments to its water and wastewater impact fees.

APPENDIX A



MillerGRAY
 Consulting, Engineering, Infrastructure.
 7320 N. MoPac Expressway, Suite 203
 Austin, Texas 78731
 Phone (512) 861-5300
 www.miller-gray.com
 TBPB FIRM REG. NO. F-16302

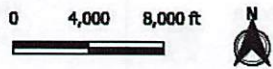


Legend

- Major Roads
- ▭ Marble Falls City Limit
- - - Marble Falls ETJ
- City of Marble Falls Sewer CCN

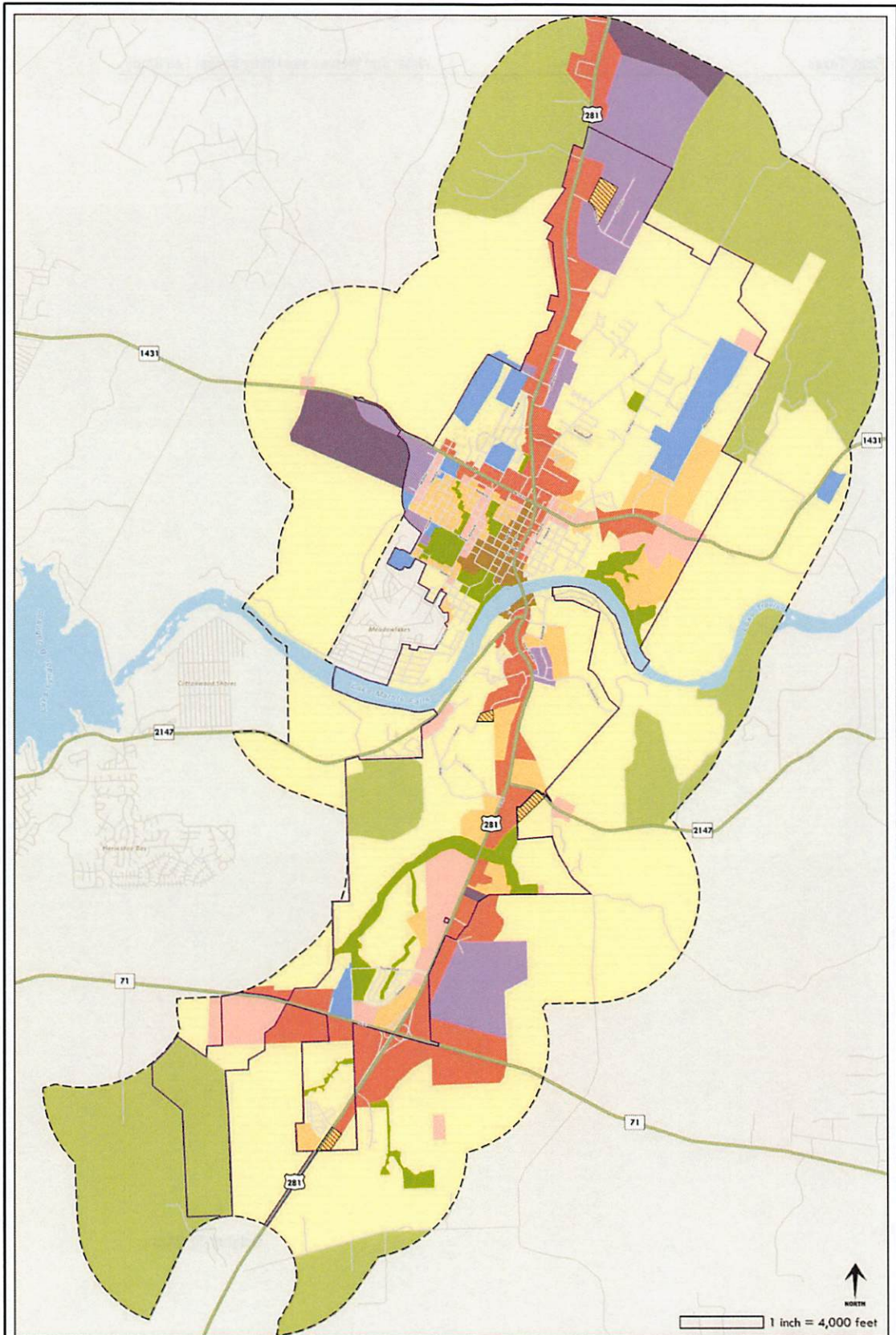
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**2022 WATER & WASTEWATER
IMPACT FEE UPDATE**
WASTEWATER SERVICE AREA MAP
FIGURE 1.0
CITY OF MARBLE FALLS
SEPTEMBER 2022 PROJECT NUMBER: 01109-010

APPENDIX B



This product is for informational purposes and may not have been prepared for or be subject to legal engineering or planning purposes. It does not represent an offer of insurance or any other financial product. Please refer to the appropriate policy for details of its terms and conditions.

Adopted: July 2019
Updated: September 2022



Land Use Assumptions

Impact Fee Update

- Parks & Open Space
- Branch Road & Side
- Neighbored Residential
- Traditional Residential
- Neighbored Commercial
- Outside Commercial
- Business Park
- Industrial
- Downtown
- Public & Institutional
- Multi-Parcel

Project: Impact Fee Study
Job No.: 01109-010
Date: 9/1/2023
By: SCS/MG
Title: LUE Calculations

WATER LUE CALCULATION			
Meter Size	Multiplier	No. of Meters/Units	LUE Equivalent
3/4" Meter	1.00	2,795	2,795
1" Meter	1.67	404	675
1-1/2" Meter	3.33	30	100
2" Meter	5.33	132	704
3" Meter	16.67	9	150
4" Meter	41.67	7	292
6" Meter	66.67	3	200
8" Meter	133.33	0	0
Multifamily Units	0.5	1,335	668
TOTAL		4,715	5,582
WASTEWATER LUE CALCULATION			
Meter Size	Multiplier	No. of Meters/Units	LUE Equivalent
3/4" Meter	1.00	2,250	2,250
1" Meter	1.67	204	341
1-1/2" Meter	3.33	15	50
2" Meter	5.33	80	426
3" Meter	16.67	8	133
4" Meter	41.67	5	208
6" Meter	66.67	3	200
8" Meter	133.33	0	0
Multifamily Units	0.5	1,251	626
TOTAL		3,816	4,234

Notes:

1. LUE is Living Unit Equivalent.
2. Multiplier is derived from AWWA C715 standards for continuous rated flow scaled to a 3/4" meter.
3. Multifamily units are calculated at 0.5 LUEs per unit.

Table 1 - Water System Impact Fee Eligible Projects

Proposed Projects									
Project Data (Fiscal Years)	Project ID	Fiscal Year Completion	Project Name	Project Description	2023 Utilization ¹	2033 Utilization	Eligible Utilization (2023-2033)	Engineer's OPCC	Impact Fee Eligible Cost
2022 to 2023	WP1	2023	Planning - Impact Fee Study	Preparation of update to impact fee	52%	100%	48%	\$32,779	\$15,734
2023	WP2	2023	Planning - Wastewater Master Plan	Preparation of update to Wastewater Master Plan	52%	100%	48%	\$74,596	\$35,806
2023 to 2024	WP3	2024	Raw Water Supply - Pump Station Pump & Well Improvements	Upgrade firm capacity from 3,600 gpm to 4,800 gpm, add new well, valves, piping, & controls	56%	69%	13%	\$2,497,000	\$324,610
2023 to 2024	WP4	2024	Booster Pump Station - Via Viejo Pump Station Improvements	Upgrade firm capacity from 1,000 gpm to 3,000 gpm, add valves, piping, & controls	28%	60%	32%	\$2,475,000	\$792,000
2023 to 2024	WP5	2024	Transmission - Nature Heights Transmission Main Extension	Extend 16" transmission main from Mormon Mill to US 281	0%	53%	53%	\$1,455,000	\$771,150
2024 to 2025	WP6	2025	Water Treatment Plant - Pump & Valve Improvements	Add 6th Pump (1,000 gpm), replace one pump (1,000 gpm), add valves and controls.	54%	67%	13%	\$625,000	\$81,250
2024 to 2025	WP7	2025	Storage - Gateway Elevated Storage Tank	Add 0.75 MG elevated storage tank for additional demand.	17%	31%	14%	\$4,250,000	\$595,000
2025 to 2026	WP8	2025	Water Supply - South Groundwater System Phase 1	Add groundwater wells, storage tanks, pressure tanks, pumps, piping, & dosing for new demand.	0%	85%	85%	\$9,500,000	\$8,075,000
2025 to 2026	WP9	2026	Storage - North Mustang Elevated Storage Tank	Add 0.75 MG elevated storage tank for additional demand	0%	60%	60%	\$5,200,000	\$3,120,000
2026 to 2027	WP10	2027	Transmission - Rocky Road WL Extension	Add 5,000 ft of 12" water main to serve new areas.	5%	89%	84%	\$1,750,000	\$1,470,000
2027 to 2028	WP11	2028	Transmission - South 281 WL Extension	Add 10,500' of 12" water main to serve highway corridor.	0%	44%	44%	\$3,675,000	\$1,617,000
2028 to 2029	WP12	2029	Storage - Business Park Standpipe	Add 0.25 MG standpipe for additional demand	5%	89%	84%	\$1,750,000	\$1,470,000
2023 to 2029	WP13	2029	Treatment - DPR Plant	Add 0.6 MG direct potable reuse water treatment plant.	0%	85%	85%	\$11,845,000	\$10,068,250
2030 to 2031	WP14	2031	Booster Pump Station - Flatrock Pump Station Improvements	Add 2,250 gpm pump & controls for additional capacity	10%	43%	33%	\$325,000	\$107,250
2031 to 2032	WP15	2032	Water Supply - South Groundwater System Phase 2	Add groundwater wells, storage tanks, pressure tanks, pumps, piping, & dosing for new demand.	0%	85%	85%	\$3,500,000	\$2,975,000
2032 to 2033	WP16	2033	Transmission - Ollie Ln WL Extensions	Add 3,700' of 12" water main to serve new customers near Ollie Ln	3%	47%	44%	\$1,295,000	\$569,800

\$32,087,850

Notes: 1. 2023 Utilization for future or upgraded facilities is the capacity that current customers will use in the new/upgraded facility.

Table 2 - Wastewater System Impact Fee Eligible Projects

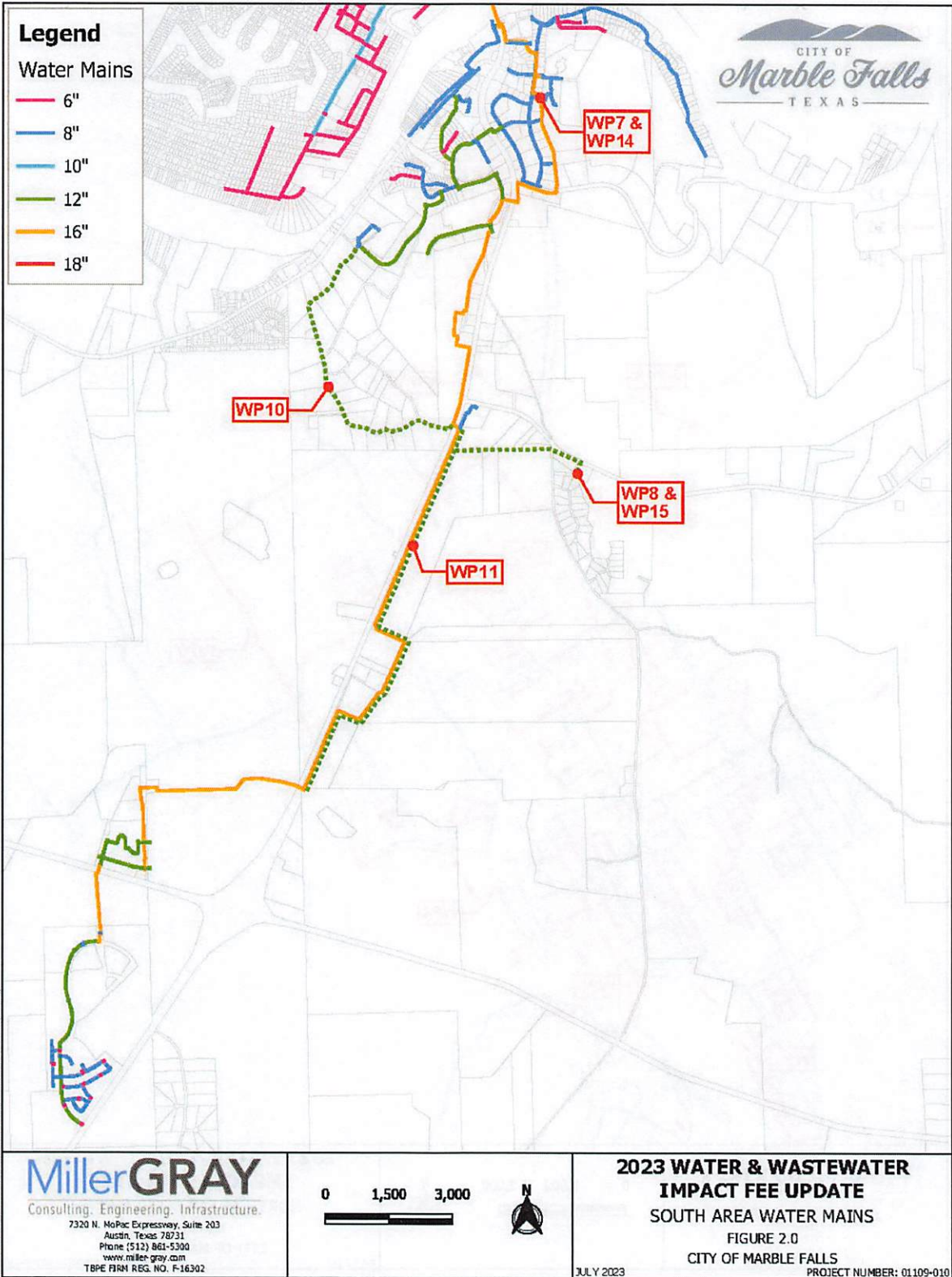
Proposed Projects									
Project Date (Fiscal Years)	Project ID	Fiscal Year Completion	Project Name	Project Description	2023 Utilization ¹	2033 Utilization	Eligible Utilization (2023-2033)	Engineer's OPCC	Impact Fee Eligible Cost
2022 to 2023	SP1	2023	Planning - Impact Fee Study	Preparation of update to Impact fee	52%	100%	48%	\$32,779	\$15,734
2023	SP2	2023	Planning - Wastewater Master Plan	Preparation of update to Wastewater Master Plan	52%	100%	48%	\$74,596	\$35,806
2023 to 2024	SP3	2024	Pumping - Flatrock Lift Station Upgrade	Upgrade from 100 gpm to 1,500 gpm pumps for add. capacity	7%	75%	68%	\$250,000	\$170,000
2023 to 2024	SP4	2024	Pumping - Mustang Vistas Lift Station & Force Main	Upgrade lift station from 150 gpm to 1,000 gpm and relocate force main	10%	70%	60%	\$2,125,000	\$1,275,000
2024 to 2025	SP5	2025	Collections - NE Interceptor Upsizing	Upgrade 3,400' of 10" gravity main w/ 15" interceptor between Ave. H and Mustang Dr.	39%	65%	26%	\$1,932,700	\$502,502
2022 to 2025	SP6	2025	Treatment - New WWTP	Add new 3.0 MGD WWTP to replace old plant	34%	68%	34%	\$60,435,091	\$20,547,931
2025 to 2026	SP7	2026	Collections - North Lakeshore Interceptor Upsizing	Upgrade 4,425' of 10" gravity main w/ 15" interceptor between Ave. G and East Ave.	20%	50%	30%	\$1,768,000	\$530,400
2026 to 2027	SP8	2027	Collections - Ridge Point Interceptor Upsizing	Upgrade 995' of 6" gravity main w/ 12" interceptor between Commerce St. & Ridge Point Dr.	19%	75%	56%	\$459,600	\$257,376
2027 to 2028	SP9	2028	Pumping - Mormon Mill Lift Station Upgrade	Upgrade from 500 gpm to 1,000 gpm pumps for add. capacity	5%	75%	70%	\$2,400,000	\$1,680,000
2028 to 2029	SP10	2029	Pumping - Boulder Creek Lift Station Upgrade	Upgrade from 100 gpm to 750 gpm pumps for add. capacity	13%	75%	62%	\$120,000	\$74,400
2029 to 2030	SP11	2030	Collections - Whitman Branch Interceptor Upsizing	Upgrade 12,700' of 8"/10" gravity main w/ 15" interceptor between RM 1431 and Ollie Lane.	23%	60%	37%	\$5,715,000	\$2,114,550
2030 to 2031	SP12	2031	Pumping - New East FM 2147 Lift Station & Force Main	Add gravity main & regional lift station to serve NE quadrant of 281 & E 1431	0%	75%	75%	\$1,100,000	\$825,000
2031 to 2032	SP13	2032	Pumping - Replace Panther Hollow Area Lift Station & Force Main	Add gravity main & replace regional lift station to serve Panther Hollow Area	7%	50%	43%	\$1,300,000	\$559,000

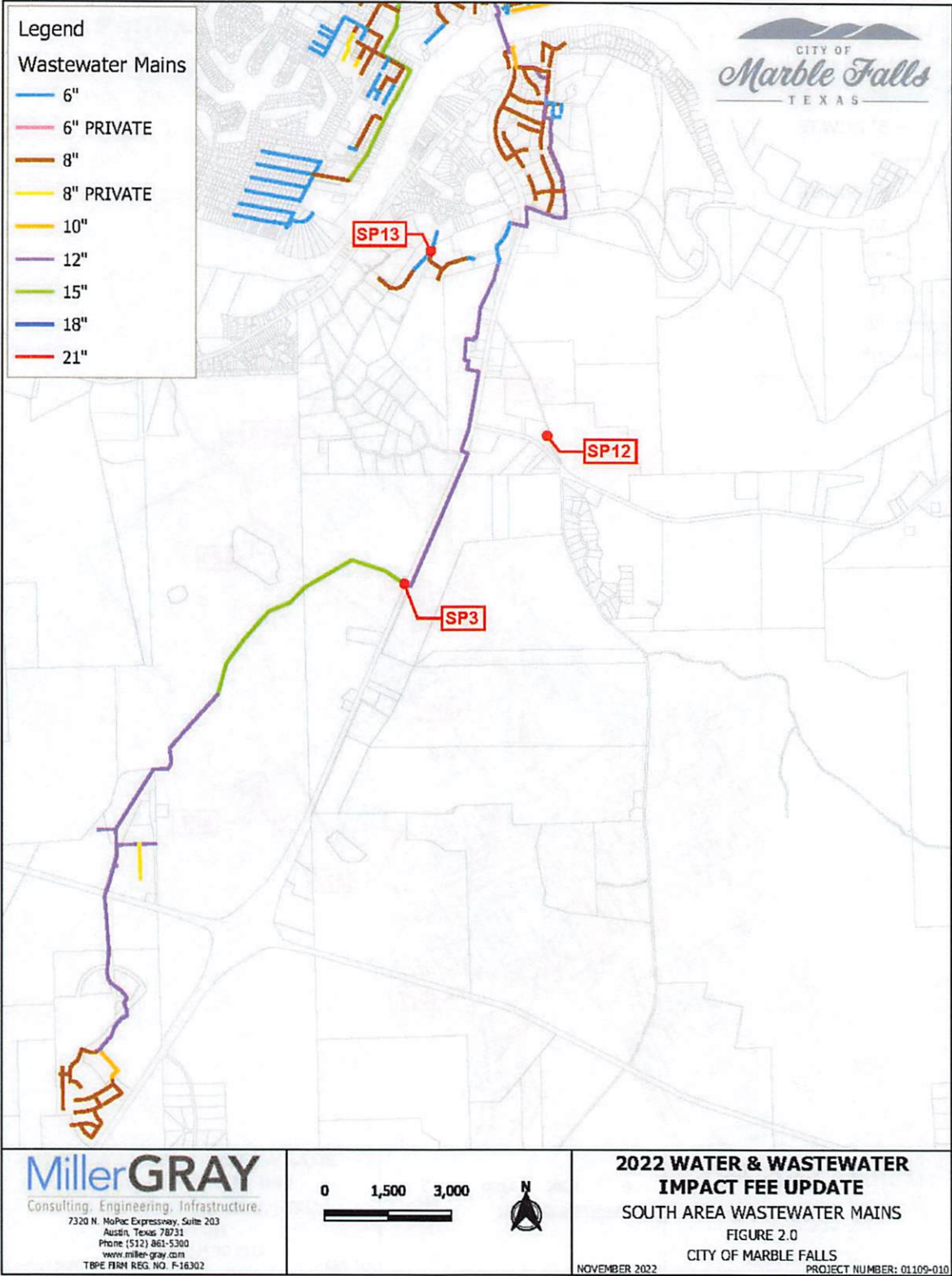
\$28,587,699

Notes: 1. 2023 Utilization for future or upgraded facilities is the capacity that current customers will use in the new/upgraded facility.

Account Number	Account Name	Address	City	State	County	Service Type	Rate	Category	Amount
1111111	1111111	1111111	1111111	1111111	1111111	1111111	1111111	1111111	1111111
1111112	1111112	1111112	1111112	1111112	1111112	1111112	1111112	1111112	1111112
1111113	1111113	1111113	1111113	1111113	1111113	1111113	1111113	1111113	1111113
1111114	1111114	1111114	1111114	1111114	1111114	1111114	1111114	1111114	1111114
1111115	1111115	1111115	1111115	1111115	1111115	1111115	1111115	1111115	1111115
1111116	1111116	1111116	1111116	1111116	1111116	1111116	1111116	1111116	1111116
1111117	1111117	1111117	1111117	1111117	1111117	1111117	1111117	1111117	1111117
1111118	1111118	1111118	1111118	1111118	1111118	1111118	1111118	1111118	1111118
1111119	1111119	1111119	1111119	1111119	1111119	1111119	1111119	1111119	1111119
1111120	1111120	1111120	1111120	1111120	1111120	1111120	1111120	1111120	1111120

APPENDIX E







CITY OF MARBLE FALLS WATER IMPACT FEE BY METER SIZE			
Impact Fee:	MAXIMUM Treatment Impact Fee	MAXIMUM Collection Impact Fee	MAXIMUM Water Impact Fee
Water Meter Size			
Maximum Fee per EDU	\$ 5,225	\$ 2,486	\$ 7,711
Maximum Fee by Water Meter Size			
5/8" – 3/4"	\$ 5,225	\$ 2,486	\$ 7,711
1"	8,725	4,152	12,877
1 1/2"	17,398	8,278	25,676
2"	27,847	13,250	41,097
3"	87,094	41,441	128,535
4"	217,708	103,590	321,298
6"	348,322	165,739	514,061
8"	696,592	331,453	1,028,045

CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE MODEL			
	Treatment	Distribution	Total
Impact Fees - Forecast Annual Revenues			
	Impact Fee:	Water	
Forecast Revenues			
2024	\$ 1,954,119	\$ 929,749	\$ 2,883,868
2025	2,085,045	992,042	3,077,087
2026	2,224,743	1,058,509	3,283,252
2027	2,373,800	1,129,429	3,503,230
2028	2,532,845	1,205,101	3,737,946
2029	2,702,546	1,285,843	3,988,389
2030	2,883,618	1,371,994	4,255,610
2031	3,076,818	1,463,918	4,540,736
2032	3,282,965	1,562,000	4,844,966
2033	3,502,924	1,666,654	5,169,578
Total Period	26,619,420	12,665,240	39,284,660

Forecast
2024 - 2033

CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE MODEL

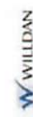
		Input Area - Growth vs. Replacement				2024 - 2033				2024 - 2033																																
		Treatment/ Dist/Admin/ Customer	Depreciable Lifetime (Years)	Percent Grant Funded	Percent Growth	Percent Replacement	Total Growth	Total CP	Total Growth	Total Replacement																																
Input Area - Capital Improvement Plan - Water																																										
Utility:																																										
Test Year:																																										
Forecast Period:																																										
Impact Fee:																																										
Inflation:																																										
City of Marble Falls																																										
2024 - 2033																																										
Water																																										
4.87%																																										
Funding Source																																										
Debt																																										
A	1	Raw Water Supply - Pump Station Pump & Well Ingr	50	0.0%	44.0%	13.0%	56.0%	2,497,000	1,098,680	324,610	1,398,320																															
B	2	Water Supply - South Creek/Water Sys - Phase 1	50	0.0%	100.0%	0.0%	0.0%	9,500,000	9,500,000	8,075,000	337,500																															
C	3	Water Supply - South Creek/Water Sys - Phase 2	50	0.0%	100.0%	0.0%	0.0%	3,500,000	3,500,000	2,975,000	-																															
D	4	Treatment - DPR Plant	50	0.0%	100.0%	0.0%	0.0%	11,845,000	11,845,000	10,068,250	-																															
E	5	Project	50	0.0%	100.0%	0.0%	-	-	-	-	-																															
	6	Project	50	0.0%	100.0%	0.0%	-	-	-	-	-																															
	7	Project	50	0.0%	100.0%	0.0%	-	-	-	-	-																															
	8	Project	50	0.0%	100.0%	0.0%	-	-	-	-	-																															
	9	Project	50	0.0%	100.0%	0.0%	-	-	-	-	-																															
	10	Project	50	0.0%	100.0%	0.0%	-	-	-	-	-																															
	Subtotal			0.0%				27,997,000	26,231,180	21,824,110	1,735,820																															
	Subtotal							32,896,688	30,856,796	25,218,646	2,641,912																															
Inflation Adjusted Subtotal																																										
F	1	Booster Pump Station - Via View Pump Station Impro	50	0.0%	72.0%	28.0%	0.0%	2,475,000	1,782,000	792,000	693,000																															
G	2	Transmission - Nature Heights Transmission Main Ex	50	0.0%	100.0%	0.0%	0.0%	1,450,000	1,450,000	771,150	-																															
H	3	Storage - Gateway Elevated Storage Tank	50	0.0%	14.0%	86.0%	0.0%	4,250,000	3,577,500	595,000	722,500																															
I	4	Storage - Hornsby Elevated Storage Tank	50	0.0%	100.0%	0.0%	5,200,000	5,200,000	3,120,000	-																																
J	5	Storage - Hornsby Elevated Storage Tank	50	0.0%	100.0%	0.0%	2,500,000	2,500,000	1,475,000	87,500																																
K	6	Transmission - South 281 W. Extension	20	0.0%	100.0%	0.0%	3,670,000	3,670,000	1,617,000	-																																
L	7	Storage - Business Park Standpipe	20	0.0%	94.0%	6.0%	1,750,000	1,662,500	1,470,000	87,500																																
M	8	Booster Pump Station - Habcock Pump Station Impro	20	0.0%	80.0%	20.0%	325,000	292,500	107,200	32,500																																
N	9	Transmission - Old Ln W. Extensions	20	0.0%	97.0%	3.0%	1,295,000	1,256,150	569,600	38,850																																
O	10	Storage - Waterwater Water Plan	20	0.0%	100.0%	0.0%	14,000	14,000	35,808	38,790																																
	11	Project	20	0.0%	100.0%	0.0%	-	-	-	-																																
	12	Project	20	0.0%	100.0%	0.0%	-	-	-	-																																
	13	Project	20	0.0%	100.0%	0.0%	-	-	-	-																																
	14	Project	20	0.0%	100.0%	0.0%	-	-	-	-																																
	15	Project	20	0.0%	100.0%	0.0%	-	-	-	-																																
	16	Project	20	0.0%	100.0%	0.0%	-	-	-	-																																
	17	Project	20	0.0%	100.0%	0.0%	-	-	-	-																																
	18	Project	20	0.0%	100.0%	0.0%	-	-	-	-																																
	Subtotal			0.0%				22,249,506	20,848,396	10,548,006	1,700,640																															
	Subtotal							25,098,579	23,190,122	11,899,613	1,918,396																															
	Subtotal							57,997,196	54,056,878	37,216,259	3,560,360																															
TOTAL WATER CP (Inflation Adjusted)																																										
Allocation:																																										
Distribution																																										
Administration																																										
Customer																																										
Total																																										
Annual's																																										
Treatment																																										
Distribution																																										
Administration																																										
Customer																																										
Total																																										
<table border="1"> <tr> <td>56.7%</td> <td>32,098,688</td> <td>30,856,796</td> <td>25,919,646</td> <td>2,641,912</td> </tr> <tr> <td>43.3%</td> <td>29,098,579</td> <td>23,190,122</td> <td>11,899,613</td> <td>1,918,396</td> </tr> <tr> <td>0.0%</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>0.0%</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>100.0%</td> <td>57,997,196</td> <td>54,056,878</td> <td>37,216,259</td> <td>3,560,360</td> </tr> <tr> <td>64.2%</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>													56.7%	32,098,688	30,856,796	25,919,646	2,641,912	43.3%	29,098,579	23,190,122	11,899,613	1,918,396	0.0%	-	-	-	-	0.0%	-	-	-	-	100.0%	57,997,196	54,056,878	37,216,259	3,560,360	64.2%				
56.7%	32,098,688	30,856,796	25,919,646	2,641,912																																						
43.3%	29,098,579	23,190,122	11,899,613	1,918,396																																						
0.0%	-	-	-	-																																						
0.0%	-	-	-	-																																						
100.0%	57,997,196	54,056,878	37,216,259	3,560,360																																						
64.2%																																										



FORECAST
2024 - 2033

CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE MODEL

	0	1	2	3	4	5	6	7	8	0
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Input Area - Annual Capital Expenditures										
CITY OF MARBLE FALLS										
Utility:										
Forecast Period:	2024 - 2033									
Impact Fee:	Water									
Inflation:	4.87%									
Funding Source:										
Treatment										
A 1 Raw Water Supply - Pump Station Pump & Well Impr	\$ 2,487,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B 2 Raw Water Supply - Pump Station Pump & Well Impr	605,000	-	-	-	-	-	-	-	-	-
C 3 Water Supply - South Groundwater Sys. Phase 1	9,500,000	-	-	-	-	-	-	-	-	3,600,000
D 4 Water Supply - South Groundwater Sys. Phase 2	-	-	-	-	-	-	-	-	-	-
E 5 Treatment - DPR Plant	-	-	11,045,000	-	-	-	-	-	-	-
F 6 Project	-	-	-	-	-	-	-	-	-	-
G 7 Project	-	-	-	-	-	-	-	-	-	-
H 8 Project	-	-	-	-	-	-	-	-	-	-
I 9 Project	-	-	-	-	-	-	-	-	-	-
J 10 Project	-	-	-	-	-	-	-	-	-	-
Subtotal	2,487,000	10,125,000	11,649,000	-	11,649,000	-	-	-	3,600,000	5,000,000
Inflation Adjusted Subtotal	2,487,000	10,887,856	14,810,137	-	14,810,137	-	-	-	5,000,000	5,000,000
Distribution										
F 1 Booster Pump Station - Via Vieja Pump Station Impro	2,475,000	-	-	-	-	-	-	-	-	-
G 2 Transmission - Naire Heights Transmission Main Ex	1,455,000	-	-	-	-	-	-	-	-	-
H 3 Storage - Gateway Elevated Storage Tank	4,260,000	-	-	-	-	-	-	-	-	-
I 4 Storage - North Mustang Elevated Storage Tank	-	5,200,000	-	-	-	-	-	-	-	-
J 5 Transmission - Rusty Road WL Extension	-	-	1,750,000	-	-	-	-	-	-	-
K 6 Transmission - Rusty Road WL Extension	-	-	-	3,675,000	-	-	-	-	-	-
L 7 Storage - Burnside Park Storage	-	-	-	-	1,750,000	-	-	-	-	-
M 8 Booster Pump Station - Filbeck Pump Station Impro	-	-	-	-	-	-	-	252,000	-	-
N 9 Transmission - Otis Ln WL Extensions	-	-	-	-	-	-	-	-	-	1,236,000
O 10 Planning - Wastewater Master Plan	74,856	-	-	-	-	-	-	-	-	-
P 11 Project	-	-	-	-	-	-	-	-	-	-
Q 12 Project	-	-	-	-	-	-	-	-	-	-
R 13 Project	-	-	-	-	-	-	-	-	-	-
S 14 Project	-	-	-	-	-	-	-	-	-	-
T 15 Project	-	-	-	-	-	-	-	-	-	-
U 16 Project	-	-	-	-	-	-	-	-	-	-
V 17 Project	-	-	-	-	-	-	-	-	-	-
W 18 Project	-	-	-	-	-	-	-	-	-	-
Subtotal	4,004,856	4,260,000	5,200,000	1,750,000	3,675,000	1,750,000	-	322,000	-	1,236,000
Inflation Adjusted Subtotal	4,004,856	4,444,231	5,686,060	2,001,025	4,394,167	2,188,074	-	444,342	-	1,536,034
TOTAL WATER CIP (Inflation Adjusted)	6,501,856	15,051,856	16,968,211	2,001,025	4,394,167	16,968,211	-	444,342	5,000,000	1,536,034
Allocation to:										
Treatment	2,487,000	10,587,656	14,810,137	2,001,025	4,394,167	2,188,074	-	444,342	-	5,000,000
Distribution	4,004,856	4,444,231	5,686,060	2,001,025	4,394,167	2,188,074	-	444,342	-	1,536,034
Administration	-	-	-	-	-	-	-	-	-	-
Contingent	-	-	-	-	-	-	-	-	-	-
Total	6,501,856	15,051,856	16,968,211	2,001,025	4,394,167	16,968,211	-	444,342	5,000,000	1,536,034
Annual %										
Treatment	38%	70%	87%	100%	100%	100%	0%	100%	100%	100%
Distribution	62%	30%	13%	0%	0%	0%	0%	0%	0%	0%
Administration	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Contingent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	0%	100%	100%	100%



CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE CALCULATION MODEL					
Calculation Year 2024	Existing Capacity (gallons/day)	Additional Capacity (gallons/day)	Total Capacity (gallons/day)	Total Capacity (LUEs)	Forecast Annual Meter Equivalents (LUEs)
Year					

**Input Area – Forecast Water Facility Capacity
Impact Fee: Water**

Treatment

Persons per Living Unit Equivalents (LUE)	1.70	(1)
Gallons Per Capita Per Day	152.4	
Average Treated Gallons Per Day Per LUE	259.0	

2024	4,800,000	1,728,000	6,528,000	25,205	5,958	
2025	-	1,440,000	7,968,000	30,764	6,355	
2026	-	-	7,968,000	30,764	6,781	
2027	-	-	7,968,000	30,764	7,235	
2028	-	-	7,968,000	30,764	7,720	
2029	-	-	7,968,000	30,764	8,237	
2030	-	-	7,968,000	30,764	8,789	
2031	-	-	7,968,000	30,764	9,378	
2032	-	-	7,968,000	30,764	10,006	
2033	-	-	7,968,000	30,764	10,677	
Ending Capacity	-	7,968,000	7,968,000	30,764	10,677	
Beginning Capacity	-	4,800,000	4,800,000	18,533	5,582	
Total Capacity Required for Growth	-	3,168,000	3,168,000	12,232	5,095	41.7%

(1) See "LUE Current and Forecast.msg"

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Treatment Total Distribution Total Other Treatment Total Distribution Total

Input Area -- 10 Year Water System Forecast Demand Water

Water System Growth Rate	6.7%
Total LUEs - Current Year (t)	5,562
Forecast Annual Growth Rate	6.70%
2024	6.70%
2025	6.70%
2026	6.70%
2027	6.70%
2028	6.70%
2029	6.70%
2030	6.70%
2031	6.70%
2032	6.70%
2033	6.70%

Forecast Annual Total	5,966
2024	6,366
2025	6,781
2026	7,226
2027	7,720
2028	8,237
2029	8,769
2030	9,378
2031	10,006
2032	10,677
2033	

Forecast Annual New Water LUEs (t)	374
1	374
2	399
3	426
4	454
5	485
6	517
7	552
8	589
9	628
10	670
Total	5,095

Meter Equivalents Equivalent Residential Units (LUEs)	1.0
Conversion Factor	1.0
Most Recent Month	5,562

374	374
773	773
1,199	1,199
1,653	1,653
2,138	2,138
2,655	2,655
3,207	3,207
3,796	3,796
4,424	4,424
5,095	5,095
25,314	25,314
669,840	669,840

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year 2024	Treatment	Total LUEs in System Distribution	Other	Treatment Total	Distribution Total
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**Input Area -- 10 Year Water System Forecast Demand
Impact Fee Water**

Forecast Major Equivalencies	5,955	374	5,085
2024	6,955	374	5,085
2025	6,255	369	5,085
2026	6,781	399	5,085
2027	7,235	426	5,085
2028	7,720	454	5,085
2029	8,237	485	5,085
2030	8,789	517	5,085
2031	9,378	552	5,085
2032	10,006	589	5,085
2033	10,677	628	5,085
Total	5,085	670	5,085

Forecast Annual New Meter Equivalencies	374	374	374
2024	374	374	374
2025	369	369	374
2026	426	426	773
2027	454	454	1,199
2028	485	485	1,653
2029	517	517	2,138
2030	552	552	2,655
2031	589	589	3,207
2032	628	628	3,796
2033	670	670	4,424
Total	5,085	670	5,085

Forecast Monthly Bills - Total LUEs	71,472	4,488	303,786
2024	71,472	4,488	4,488
2025	76,261	9,277	9,277
2026	81,370	14,386	14,386
2027	86,622	19,638	19,638
2028	92,639	25,655	25,655
2029	98,846	31,862	31,862
2030	105,468	38,484	38,484
2031	112,535	45,551	45,551
2032	120,075	53,091	53,091
2033	128,120	61,136	61,136
Total	973,806	303,786	303,786



CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE CALCULATION MODEL																						
Calculation Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Period											
Input Area -- CIP Debt Funding Assumptions																						
Impact Fee: Water																						
Water System																						
Beginning Balance	\$	1,502,272	\$	811,501	\$	968,673	\$	2,470,878	\$	1,814,657	\$	580,834	\$	4,836,444	\$	8,932,839	\$	8,773,930				
Forecast Capital Improvement Plan Total	\$	6,501,596	\$	15,031,958	\$	5,686,080	\$	2,001,025	\$	4,394,167	\$	16,998,211	\$	-	\$	444,342	\$	5,003,875	\$	1,936,034	\$	57,997,186
Forecast Debt Issues																						
Principal (1)	\$	5,000,000	\$	11,000,000	\$	2,500,000	\$	-	\$	-	\$	11,500,000	\$	-	\$	-	\$	-	\$	-	\$	30,000,000
Closing Costs/Reserves (1)		2%		2%		2%		2%		2%		2%		2%		2%		2%		2%		2%
Total Debt Issues	\$	5,120,000	\$	11,264,000	\$	2,560,000	\$	-	\$	-	\$	11,776,000	\$	-	\$	-	\$	-	\$	-	\$	30,720,000
Contribution From Impact Fee	\$	2,883,868	\$	3,077,087	\$	3,283,252	\$	3,503,230	\$	3,737,946	\$	3,988,388	\$	4,255,610	\$	4,540,736	\$	4,844,966	\$	5,169,578	\$	39,284,660
Total Funds For CIP	\$	8,003,868	\$	14,341,087	\$	5,843,252	\$	3,503,230	\$	3,737,946	\$	15,764,388	\$	4,255,610	\$	4,540,736	\$	4,844,966	\$	5,169,578	\$	70,004,660
Ending Balance	\$	1,502,272	\$	811,501	\$	968,673	\$	2,470,878	\$	1,814,657	\$	580,834	\$	4,836,444	\$	8,932,839	\$	8,773,930	\$	12,007,474		
Growth-Related Debt Service																						
Percent Growth-Related		93.2%		93.2%		93.2%		93.2%		93.2%		93.2%		93.2%		93.2%		93.2%		93.2%		93.2%
Total Growth-Related Debt	\$	4,770,383	\$	10,494,843	\$	2,385,192	\$	-	\$	-	\$	10,971,882	\$	-	\$	-	\$	-	\$	-	\$	28,622,300
Funding Assumptions																						
Year of Issuance		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		
Interest Rate		4.0%		4.0%		4.0%		4.0%		4.0%		4.0%		4.0%		4.0%		4.0%		4.0%		4.0%
Term (Years)		20		20		20		20		20		20		20		20		20		20		20
Total Interest (3)																						
Total Interest -- Actual		1,703,073		3,456,324		714,814		-		-		2,190,562		-		-		-		-		8,064,772
Total Interest -- NPV		1,366,334		2,820,154		593,644		-		-		1,926,151		-		-		-		-		6,706,284
Growth-Related Interest																						
Total Interest -- Actual		1,586,779		3,220,311		666,003		-		-		2,040,980		-		-		-		-		7,514,074
Total Interest -- NPV		1,273,035		2,627,581		553,107		-		-		1,794,625		-		-		-		-		6,248,348

(1) -- SOURCE: Client and Project Team Estimates
 (2) -- SOURCE: CIP Input
 (3) -- SOURCE: Debt Interest Input

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 1,142,500	-	-	-	1,142,500	1,745,000	50% Water/Wastewater
2025	1,142,500	-	-	-	1,142,500	20	3.3% Average
2026	1,142,500	-	-	-	1,142,500		
2027	1,142,500	-	-	-	1,142,500		
2028	1,142,500	-	-	-	1,142,500		
2029	1,142,500	-	-	-	1,142,500		
2030	1,142,500	-	-	-	1,142,500		
2031	1,142,500	-	-	-	1,142,500		
2032	1,142,500	-	-	-	1,142,500		
2033	1,142,500	-	-	-	1,142,500		
2034	1,142,500	-	-	-	1,142,500		
Treatment Distribution	50.0%	-	-	-	-		
TOTAL NPV	50.0%	-	-	-	-		
	100.0%	-	-	-	-		12,232

Input Area - Forecast Debt Service
Impact Fee: Water

Series	2013
Total Water Principal	\$ 1,745,000
Term of Debt	20
Interest Rate	3.3% Average

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 342,500	-	-	-	342,500	2,000,000	50% Water/Wastewater
2025	342,500	-	-	-	342,500	20	3.5% Average
2026	342,500	-	-	-	342,500		
2027	342,500	-	-	-	342,500		
2028	342,500	-	-	-	342,500		
2029	342,500	-	-	-	342,500		
2030	342,500	-	-	-	342,500		
2031	342,500	-	-	-	342,500		
2032	342,500	-	-	-	342,500		
2033	342,500	-	-	-	342,500		
2034	342,500	-	-	-	342,500		
Treatment Distribution	50.0%	-	-	-	-		
TOTAL NPV	50.0%	-	-	-	-		
	100.0%	-	-	-	-		12,232

Series	2014 CO
Total Water Principal	\$ 2,000,000
Term of Debt	20
Interest Rate	3.5% Average



CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE CALCULATION MODEL							Total New Capacity LUEs	Interest Expense Per LUE
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal			

2024

Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"

Input Area – Forecast Debt Service
Impact Fee: Water

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal		
2024	\$ 2,115,000			\$ -	\$ 2,115,000		
2025	2,115,000			-	2,115,000		
2026	2,115,000			-	2,115,000		
2027	2,115,000			-	2,115,000		
2028	2,115,000			-	2,115,000		
2029	2,115,000			-	2,115,000		
2030	2,115,000			-	2,115,000		
2031	2,115,000			-	2,115,000		
2032	2,115,000			-	2,115,000		
2033	2,115,000			-	2,115,000		
2034	2,115,000			-	2,115,000		
Treatment Distribution	50.0%		-	-			
TOTAL NPV						12,232	

Series	2014
Total Water Principal	\$ 2,702,500
Term of Debt	15
Interest Rate	4.0%

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal		
2024	\$ 1,835,000			\$ -	\$ 1,835,000		
2025	1,835,000			-	1,835,000		
2026	1,835,000			-	1,835,000		
2027	1,835,000			-	1,835,000		
2028	1,835,000			-	1,835,000		
2029	1,835,000			-	1,835,000		
2030	1,835,000			-	1,835,000		
2031	1,835,000			-	1,835,000		
2032	1,835,000			-	1,835,000		
2033	1,835,000			-	1,835,000		
2034	1,835,000			-	1,835,000		
Treatment Distribution	50.0%		-	-			
TOTAL NPV						12,232	

Series	2015
Total Water Principal	\$ 4,775,000
Term of Debt	12
Interest Rate	2.0%

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"

Year Beginning Principal Payment Interest Payment Total Payment Ending Principal Total New Capacity LUEs Interest Expense Per LUE

Input Area - Forecast Debt Service
Impact Fee: Water

Year	Beginning Principal	Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 2,925,000	-	-	-	2,925,000		
2025	2,925,000	-	-	-	2,925,000		
2026	2,925,000	-	-	-	2,925,000		
2027	2,925,000	-	-	-	2,925,000		
2028	2,925,000	-	-	-	2,925,000		
2029	2,925,000	-	-	-	2,925,000		
2030	2,925,000	-	-	-	2,925,000		
2031	2,925,000	-	-	-	2,925,000		
2032	2,925,000	-	-	-	2,925,000		
2033	2,925,000	-	-	-	2,925,000		
2034	2,925,000	-	-	-	2,925,000		
Treatment Distribution	50.0%	-	-	-	-		
TOTAL NPV	50.0%	-	-	-	-	12,232	

Series	Total Water Principal	Term of Debt	Interest Rate
2018	\$ 3,795,000	20	2.7% Average
50% Water/Wastewater			

Year	Beginning Principal	Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 855,000	-	-	-	855,000		
2025	855,000	-	-	-	855,000		
2026	855,000	-	-	-	855,000		
2027	855,000	-	-	-	855,000		
2028	855,000	-	-	-	855,000		
2029	855,000	-	-	-	855,000		
2030	855,000	-	-	-	855,000		
2031	855,000	-	-	-	855,000		
2032	855,000	-	-	-	855,000		
2033	855,000	-	-	-	855,000		
2034	855,000	-	-	-	855,000		
Treatment Distribution	50.0%	-	-	-	-		
TOTAL NPV	50.0%	-	-	-	-	12,232	

Series	Total Water Principal	Term of Debt	Interest Rate
2018	\$ 3,132,500	15	3.5% Average
50% Water/Wastewater			



**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"

Year Beginning Principal Payment Interest Payment Total Payment Ending Principal Total New Capacity LUE Interest Expense Per LUE

Input Area – Forecast Debt Service
Impact Fee: Water

Series	2019
Total Water Principal	\$ 1,002,500
Term of Debt	15
Interest Rate	2.6% Average

2024	\$ 965,000	\$	\$	\$	965,000		
2025	965,000				965,000		
2026	965,000				965,000		
2027	965,000				965,000		
2028	965,000				965,000		
2029	965,000				965,000		
2030	965,000				965,000		
2031	965,000				965,000		
2032	965,000				965,000		
2033	965,000				965,000		
2034	965,000				965,000		

Treatment Distribution 50.0%
50.0%

TOTAL NPV 12,232

Series	2020 A
Total Water Principal	\$ 197,500
Term of Debt	15
Interest Rate	1.2% Average

2024	\$ 197,500	\$	\$	\$	197,500.00		
2025	197,500				197,500		
2026	197,500				197,500		
2027	197,500				197,500		
2028	197,500				197,500		
2029	197,500				197,500		
2030	197,500				197,500		
2031	197,500				197,500		
2032	197,500				197,500		
2033	197,500				197,500		
2034	197,500				197,500		

Treatment Distribution 50.0%
50.0%

TOTAL NPV 12,232

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Sources: "Marble Falls UF Debt Schedule 2022.xlsx", & "Marble Falls Debt Model 2022.pdf"

Year Beginning Principal Payment Total Payment Ending Principal Total New Capacity LUE Interest Expense Per LUE

Input Area -- Forecast Debt Service
Impact Fee: Water

Series	2020
Total Water Principal	\$ 2,872,500
Term of Debt	15
Interest Rate	2.7% Average

Year	Beginning Principal	Payment	Total Payment	Ending Principal	Total New Capacity LUE	Interest Expense Per LUE
2024	\$ 310,000	-	-	\$ 310,000.00		
2025	310,000	-	-	310,000		
2026	310,000	-	-	310,000		
2027	310,000	-	-	310,000		
2028	310,000	-	-	310,000		
2029	310,000	-	-	310,000		
2030	310,000	-	-	310,000		
2031	310,000	-	-	310,000		
2032	310,000	-	-	310,000		
2033	310,000	-	-	310,000		
2034	310,000	-	-	310,000		
Treatment Distribution	50.0%					
TOTAL NPV						12,232

Series	2021 COO
Total Water Principal	\$ 552,500
Term of Debt	20
Interest Rate	4.5% Average

Year	Beginning Principal	Payment	Total Payment	Ending Principal	Total New Capacity LUE	Interest Expense Per LUE
2024	\$ 552,500	-	-	\$ 552,500		
2025	552,500	-	-	552,500		
2026	552,500	-	-	552,500		
2027	552,500	-	-	552,500		
2028	552,500	-	-	552,500		
2029	552,500	-	-	552,500		
2030	552,500	-	-	552,500		
2031	552,500	-	-	552,500		
2032	552,500	-	-	552,500		
2033	552,500	-	-	552,500		
2034	552,500	-	-	552,500		
Treatment Distribution	50.0%					
TOTAL NPV						12,232

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	1,705,000				1,705,000		
2025	1,705,000				1,705,000		
2026	1,705,000				1,705,000		
2027	1,705,000				1,705,000		
2028	1,705,000				1,705,000		
2029	1,705,000				1,705,000		
2030	1,705,000				1,705,000		
2031	1,705,000				1,705,000		
2032	1,705,000				1,705,000		
2033	1,705,000				1,705,000		
2034	1,705,000				1,705,000		

Input Area - Forecast Debt Service
Impact Fee: Water

Series	2022	50% Water/Wastewater	Average
Total Water Principal	\$	1,705,000	
Term of Debt		20	
Interest Rate		4.8%	

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal
2024	1,705,000				1,705,000
2025	1,705,000				1,705,000
2026	1,705,000				1,705,000
2027	1,705,000				1,705,000
2028	1,705,000				1,705,000
2029	1,705,000				1,705,000
2030	1,705,000				1,705,000
2031	1,705,000				1,705,000
2032	1,705,000				1,705,000
2033	1,705,000				1,705,000
2034	1,705,000				1,705,000

Treatment Distribution
TOTAL NPV

12,232

Series	2024
Total Water Principal	\$ 5,120,000
Term of Debt	20
Interest Rate	4.0%

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal
2024	5,120,000	171,939	178,816	350,755	4,948,061
2025	5,120,000	178,816	185,969	364,785	4,762,245
2026	4,948,061	185,969	193,407	379,376	4,568,277
2027	4,762,245	193,407	201,144	394,551	4,369,869
2028	4,568,277	201,144	209,100	410,244	4,168,725
2029	4,369,869	209,100	217,557	426,657	3,979,536
2030	4,168,725	217,557	226,259	443,816	3,761,979
2031	3,979,536	226,259	235,310	461,569	3,535,719
2032	3,761,979	235,310	244,722	480,032	3,300,409
2033	3,535,719	244,722			3,055,687
2034	3,300,409				

Treatment Distribution
TOTAL NPV

12,232

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"

Year Beginning Principal Payment Interest Payment Total Payment Ending Principal Total New Capacity LUEs Interest Expense Per LUE

Input Area -- Forecast Debt Service
Impact Fee: Water

Series	2025
Total Water Principal	\$ 11,264,000
Term of Debt	20
Interest Rate	4.0%

Year	Beginning Principal	Payment	Interest Payment	Total Payment	Ending Principal
2024	11,264,000				11,264,000
2025	11,264,000	378,265	450,590	828,825	10,885,735
2026	10,885,735	393,395	435,423	828,825	10,492,340
2027	10,492,340	409,131	419,694	828,825	10,083,208
2028	10,083,208	425,466	403,328	828,825	9,657,712
2029	9,657,712	442,516	388,308	828,825	9,215,196
2030	9,215,196	460,217	368,608	828,825	8,754,979
2031	8,754,979	478,638	350,169	828,825	8,276,353
2032	8,276,353	497,771	331,054	828,825	7,778,582
2033	7,778,582	517,692	311,143	828,825	7,260,901
2034					
Treatment Distribution			2,434,454	5,254,029	
			1,021,870	2,305,355	
TOTAL NPV		3,185,598	3,456,324	7,459,424	12,232
			2,820,154	6,005,752	230.56

Series	2026
Total Water Principal	\$ 2,560,000
Term of Debt	20
Interest Rate	4.0%

Year	Beginning Principal	Payment	Interest Payment	Total Payment	Ending Principal
2024					
2025	2,560,000				2,560,000
2026	2,560,000	85,969	102,400	188,369	2,474,031
2027	2,474,031	89,408	98,961	188,369	2,384,823
2028	2,384,823	92,984	95,385	188,369	2,291,638
2029	2,291,638	96,704	91,699	188,369	2,194,935
2030	2,194,935	100,572	87,707	188,369	2,094,363
2031	2,094,363	104,595	83,475	188,369	1,989,768
2032	1,989,768	108,779	79,591	188,369	1,880,969
2033	1,880,969	113,130	75,240	188,369	1,767,880
2034					
Treatment Distribution			714,814	1,506,854	
			714,814	1,506,854	
TOTAL NPV		645,301	583,644	1,238,945	48.53

CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE CALCULATION MODEL							Total New Capacity LUEs	Interest Expense Per LUE
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	2027		
2024								
Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"								
Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	2027	Interest Expense Per LUE	

Input Area -- Forecast Debt Service
Impact Fee: Water

Series	2027
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

2024					\$ -	
2025					-	
2026					-	
2027					-	
2028					-	
2029					-	
2030					-	
2031					-	
2032					-	
2033					-	
2034					-	
Treatment Distribution	0.0%					
	100.0%					
TOTAL NPV						12,232

Series	2028
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

2024					\$ -	
2025					-	
2026					-	
2027					-	
2028					-	
2029					-	
2030					-	
2031					-	
2032					-	
2033					-	
2034					-	
Treatment Distribution	0.0%					
	100.0%					
TOTAL NPV						12,232

CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE CALCULATION MODEL									
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUES	Interest Expense Per LUE		
2024									
Sources: "Marble Falls UF Debt Schedule 2022.xls" & "Marble Falls Debt Model 2022.pdf"									
Year	Principal	Payment	Payment	Payment	Principal	LUES	LUE		

Input Area - Forecast Debt Service
Impact Fee: Water

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUES	Interest Expense Per LUE
2024	11,776,000	305,459	471,040	886,499	11,776,000		
2025	11,380,541	411,277	455,222	886,499	11,380,541		
2026	10,989,264	427,728	438,171	886,499	10,989,264		
2027	10,541,536	444,837	421,661	886,499	10,541,536		
2028	10,096,899	462,831	403,888	886,499	10,096,899		
2029			1,908,584	3,714,788			
TOTAL	87.1%	201,812	2,193,282	4,352,463	12,232		157.47
TOTAL NPV	1,870,408	1,928,151	3,786,559				

Series	Total Water Principal	Term of Debt	Interest Rate
		20	4.0%

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUES	Interest Expense Per LUE
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
TOTAL						12,232	
TOTAL NPV							



CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE CALCULATION MODEL							
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							

Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"

Input Area – Forecast Debt Service
Impact Fee: Water

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
Treatment Distribution	0.0%	100.0%					
TOTAL NPV						12,232	

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
Treatment Distribution	100.0%	0.0%					
TOTAL NPV						12,232	

CITY OF MARBLE FALLS WATER SYSTEM IMPACT FEE CALCULATION MODEL							
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							
Sources: "Marble Falls UF Debt Schedule 2022.xlsx" & "Marble Falls Debt Model 2022.pdf"							

Input Area -- Forecast Debt Service
Impact Fee: Water

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
Treatment Distribution	0.0%						
TOTAL NPV	100.0%					12,232	

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
Treatment Distribution			4,997,120	10,475,728			
TOTAL NPV	6,442,613	5,878,071	12,320,684			548.27	

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

*Input Area – Debt Credit
Impact Fee: Water*

Treatment

Planning Period Debt Service	
Total Principal and Interest	\$ 7,582,768
<u>Funded through User Rates:</u>	
Percent	100.0%
Total	7,582,768

Credit Per LUE Per Month	
Monthly Bills from Total LUEs during Planning Period	973,606
Planning Period Credit per LUE Per Month	\$ 7.77

Cumulative Credit	
Cumulative New LUE Monthly Bills	303,766
Credit per EDU Per Month	\$ 7.77
Cumulative Credit	2,359,590

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Input Area -- Debt Credit
Impact Fee: Water

Distribution

Planning Period Debt Service		
Total Principal and Interest	\$	4,757,917
<u>Funded through User Rates:</u>		
Percent		100.0%
Total		4,757,917

Credit Per EDU Per Month		
Monthly Bills from Total LUEs during Planning Period		973,806
Planning Period Credit per LUE Per Month	\$	4.89

Cumulative Credit		
Cumulative New LUE Monthly Bills		303,766
Credit per LUE Per Month	\$	4.89
Cumulative Credit		1,484,474
Cumulative Credit at 50% of CIP Value plus Interest	\$	7,074,747

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year 2024		Water Meter Size	AWWA Meter Ratio	MAXIMUM Wastewater Impact Fee
Description	Total			
Summary Schedule – Calculation of Treatment Water Impact Fee				
Impact Fee: Water				
Treatment System Impact Fee				
I. Current and Forecast Demand (LUEs)				
Beginning Demand	5,582			
New Growth 2024 - 2033	5,095			
Total Demand 2033	10,677			
Forecast Demand 2033 - 2050	10,160			
Total Existing and Forecast Demand 2050	20,837			
II. Fee per LUE				
CIP Value of 2024 - 2033 Growth-Related Improvements	25,319,046			
Impact Fee Study Preparation Expenses	15,000			
Interest Expense Allocated to Planning Period	3,642,189			
Sub-Total	\$ 28,976,836			
Less CIP Credit	2,359,590			
New Value of CIP to be Paid from Impact Fees	\$ 26,617,246			
Total Forecast Expansions 2024 - 2033	5,095			
Growth Related Impact Fee Per LUE	\$ 5,225			
III. Water Impact Fee by Water Meter Size				
		5/8" – 3/4"	1.0	\$ 5,225
		1"	1.7	\$ 8,725
		1 1/2"	3.3	\$ 17,398
		2"	5.3	\$ 27,847
		3"	16.7	\$ 87,094
		4"	41.7	\$ 217,708
		6"	66.7	\$ 348,322
		8"	133.3	\$ 696,592
		MF Units	0.6	\$ 2,612

**CITY OF MARBLE FALLS
WATER SYSTEM IMPACT FEE CALCULATION MODEL**

<u>Calculation Year</u> 2024		Water Meter Size	AWWA Meter Ratio	MAXIMUM Wastewater Impact Fee
Description	Total			

Summary Schedule – Calculation of Distribution Water Impact Fee

Impact Fee: Water

Distribution System Impact Fee

I. Current and Forecast Demand (LUEs)

Beginning Demand	5,582
New Growth 2024 - 2033	<u>5,095</u>
Total Demand 2033	10,677
Forecast Demand 2033 - 2050	<u>10,160</u>
Total Existing and Forecast Demand 2050	<u>20,837</u>

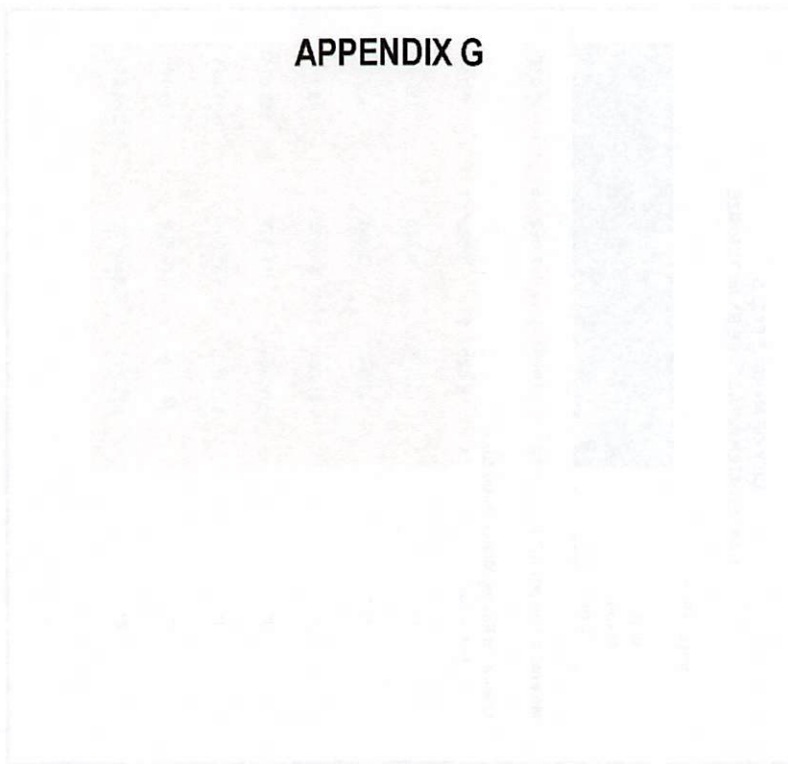
II. Fee per LUE

CIP Value of 2024 - 2033 Growth-Related Improvements	\$ 11,898,813
Impact Fee Study Preparation Expenses	<u>15,000</u>
Interest Expense Allocated to Planning Period	<u>2,235,882</u>
Sub-Total	\$ 14,149,495
Less CIP Credit	<u>1,484,474</u>
New Value of CIP to be Paid from Impact Fees	\$ 12,665,021
Total Forecast Expansions 2024 - 2033	5,095
Growth Related Impact Fee Per LUE	\$ 2,486

III. Water Impact Fee by Water Meter Size

5/8" - 3/4"	1.0	\$ 2,486
1"	1.7	\$ 4,152
1 1/2"	3.3	\$ 8,278
2"	5.3	\$ 13,250
3"	16.7	\$ 41,441
4"	41.7	\$ 103,590
6"	66.7	\$ 165,739
8"	133.3	\$ 331,453
MF Units	0.5	\$ 1,243

APPENDIX G



CITY OF MARBLE FALLS WASTEWATER IMPACT FEE BY METER SIZE			
Impact Fee: Water Meter Size	MAXIMUM	MAXIMUM	MAXIMUM
	Treatment Impact Fee	Collection Impact Fee	Wastewater Impact Fee
Maximum Fee per EDU	\$ 6,620	\$ 2,592	\$ 9,212
Maximum Fee by Water Meter Size			
5/8" -- 3/4"	\$ 6,620	\$ 2,592	\$ 9,212
1"	11,056	4,328	15,384
1 1/2"	22,046	8,631	30,677
2"	35,287	13,815	49,102
3"	110,364	43,207	153,571
4"	275,876	108,005	383,881
6"	441,388	172,802	614,190
8"	882,711	345,579	1,228,290

CITY OF MARBLE FALLS			
WASTEWATER SYSTEM IMPACT FEE MODEL			
	Treatment	Collection	Total
Impact Fees - Forecast Annual Revenues			
	Impact Fee:	Wastewater	
Forecast Revenues			
2024	\$ 1,877,948	\$ 735,293	\$ 2,613,242
2025	2,003,771	784,558	2,788,329
2026	2,138,024	837,123	2,975,147
2027	2,281,271	893,211	3,174,482
2028	2,434,118	953,056	3,387,172
2029	2,597,202	1,016,911	3,614,113
2030	2,771,215	1,085,044	3,856,258
2031	2,956,886	1,157,741	4,114,627
2032	3,154,997	1,235,310	4,390,308
2033	3,366,382	1,318,076	4,684,458
Total Period	25,581,813	10,016,323	35,598,135

Forecast
2024 - 2033

CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE MODEL

Input Area - Capital Improvement Plan - Wastewater

Utility: CITY OF MARBLE FALLS
Test Year: 2024 - 2033
Forecast Period: Wastewater
Impact Fee: 4.97%

Input Area - Annual Capital Expenditures

	0	1	2	3	4	5	6	7	8	9
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Treatment										
A 1 Treatment - New WWTP										
B 2 Project										
C 3 Project										
D 4 Project										
E 5 Project										
F 6 Project										
G 7 Project										
H 8 Project										
I 9 Project										
J 10 Project										
Subtotal										
Inflation Adjusted Subtotal										
	\$ 30,317,546	\$ 30,317,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	30,317,546	30,317,546								
	30,317,546	31,286,319								
Collection										
F 1 Project	290,000									
G 2 Project	2,125,000									
H 3 Project		1,937,700								
I 4 Project			1,769,000							
J 5 Project				469,600						
K 6 Project					2,400,000					
L 7 Project						120,000				
M 8 Project							6,716,000			
N 9 Project								1,100,000		
O 10 Project									1,300,000	
P 11 Project										
Q 12 Project										
R 13 Project										
S 14 Project										
Subtotal	2,448,996	1,832,700	1,769,000	469,600	2,400,000	120,000	8,716,000	1,100,000	1,300,000	
Inflation Adjusted Subtotal	2,449,596	2,021,014	1,937,267	625,226	2,869,660	160,039	7,472,141	1,503,625	1,638,862	
	32,867,142	33,616,333	1,937,267	625,226	2,869,660	160,039	7,472,141	1,503,625	1,638,862	
TOTAL WASTEWATER CIP (Inflation Adjusted)										
Allocation to:										
Treatment	30,317,546	31,458,319								
Collection	2,449,596	2,021,014	1,937,267	625,226	2,869,660	160,039	7,472,141	1,503,625	1,638,862	
Administration										
Other										
Total	32,867,142	33,616,333	1,937,267	625,226	2,869,660	160,039	7,472,141	1,503,625	1,638,862	
Allocation %:										
Treatment	92.5%	94.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	ADIV01
Collection	7.5%	6.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	ADIV01
Administration	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	ADIV01
Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	ADIV01
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	ADIV01

**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Treatment	Total LUEs in System	Treatment Total	Collection	Other	Collection Total
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Input Area - 10 Year Wastewater System Forecast Demand
Impact Fee Wastewater

Wastewater System	
Total LUEs - Current Year	4,234
Forecast Annual Growth Rate	6.70%
2024	6.70%
2025	6.70%
2026	6.70%
2027	6.70%
2028	6.70%
2029	6.70%
2030	6.70%
2031	6.70%
2032	6.70%
2033	6.70%

Forecast Annual Total	
2024	4,518
2025	4,820
2026	5,143
2027	5,488
2028	5,856
2029	6,248
2030	6,667
2031	7,113
2032	7,580
2033	8,098

Forecast Annual New Wastewater Accounts (1)	
1	284
2	303
3	323
4	345
5	368
6	392
7	419
8	447
9	477
10	509
	3,864

Meter Equivalent/Equivalent Residential Units (LUEs)	
Conversion Factor	1.0
Most Recent Month	4,234

284	284
586	586
909	909
1,254	1,254
1,622	1,622
2,014	2,014
2,433	2,433
2,879	2,879
3,356	3,356
3,864	3,864
19,201	19,201

608,080	608,080
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**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Total LUEs in System		Treatment Total	Collection	Other	Treatment Total	Collection	Total
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Input Area – 10 Year Wastewater System Forecast Demand

Wastewater Impact Fee

Year	Forecast Meter Equiv. LUEs
2024	4,518
2025	4,820
2026	5,143
2027	5,488
2028	5,856
2029	6,248
2030	6,687
2031	7,113
2032	7,580
2033	8,086

Year	Forecast Annual New Meter Equiv. LUEs
2024	284
2025	303
2026	323
2027	345
2028	368
2029	392
2030	419
2031	447
2032	477
2033	509
Total	3,864

Year	Forecast Monthly Bills – Total LUEs	New LUEs	New LUEs
2024	54,212	3,404	3,404
2025	57,844	7,036	7,036
2026	61,720	10,912	10,912
2027	65,855	15,047	15,047
2028	70,267	19,459	19,459
2029	74,975	24,167	24,167
2030	79,989	29,181	29,181
2031	85,359	34,551	34,551
2032	91,078	40,270	40,270
2033	97,180	46,372	46,372
Total	739,489	230,409	230,409

CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL					
Calculation Year	Existing Capacity	Additional Capacity	Total Capacity	Total Capacity	Forecast Annual Meter
2024	(gallons/day)	(gallons/day)	(gallons/day)	(LUEs)	Equivalents (LUEs)
Year					

Input Area – Forecast Wastewater Facility Capacity
Impact Fee: Wastewater

Treatment

Persons per Living Unit Equivalents (LUE)	2.79	(1)
Gallons Per Capita Per Day	71.7	
Average Treated Gallons Per Day Per LUE	200.0	

2024	(2)	1,500,000	-	1,500,000	7,500	4,518	
2025		-	-	1,500,000	7,500	4,820	
2026		-	-	1,500,000	7,500	5,143	
2027		-	-	1,500,000	7,500	5,488	
2028		-	-	1,500,000	7,500	5,856	
2029		-	-	1,500,000	7,500	6,248	
2030		-	-	1,500,000	7,500	6,667	
2031		-	-	1,500,000	7,500	7,113	
2032		-	-	1,500,000	7,500	7,590	
2033		-	-	1,500,000	7,500	8,098	
Ending Capacity		-	-	1,500,000	7,500	8,098	
Beginning Capacity		-	-	-	-	4,234	
Total Capacity Required for Growth		-	-	1,500,000	7,500	3,864	51.5%

(1) See "LUE Current and Forecast.msg"
(2) Source: City Engineers MillerGray

CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL											
Calculation Year 2024	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Period
Input Area – CIP Debt Funding Assumptions											
Impact Fee: Wastewater											
Wastewater System											
Beginning Balance	-	666,100	555,096	1,596,976	4,245,931	4,763,444	8,227,517	4,611,634	7,222,336	9,754,062	
Forecast Capital Improvement Plan Total	\$ 32,667,142	\$ 39,619,339	\$ 1,933,267	\$ 525,526	\$ 2,869,660	\$ 150,039	\$ 7,472,141	\$ 1,503,925	\$ 1,868,582	\$ -	\$ 82,599,616
Forecast Debt Issues											
Principal (1)	30,000,000	30,000,000	-	-	-	-	-	-	-	-	60,000,000
Closing Costs/Reserves	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	
Total	\$ 30,720,000	\$ 30,720,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61,440,000
Contribution From Impact Fee	\$ 2,613,242	\$ 2,768,329	\$ 2,975,147	\$ 3,174,482	\$ 3,367,172	\$ 3,614,113	\$ 3,856,258	\$ 4,114,627	\$ 4,390,308	\$ 4,684,458	35,598,136
Total Funds For CIP	\$ 33,333,242	\$ 33,508,329	\$ 2,975,147	\$ 3,174,482	\$ 3,367,172	\$ 3,614,113	\$ 3,856,258	\$ 4,114,627	\$ 4,390,308	\$ 4,684,458	\$ 97,038,136
Ending Balance	\$ 666,100	\$ 555,096	\$ 1,596,976	\$ 4,245,931	\$ 4,763,444	\$ 8,227,517	\$ 4,611,634	\$ 7,222,336	\$ 9,754,062	\$ 14,438,520	
Growth-Related Debt Service											
Percent Growth-Related	70.2%	70.2%	70.2%	70.2%	70.2%	70.2%	70.2%	70.2%	70.2%	70.2%	70.2%
Total Growth-Related Debt	\$ 21,556,593	\$ 21,556,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,113,186
Funding Assumptions											
Year of Issuance	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Interest Rate	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Term (Years)	20	20	20	20	20	20	20	20	20	20	
Total Interest (3)											
Total Interest -- Actual	10,218,437	9,426,339	-	-	-	-	-	-	-	-	19,644,776
Total Interest -- NPV	8,198,007	7,691,330	-	-	-	-	-	-	-	-	15,889,337
Growth-Related Interest											
Total Interest -- Actual	7,170,400	6,614,575	-	-	-	-	-	-	-	-	13,784,975
Total Interest -- NPV	5,752,640	5,397,099	-	-	-	-	-	-	-	-	11,149,738

(1) -- SOURCE: Project Team Estimates
 (2) -- SOURCE: CIP Input
 (3) -- SOURCE: Debt Interest Input

CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL									
Calculation Year	Beginning Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE	
2024									

Input Area - Forecast Debt Service
Impact Fee: Wastewater

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	1,142,500				1,142,500		
2025	1,142,500				1,142,500		
2026	1,142,500				1,142,500		
2027	1,142,500				1,142,500		
2028	1,142,500				1,142,500		
2029	1,142,500				1,142,500		
2030	1,142,500				1,142,500		
2031	1,142,500				1,142,500		
2032	1,142,500				1,142,500		
2033	1,142,500				1,142,500		
2034	1,142,500				1,142,500		
Treatment Distribution	50.0%						
TOTAL NPV	100.0%					7,500	

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	342,500				342,500		
2025	342,500				342,500		
2026	342,500				342,500		
2027	342,500				342,500		
2028	342,500				342,500		
2029	342,500				342,500		
2030	342,500				342,500		
2031	342,500				342,500		
2032	342,500				342,500		
2033	342,500				342,500		
2034	342,500				342,500		
Treatment Distribution	50.0%						
TOTAL NPV	50.0%					7,500	



**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
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Input Area – Forecast Debt Service
Impact Fee: Wastewater

2024	\$ 2,115,000				\$ 2,115,000	15	
2025	2,115,000				2,115,000		4.0%
2026	2,115,000				2,115,000		
2027	2,115,000				2,115,000		
2028	2,115,000				2,115,000		
2029	2,115,000				2,115,000		
2030	2,115,000				2,115,000		
2031	2,115,000				2,115,000		
2032	2,115,000				2,115,000		
2033	2,115,000				2,115,000		
2034	2,115,000				2,115,000		
Treatment Distribution							
TOTAL NPV						7,500	

50.0%
50.0%

2024	\$ 1,835,000				\$ 1,835,000	12	
2025	1,835,000				1,835,000		2.0%
2026	1,835,000				1,835,000		
2027	1,835,000				1,835,000		
2028	1,835,000				1,835,000		
2029	1,835,000				1,835,000		
2030	1,835,000				1,835,000		
2031	1,835,000				1,835,000		
2032	1,835,000				1,835,000		
2033	1,835,000				1,835,000		
2034	1,835,000				1,835,000		
Treatment Distribution							
TOTAL NPV						7,500	

50.0%
50.0%

CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL							
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE

Input Area – Forecast Debt Service
Impact Fee: Wastewater

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 2,925,000			\$ -	2,925,000		
2025	2,925,000			-	2,925,000		
2026	2,925,000			-	2,925,000		
2027	2,925,000			-	2,925,000		
2028	2,925,000			-	2,925,000		
2029	2,925,000			-	2,925,000		
2030	2,925,000			-	2,925,000		
2031	2,925,000			-	2,925,000		
2032	2,925,000			-	2,925,000		
2033	2,925,000			-	2,925,000		
2034	2,925,000			-	2,925,000		
Treatment Distribution	50.0%						
TOTAL NPV						7.500	

Series	
Total Water Principal	
Term of Debt	20
Interest Rate	2.7%

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 855,000			\$ -	855,000		
2025	855,000			-	855,000		
2026	855,000			-	855,000		
2027	855,000			-	855,000		
2028	855,000			-	855,000		
2029	855,000			-	855,000		
2030	855,000			-	855,000		
2031	855,000			-	855,000		
2032	855,000			-	855,000		
2033	855,000			-	855,000		
2034	855,000			-	855,000		
Treatment Distribution	50.0%						
TOTAL NPV						7.500	

Series	
Total Water Principal	
Term of Debt	15
Interest Rate	3.5%

**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Year Beginning Principal Principal Payment Interest Payment Total Payment Ending Principal Total New Capacity LUEs Interest Expense Per LUE

Input Area -- Forecast Debt Service
Impact Fee: Wastewater

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 965,000	-	-	-	\$ 965,000	15	2.9%
2025	965,000	-	-	-	965,000		
2026	965,000	-	-	-	965,000		
2027	965,000	-	-	-	965,000		
2028	965,000	-	-	-	965,000		
2029	965,000	-	-	-	965,000		
2030	965,000	-	-	-	965,000		
2031	965,000	-	-	-	965,000		
2032	965,000	-	-	-	965,000		
2033	965,000	-	-	-	965,000		
2034	965,000	-	-	-	965,000		
Treatment Distribution	50.0%	-	-	-	-		
TOTAL NPV	50.0%	-	-	-	-	7,500	-

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 197,500	-	-	-	\$ 197,500.00		
2025	197,500	-	-	-	197,500		
2026	197,500	-	-	-	197,500		
2027	197,500	-	-	-	197,500		
2028	197,500	-	-	-	197,500		
2029	197,500	-	-	-	197,500		
2030	197,500	-	-	-	197,500		
2031	197,500	-	-	-	197,500		
2032	197,500	-	-	-	197,500		
2033	197,500	-	-	-	197,500		
2034	197,500	-	-	-	197,500		
Treatment Distribution	50.0%	-	-	-	-		
TOTAL NPV	50.0%	-	-	-	-	7,500	-



CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL							
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							
Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE

Input Area -- Forecast Debt Service
Impact Fee: Wastewater

Series	Total Wastewater Principal	Term of Debt	Interest Rate
		16	2.7%

2024	\$ 310,000		\$ -	\$ 310,000	
2025	310,000		-	310,000	
2026	310,000		-	310,000	
2027	310,000		-	310,000	
2028	310,000		-	310,000	
2029	310,000		-	310,000	
2030	310,000		-	310,000	
2031	310,000		-	310,000	
2032	310,000		-	310,000	
2033	310,000		-	310,000	
2034	310,000		-	310,000	
Treatment Collection	0.0%	-	-	-	-
	100.0%	-	-	-	-
TOTAL NPV		-	-	-	7,500

Series	Total Wastewater Principal	Term of Debt	Interest Rate
		30	0.0%

2024	\$ 16,629,000		\$ -	\$ 16,629,000	
2025	16,629,000		-	16,629,000	
2026	16,629,000		-	16,629,000	
2027	16,629,000		-	16,629,000	
2028	16,629,000		-	16,629,000	
2029	16,629,000		-	16,629,000	
2030	16,629,000		-	16,629,000	
2031	16,629,000		-	16,629,000	
2032	16,629,000		-	16,629,000	
2033	16,629,000		-	16,629,000	
2034	16,629,000		-	16,629,000	
Treatment Collection	0.0%	-	-	-	-
	100.0%	-	-	-	-
TOTAL NPV		-	-	-	7,500

**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Year Beginning Principal Principal Payment Interest Payment Total Payment Ending Principal Total New Capacity LUEs Interest Expense Per LUE

Input Area - Forecast Debt Service Impact Fee: Wastewater

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 552,500	-	-	-	\$ 552,500	20	4.5%
2025	552,500	-	-	-	552,500		
2026	552,500	-	-	-	552,500		
2027	552,500	-	-	-	552,500		
2028	552,500	-	-	-	552,500		
2029	552,500	-	-	-	552,500		
2030	552,500	-	-	-	552,500		
2031	552,500	-	-	-	552,500		
2032	552,500	-	-	-	552,500		
2033	552,500	-	-	-	552,500		
2034	552,500	-	-	-	552,500		
Treatment Collection	50.0%	-	-	-	-	7,500	-
TOTAL NPV	50.0%	-	-	-	-	7,500	-

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	\$ 1,705,000	-	-	-	\$ 1,705,000	20	4.5%
2025	1,705,000	-	-	-	1,705,000		
2026	1,705,000	-	-	-	1,705,000		
2027	1,705,000	-	-	-	1,705,000		
2028	1,705,000	-	-	-	1,705,000		
2029	1,705,000	-	-	-	1,705,000		
2030	1,705,000	-	-	-	1,705,000		
2031	1,705,000	-	-	-	1,705,000		
2032	1,705,000	-	-	-	1,705,000		
2033	1,705,000	-	-	-	1,705,000		
2034	1,705,000	-	-	-	1,705,000		
Treatment Collection	0.0%	-	-	-	-	7,500	-
TOTAL NPV	100.0%	-	-	-	-	7,500	-



**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	30,720,000	1,031,631	1,223,800	2,255,431	30,720,000	20	1,025.51
2025	29,688,369	1,072,897	1,137,535	2,210,432	29,615,472	20	1,025.51
2026	29,615,472	1,115,812	1,044,619	2,160,431	27,499,660	20	1,025.51
2027	27,499,660	1,160,445	959,986	2,120,431	25,339,215	20	1,025.51
2028	26,339,215	1,206,863	865,569	2,072,432	23,132,352	20	1,025.51
2029	25,132,352	1,255,137	762,294	2,017,431	20,877,214	20	1,025.51
2030	23,877,214	1,305,343	650,089	1,955,432	18,571,872	20	1,025.51
2031	22,571,872	1,357,557	529,875	1,887,432	16,214,315	20	1,025.51
2032	21,214,315	1,411,859	400,573	1,812,432	13,802,456	20	1,025.51
2033	19,802,456	1,468,333	272,098	1,740,431	11,334,123	20	1,025.51
2034						20	1,025.51
Treatment Distribution			9,452,192	20,505,294			
TOTAL			765,245	1,635,019			
NPV		9,627,235	10,218,437	22,804,314		7,500	1,093.07

Input Area - Forecast Debt Service
Impact Fee: Wastewater

Series: Total Water Principal
Term of Debt: 20
Interest Rate: 4.0%

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	30,720,000	1,031,631	1,223,800	2,255,431	30,720,000	20	1,025.51
2025	29,688,369	1,072,897	1,137,535	2,210,432	29,615,472	20	1,025.51
2026	29,615,472	1,115,812	1,044,619	2,160,431	27,499,660	20	1,025.51
2027	27,499,660	1,160,445	959,986	2,120,431	25,339,215	20	1,025.51
2028	26,339,215	1,206,863	865,569	2,072,432	23,132,352	20	1,025.51
2029	25,132,352	1,255,137	762,294	2,017,431	20,877,214	20	1,025.51
2030	23,877,214	1,305,343	650,089	1,955,432	18,571,872	20	1,025.51
2031	22,571,872	1,357,557	529,875	1,887,432	16,214,315	20	1,025.51
2032	21,214,315	1,411,859	400,573	1,812,432	13,802,456	20	1,025.51
2033	19,802,456	1,468,333	272,098	1,740,431	11,334,123	20	1,025.51
2034						20	1,025.51
Treatment Distribution			8,359,678	19,120,917			
TOTAL			565,661	1,322,965			
NPV		8,687,995	9,426,339	20,343,892		7,500	1,025.51

Series: Total Water Principal
Term of Debt: 20
Interest Rate: 4.0%

CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL							
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE

Input Area – Forecast Debt Service
Impact Fee: Wastewater

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	-	-	-	\$ -	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
Treatment Distribution	0.0%	-	-	-	-	-	-
	100.0%	-	-	-	-	-	-
TOTAL NPV	-	-	-	-	-	7,500	-

Series	2026
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024	-	-	-	\$ -	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
Treatment Distribution	0.0%	-	-	-	-	-	-
	100.0%	-	-	-	-	-	-
TOTAL NPV	-	-	-	-	-	7,500	-

Series	2027
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL							
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							

Input Area -- Forecast Debt Service
Impact Fee: Wastewater

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024				\$	-		
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
Treatment Distribution	0.0%						
	100.0%						
TOTAL NPV						7,500	-

Series	2028
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024				\$	-		
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
Treatment Distribution	0.0%						
	100.0%						
TOTAL NPV						7,500	-

Series	2029
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL							
Calculation Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE
2024							
Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE

Input Area – Forecast Debt Service
Impact Fee: Wastewater

Series	2030
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

2024				\$ -	-		
2025					-		
2026					-		
2027					-		
2028					-		
2029					-		
2030	-				-		
2031	-	-	-	-	-		
2032	-	-	-	-	-		
2033	-	-	-	-	-		
2034	-	-	-	-	-		
Treatment Distribution	0.0%						
	100.0%						
TOTAL NPV						7,500	-

Series	2031
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

2024				\$ -	-		
2025					-		
2026					-		
2027					-		
2028					-		
2029					-		
2030					-		
2031	-				-		
2032	-	-	-	-	-		
2033	-	-	-	-	-		
2034	-	-	-	-	-		
Treatment Distribution	0.0%						
	100.0%						
TOTAL NPV						7,500	-

CITY OF MARBLE FALLS WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL								
Calculation Year	Year	Beginning Principal	Principal Payment	Interest Payment	Total Payment	Ending Principal	Total New Capacity LUEs	Interest Expense Per LUE

Input Area – Forecast Debt Service
Impact Fee: Wastewater

Series	2032
Total Water Principal	\$ -
Term of Debt	20
Interest Rate	4.0%

2024					\$ -	
2025					-	
2026					-	
2027					-	
2028					-	
2029					-	
2030					-	
2031					-	
2032					-	
2033					-	
2034					-	
Treatment	0.0%				-	
Distribution	100.0%				-	
TOTAL					-	
NPV					-	7.500

Wastewater System

Series	TOTAL
Discount Rate	4.6%

2024	\$ -	\$ -	\$ -
2025	1,031,631	1,228,800	2,260,431
2026	2,104,528	2,416,335	4,520,863
2027	2,188,709	2,332,154	4,520,863
2028	2,276,257	2,244,805	4,520,863
2029	2,367,308	2,153,555	4,520,863
2030	2,462,000	2,058,863	4,520,863
2031	2,560,480	1,960,383	4,520,863
2032	2,662,999	1,857,963	4,520,863
2033	2,769,415	1,751,447	4,520,863
2034	2,880,192	1,640,671	4,520,863
Treatment		18,311,870	40,030,212
Collection		1,332,906	2,917,984
TOTAL	23,303,420	19,644,776	42,948,196
NPV Treatment		13,864,422	29,849,572
NPV Collection		1,009,180	2,175,871
NPV	17,161,941	14,873,802	32,025,443

**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Input Area – Debt Credit
Impact Fee: Wastewater

Treatment

Planning Period Debt Service		
Total Principal and Interest	\$	29,849,572
<u>Funded through User Rates:</u>		
Percent		100.0%
Total		29,849,572
Credit Per LUE Per Month		
Monthly Bills from Total LUEs during Planning Period		738,489
Planning Period Credit per LUE Per Month	\$	40.42
Cumulative Credit		
Cumulative New LUE Monthly Bills		230,409
Credit per EDU Per Month	\$	40.42
Cumulative Credit		9,313,091

**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year
2024

Input Area – Debt Credit
Impact Fee: Wastewater

Treatment

Planning Period Debt Service	
Total Principal and Interest	\$ 2,175,871
Funded through User Rates:	
Percent	100.0%
Total	2,175,871

Credit Per EDU Per Month	
Monthly Bills from Total LUEs during Planning Period	738,489
Planning Period Credit per LUE Per Month	\$ 2.95

Cumulative Credit	
Cumulative New LUE Monthly Bills	230,409
Credit per LUE Per Month	\$ 2.95
Cumulative Credit	678,874
Cumulative Credit at 50% of CIP Value plus Interest	\$ 5,347,420

**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year 2024		Water Meter Size	AWWA Meter Ratio	MAXIMUM Wastewater Impact Fee
Description	Total			
Summary Schedule – Calculation of Treatment Wastewater Impact Fee				
Impact Fee:				
Wastewater				
Treatment System Impact Fee				
I. Current and Forecast Capacity (LUEs)				
Beginning Demand	4,234			
New Growth 2024 - 2033	3,864			
Total Demand 2033	8,098			
Forecast Demand 2033 - 2050	8,245			
Total Existing and Forecast Demand 2050	16,343			
II. Impact Fee per LUE				
CIP Value of 2024 - 2033 Growth-Related Improvements	\$ 21,017,394			
Impact Fee Study Preparation Expenses	15,000			
Interest Expense Allocated to Planning Period	13,864,422			
Sub-Total	\$ 34,896,816			
Less CIP Credit	9,313,091			
New Value of CIP to be Paid from Impact Fees	\$ 25,583,725			
Total Forecast Expansions 2024 - 2033	3,864			
Growth Related Wastewater Impact Fee Per LUE	\$ 6,620			
III. Wastewater Impact Fee by Water Meter Size				
		5/8" – 3/4"	1.0	\$ 6,620
		1"	1.7	\$ 11,056
		1 1/2"	3.3	\$ 22,046
		2"	5.3	\$ 35,287
		3"	18.7	\$ 110,364
		4"	41.7	\$ 275,876
		6"	66.7	\$ 441,388
		8"	133.3	\$ 882,711
		MF	0.5	\$ 3,310

**CITY OF MARBLE FALLS
WASTEWATER SYSTEM IMPACT FEE CALCULATION MODEL**

Calculation Year 2024	Description	Total	Water Meter Size	AWWA Meter Ratio	MAXIMUM Wastewater Impact Fee
Summary Schedule – Calculation of Collection Wastewater Impact Fee					
Impact Fee: Wastewater					
Collection System Impact Fee					
I. Current and Forecast Capacity (LUEs)					
	Beginning Demand	4,234			
	New Growth 2024 - 2033	3,864			
	Total Demand 2033	8,098			
	Forecast Demand 2033 - 2050	8,245			
	Total Existing and Forecast Demand 2050	16,343			
II. Fee per LUE					
	CIP Value of 2024 - 2033 Growth-Related Improvements	\$ 9,670,660			
	Impact Fee Study Preparation Expenses	15,000			
	Interest Expense Allocated to Planning Period	1,009,180			
	Sub-Total	\$ 10,694,840			
	Less CIP Credit	678,874			
	New Value of CIP to be Paid from Impact Fees	\$ 10,015,966			
	Total Forecast Expansions 2020 - 2029	3,864			
	Growth Related Collection Impact Fee Per LUE	\$ 2,592			
III. Wastewater Impact Fee by Water Meter Size					
			5/8" – 3/4"	1.0	\$ 2,592
			1"	1.7	\$ 4,328
			1 1/2"	3.3	\$ 8,631
			2"	5.3	\$ 13,815
			3"	16.7	\$ 43,207
			4"	41.7	\$ 108,005
			6"	66.7	\$ 172,802
			8"	133.3	\$ 345,579
			MF	0.5	\$ 1,296

APPENDIX H

Project: Impact Fee Study
Job No.: 01109-010
Date: 10/30/2023
By: MGWilldan
Title: Maximum Allowable Impact Fee



Proposed Maximum Allowable Impact Fee

Meter Size (Inch) or Type	LUE Equivalent	Water Impact Fee	Wastewater Impact Fee
3/4	1.00	\$7,711	\$9,212
1	1.67	\$12,877	\$15,384
1.5	3.33	\$25,676	\$30,677
2	5.33	\$41,097	\$49,102
3	16.67	\$128,535	\$153,571
4	41.67	\$321,298	\$383,881
6	66.67	\$514,061	\$614,190
8	133.33	\$1,028,045	\$1,228,290

Exhibit "B"

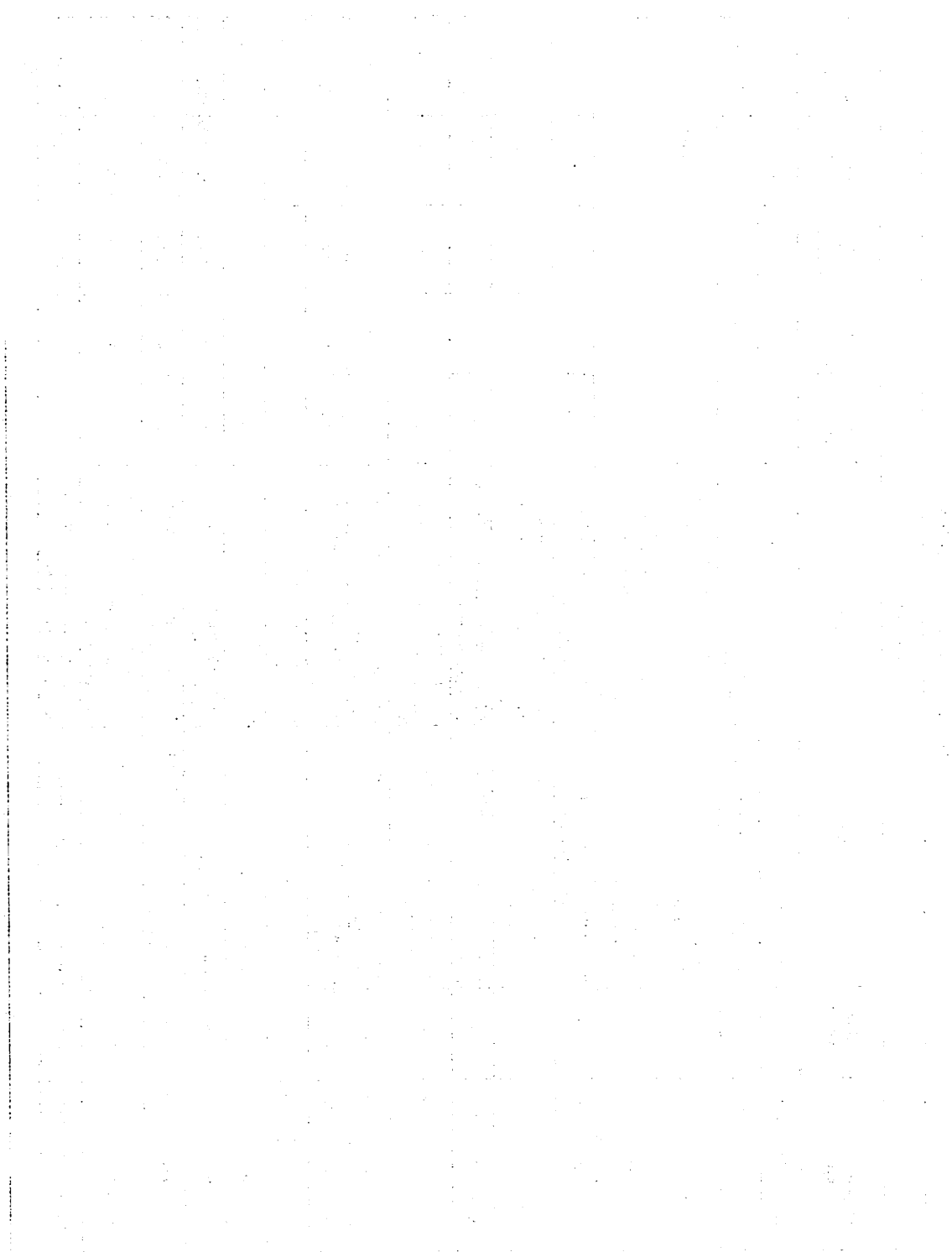
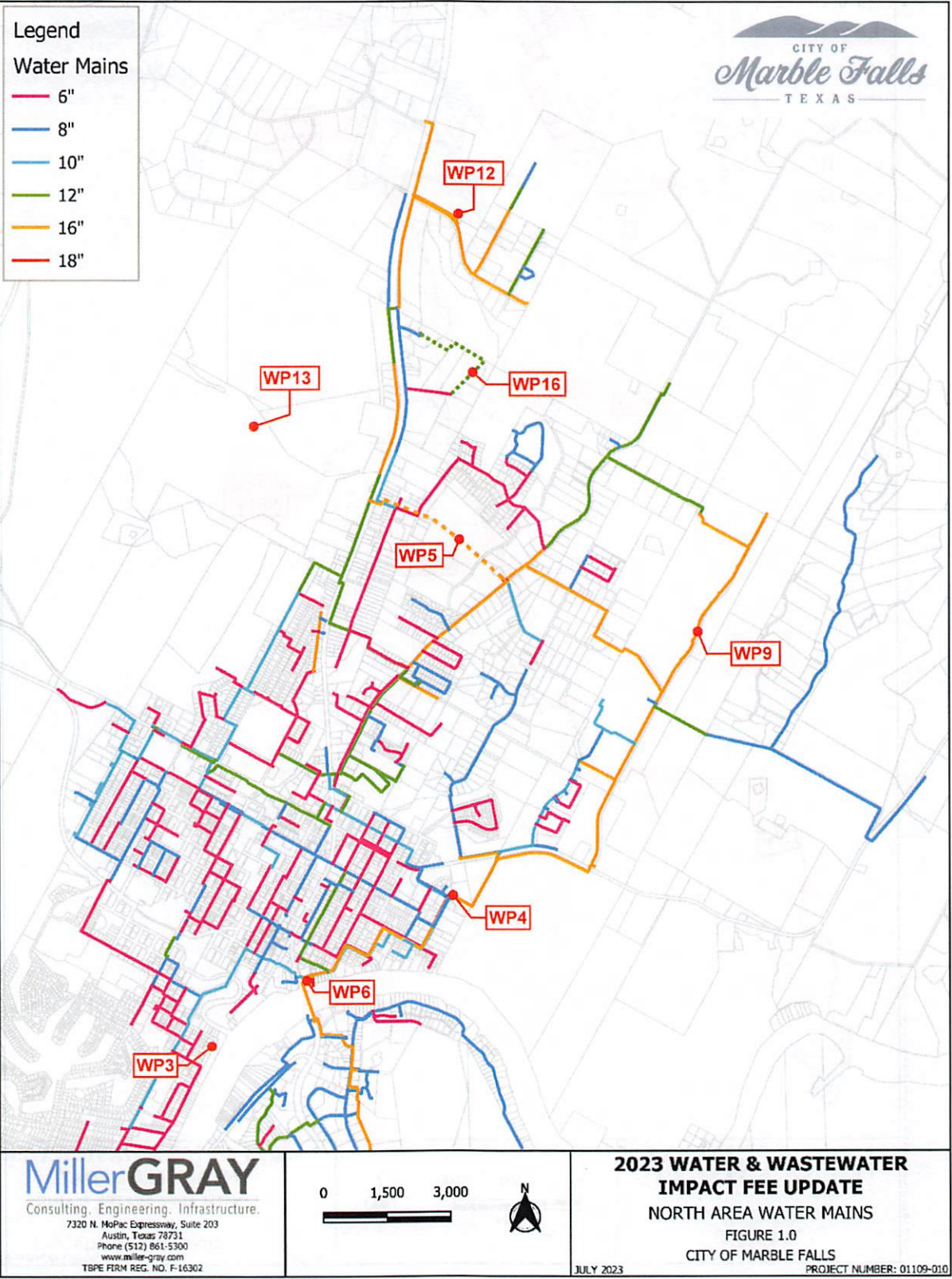


Table 1 - Water System Impact Fee Eligible Projects

Proposed Projects									
Project Date (Fiscal Years)	Project ID	Fiscal Year Completion	Project Name	Project Description	2023 Utilization ¹	2033 Utilization	Eligible Utilization (2023-2033)	Engineer's OPCC	Impact Fee Eligible Cost
2022 to 2023	WP1	2023	Planning - Impact Fee Study	Preparation of update to impact fee	52%	100%	48%	\$32,779	\$15,734
2023	WP2	2023	Planning - Wastewater Master Plan	Preparation of update to Wastewater Master Plan	52%	100%	48%	\$74,596	\$35,806
2023 to 2024	WP3	2024	Raw Water Supply - Pump Station Pump & Well Improvements	Upgrade firm capacity from 3,600 gpm to 4,800 gpm, add new well, valves, piping, & controls	56%	69%	13%	\$2,497,000	\$324,610
2023 to 2024	WP4	2024	Booster Pump Station - Via Viejo Pump Station Improvements	Upgrade firm capacity from 1,000 gpm to 3,000 gpm, add valves, piping, & controls	28%	60%	32%	\$2,475,000	\$792,000
2023 to 2024	WP5	2024	Transmission - Nature Heights Transmission Main Extension	Extend 16" transmission main from Mormon Mill to US 281	0%	53%	53%	\$1,455,000	\$771,150
2024 to 2025	WP6	2025	Water Treatment Plant - Pump & Valve Improvements	Add 6th Pump (1,000 gpm), replace one pump (1,000 gpm), add valves and controls.	54%	67%	13%	\$625,000	\$81,250
2024 to 2025	WP7	2025	Storage - Gateway Elevated Storage Tank	Add 0.75 MG elevated storage tank for additional demand.	17%	31%	14%	\$4,250,000	\$595,000
2025 to 2026	WP8	2025	Water Supply - South Groundwater System Phase 1	Add groundwater wells, storage tanks, pressure tanks, pumps, piping, & dosing for new demand.	0%	85%	85%	\$9,500,000	\$8,075,000
2025 to 2026	WP9	2026	Storage - North Mustang Elevated Storage Tank	Add 0.75 MG elevated storage tank for additional demand	0%	60%	60%	\$5,200,000	\$3,120,000
2026 to 2027	WP10	2027	Transmission - Rocky Road WL Extension	Add 5,000 lf of 12" water main to serve new areas.	5%	89%	84%	\$1,750,000	\$1,470,000
2027 to 2028	WP11	2028	Transmission - South 281 WL Extension	Add 10,500 of 12" water main to serve highway corridor.	0%	44%	44%	\$3,675,000	\$1,617,000
2028 to 2029	WP12	2029	Storage - Business Park Standpipe	Add 0.25 MG standpipe for additional demand	5%	89%	84%	\$1,750,000	\$1,470,000
2023 to 2029	WP13	2029	Treatment - DPR Plant	Add 0.6 MG direct potable reuse water treatment plant.	0%	85%	85%	\$11,845,000	\$10,068,250
2030 to 2031	WP14	2031	Booster Pump Station - Flatrock Pump Station Improvements	Add 2,250 gpm pump & controls for additional capacity	10%	43%	33%	\$325,000	\$107,250
2031 to 2032	WP15	2032	Water Supply - South Groundwater System Phase 2	Add groundwater wells, storage tanks, pressure tanks, pumps, piping, & dosing for new demand.	0%	85%	85%	\$3,500,000	\$2,975,000
2032 to 2033	WP16	2033	Transmission - Ollie Ln WL Extensions	Add 3,700' of 12" water main to serve new customers near Ollie Ln	3%	47%	44%	\$1,295,000	\$569,800

\$32,087,850

Notes: 1. 2023 Utilization for future or upgraded facilities is the capacity that current customers will use in the new/upgraded facility.



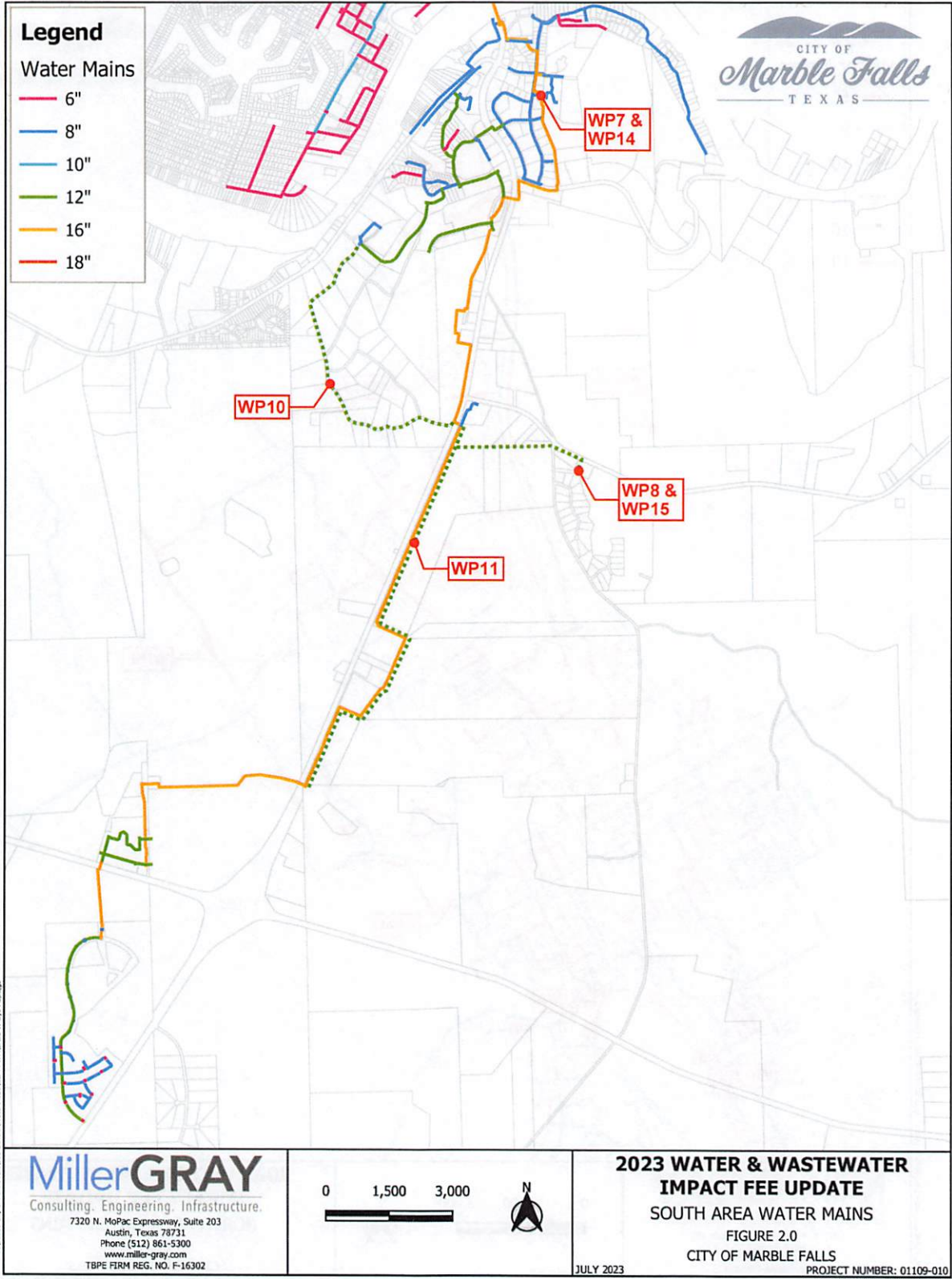
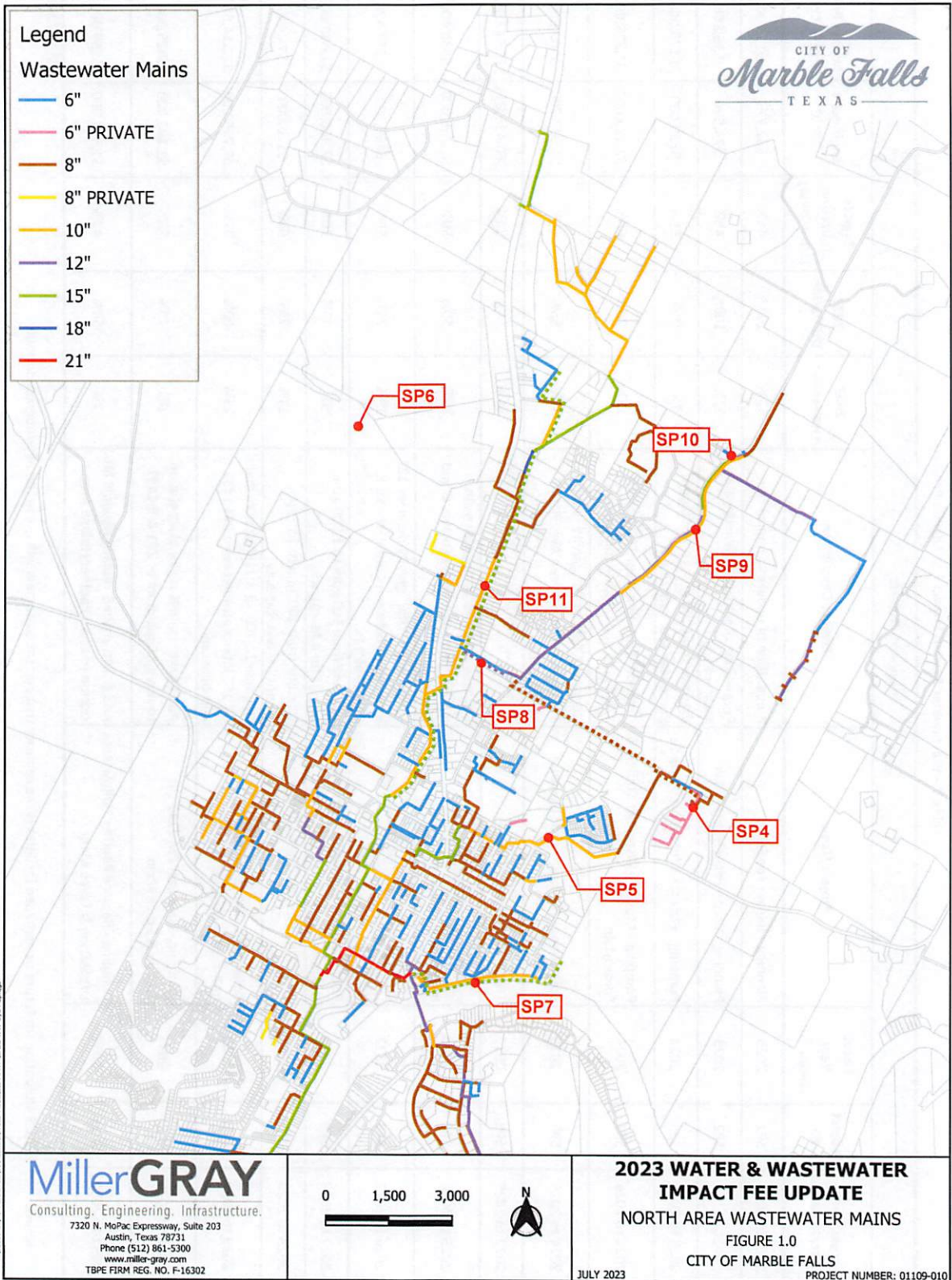


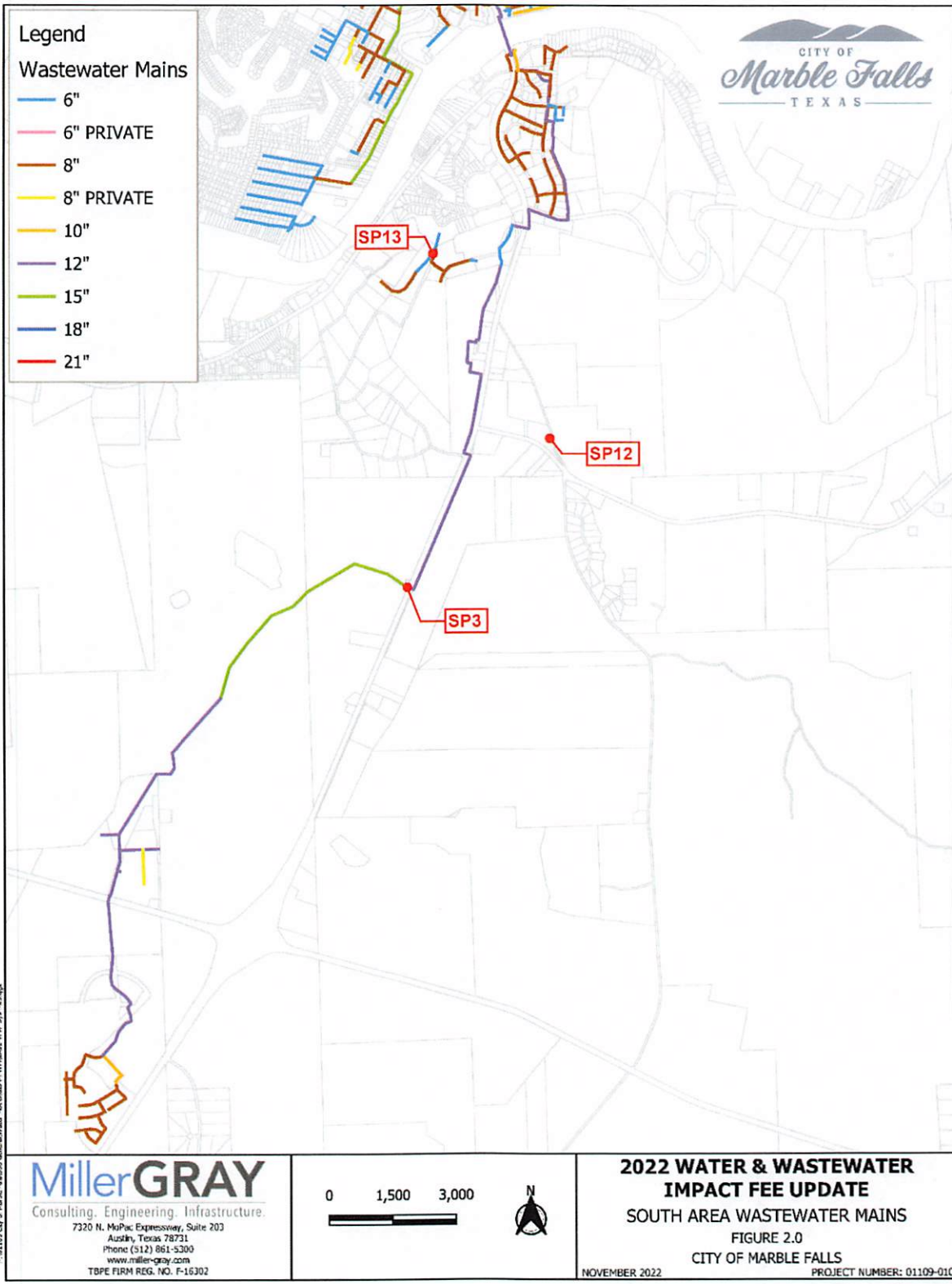
Table 2 - Wastewater System Impact Fee Eligible Projects

Proposed Projects									
Project Date (Fiscal Years)	Project ID	Fiscal Year Completion	Project Name	Project Description	2023 Utilization ¹	2033 Utilization	Eligible Utilization (2023-2033)	Engineer's OPCC	Impact Fee Eligible Cost
2022 to 2023	SP1	2023	Planning - Impact Fee Study	Preparation of update to impact fee	52%	100%	48%	\$32,779	\$15,734
2023	SP2	2023	Planning - Wastewater Master Plan	Preparation of update to Wastewater Master Plan	52%	100%	48%	\$74,596	\$35,806
2023 to 2024	SP3	2024	Pumping - Flatrock Lift Station Upgrade	Upgrade from 100 gpm to 1,500 gpm pumps for add. capacity	7%	75%	68%	\$250,000	\$170,000
2023 to 2024	SP4	2024	Pumping - Mustang Vistas Lift Station & Force Main	Upgrade lift station from 150 gpm to 1,000 gpm and relocate force main	10%	70%	60%	\$2,125,000	\$1,275,000
2024 to 2025	SP5	2025	Collections - NE Interceptor Upsizing	Upgrade 3,400' of 10" gravity main w/ 15" interceptor between Ave. H and Mustang Dr.	39%	65%	26%	\$1,932,700	\$502,502
2022 to 2025	SP6	2025	Treatment - New WWTP	Add new 3.0 MGD WWTP to replace old plant	34%	68%	34%	\$60,435,091	\$20,547,931
2025 to 2026	SP7	2026	Collections - North Lakeshore Interceptor Upsizing	Upgrade 4,425' of 10" gravity main w/15" interceptor between Ave. G and East Ave.	20%	50%	30%	\$1,768,000	\$530,400
2026 to 2027	SP8	2027	Collections - Ridge Point Interceptor Upsizing	Upgrade 995' of 6" gravity main w/ 12" interceptor between Commerce St. & Ridge Point Dr.	19%	75%	56%	\$459,600	\$257,376
2027 to 2028	SP9	2028	Pumping - Mormon Mill Lift Station Upgrade	Upgrade from 500 gpm to 1,000 gpm pumps for add. capacity	5%	75%	70%	\$2,400,000	\$1,680,000
2028 to 2029	SP10	2029	Pumping - Boulder Creek Lift Station Upgrade	Upgrade from 100 gpm to 750 gpm pumps for add. capacity	13%	75%	62%	\$120,000	\$74,400
2029 to 2030	SP11	2030	Collections - Whitman Branch Interceptor Upsizing	Upgrade 12,700' of 8"/10" gravity main w/ 15" interceptor between RM 1431 and Ollie Lane.	23%	60%	37%	\$5,715,000	\$2,114,550
2030 to 2031	SP12	2031	Pumping - New East FM 2147 Lift Station & Force Main	Add gravity main & regional lift station to serve NE quadrant of 281 & E 1431	0%	75%	75%	\$1,100,000	\$825,000
2031 to 2032	SP13	2032	Pumping - Replace Panther Hollow Area Lift Station & Force Main	Add gravity main & replace regional lift station to serve Panther Hollow Area	7%	50%	43%	\$1,300,000	\$559,000

\$28,587,699

Notes: 1. 2023 Utilization for future or upgraded facilities is the capacity that current customers will use in the new/upgraded facility.





Week 1

Sat 3/23	9:00 AM	Lago Vista #1	Team Crouse (Mustangs)	Sunset Park ↗
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Week 3

Tue 4/2	6:00 PM	Johnson City #1	Team Crouse (Mustangs)	Johnson City ↗
Sat 4/6	9:00 AM	Kingsland	Team Crouse (Mustangs)	Kingsland Softb ↗

Week 4

Sat 4/13	10:00 AM	Burnet - Garcia	Team Crouse (Mustangs)	Burnet ↗
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Week 5

Tue 4/16	6:00 PM	Team Crouse (Mustangs)	Lago Vista #2	Rotary South ↗
Sat 4/20	9:00 AM	Team Crouse (Mustangs)	Burnet - Ringstaff	Rotary South ↗

Week 6

Tue 4/23	6:00 PM	Team Crouse (Mustangs)	Burnet - Garcia	Rotary South ↗
Sat 4/27	9:00 AM	Team Crouse (Mustangs)	Johnson City #1	Rotary South ↗
Sat 4/27	10:30 AM	Team Crouse (Mustangs)	Johnson City #2	Rotary South ↗

Week 7

Tue 4/30	6:00 PM	Lago Vista #1	Team Crouse (Mustangs)	Lago Upper ↗
Thu 5/2	6:00 PM	Lago Vista #2	Team Crouse (Mustangs)	Lago Upper ↗

🗓 Practices

Team	Date	Time	Location
Team Crouse (Mustangs)	Tue 2/27/2024	6:30 PM - 7:30 PM	Rotary South ↗

🗨 Practices are every Tuesday & Friday from 6:30-7:30 p.m. (South Field)