



Julie Leonard, Place 1  
Tasha Green, Place 2  
Philip Tryon, Place 3  
Prince John Chavis, Place 4  
Grant E. Loveless, Place 5  
Cecil Meyer, Place 6  
LaKesha Small, Place 7  
Barth Timmermann, Developer Representative

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## Community Impact Fee Advisory Committee Regular Meeting

Wednesday, July 14, 2021 at 5:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

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### AGENDA

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Committee. To address the Community Impact Fee Advisory Committee, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Community Impact Fee Advisory Committee During Public Comments.***

#### REGULAR AGENDA

- 1. Consideration, discussion, and possible action on appointing a Chairperson to the Community Impact Fee Advisory Committee.**
- 2. Consideration, discussion, and possible action on a 2021–2022 Community Impact Fee Advisory Committee schedule.**
- 3. Consideration, discussion, and possible action on activities related to the Community Impact Fee Advisory Committee.**

#### ADJOURNMENT

In addition to any executive session already listed above, the Community Impact Fee Advisory Committee reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

## **CONFLICT OF INTEREST**

*In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”*

*Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.*

## **POSTING CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, July 9, 2021, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/s/ Lluvia T. Almaraz, TRMC  
City Secretary for the City of Manor, Texas

## **NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:**

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail [lalmaraz@cityofmanor.org](mailto:lalmaraz@cityofmanor.org).



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** July 14, 2021  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on appointing a Chairperson to the Community Impact Fee Advisory Committee.

### BACKGROUND/SUMMARY:

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** No

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee appoint a Chairperson to the Community Impact Fee Advisory Committee.

**PLANNING & ZONING COMMISSION:** Recommend Approval Disapproval None

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AGENDA ITEM NO. \_\_\_\_\_



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** July 14, 2021  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a 2021–2022 Community Impact Fee Advisory Committee schedule.

### BACKGROUND/SUMMARY:

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

2021 Community Impact Fee Update Program Schedule

### STAFF RECOMMENDATION:

It is City Staff's recommendation that the Community Impact Fee Advisory Committee approve a 2021 Impact Fee Program schedule.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

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## **CITY OF MANOR, TEXAS**

### **2021 COMMUNITY IMPACT FEE UPDATE PROGRAM SCHEDULE**

1. ADVISORY COMMITTEE (AC) REVIEW AND EVALUATE LAND USE ASSUMPTIONS (LUA), CAPITAL IMPROVEMENTS PLAN (CIP) AND COMMUNITY IMPACT FEE (CIF)
  - a. - City Council orders evaluation by Consultant June 2, 2021
  - b. - Review Advisory Committee make-up and activities July 14, 2021
  - c. - Evaluate LUA's with assistance from AC August 11, 2021
  - d. - Generate population projections and CIP needs September 8, 2021
  - e. - Generate CIP with review and comment from AC October 13, 2021
  - f. - Present LUA's and CIP to Council November 3, 2021
  - g. - Discuss CIF Calculation November 10, 2021
  - h. - Recommend Community Impact Fee December 8, 2021
  
2. COUNCIL ADOPT RESOLUTION SETTING PUBLIC HEARING ON LUA's AND CIP
  - Must adopt resolution within 60 days of receipt of LUA's and CIP November 3, 2021
  - Information must be available prior to advertisement of public hearing
  
3. CITY ADVERTISE PUBLIC HEARING November 12, 2021
  - 30 days prior to day before hearing date
  - Mail notices to registered interested parties
  - Advisory Committee files comments by 5th day prior to hearing date
  
4. COUNCIL CONDUCT PUBLIC HEARING December 15, 2021
  - Discussion of proposed LUAs and CIP
  - Receipt of public, interested party input
  
5. COUNCIL APPROVES LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN December 15, 2021
  - Adopt Land Use Assumptions and CIP
  - Must act within 30 days of hearing date
  
6. COUNCIL ADOPT RESOLUTION SETTING PUBLIC HEARING ON CIF January 5, 2022
  - Must adopt resolution within 60 days of receipt of CIF
  - Information must be available prior to advertisement of public hearing
  
7. CITY ADVERTISE PUBLIC HEARING January 14, 2022
  - 30 days prior to hearing date
  - Mail notices to registered interested parties
  - Advisory Committee files comments by 5th day prior to hearing date
  
8. COUNCIL CONDUCT PUBLIC HEARING February 16, 2022
  - Discussion of proposed CIF
  - Receipt of public, interested party input
  
9. COUNCIL APPROVES COMMUNITY IMPACT FEE ORDINANCE February 16, 2022
  - Adopt Ordinance
  - Must act within 30 days of hearing date

AGENDA ITEM NO. \_\_\_\_\_



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** July 14, 2021  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on activities related to the Community Impact Fee Advisory Committee.

### BACKGROUND/SUMMARY:

Discussion of what the Community Impact Fee Advisory Committee is charged with.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Outline
- 2020 CIF Report

### STAFF RECOMMENDATION:

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

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1. CIP was updated in January 2021 – proposed projects off Gregg Lane near FM 973 requires update to CIP.
  - a. Tie in to Pflugerville WWTP as shown for several CIP Updates is not going to happen.
  - b. City will need to extend wastewater service out to Gregg Lane sites.
2. First step is Land use Map revision to include proposed developments off Gregg Lane.
  - a. Will go over map at next meeting in August.

ENGINEERING REPORT  
FOR

**CITY OF MANOR**  
**2020 COMMUNITY IMPACT FEE UPDATE**



CITY OF  
**MANOR**  
EST. ★ 1872  
TEXAS

JANUARY 2021

Prepared By:

**Jaeco**

JAY ENGINEERING, A DIVISION OF GBA

Texas Engineering Firm #4242



**CITY OF MANOR**

**2020 COMMUNITY IMPACT FEE UPDATE**

**EXHIBITS**

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14. WATER AND WASTEWATER IMPACT FEE COMPARISON CHART



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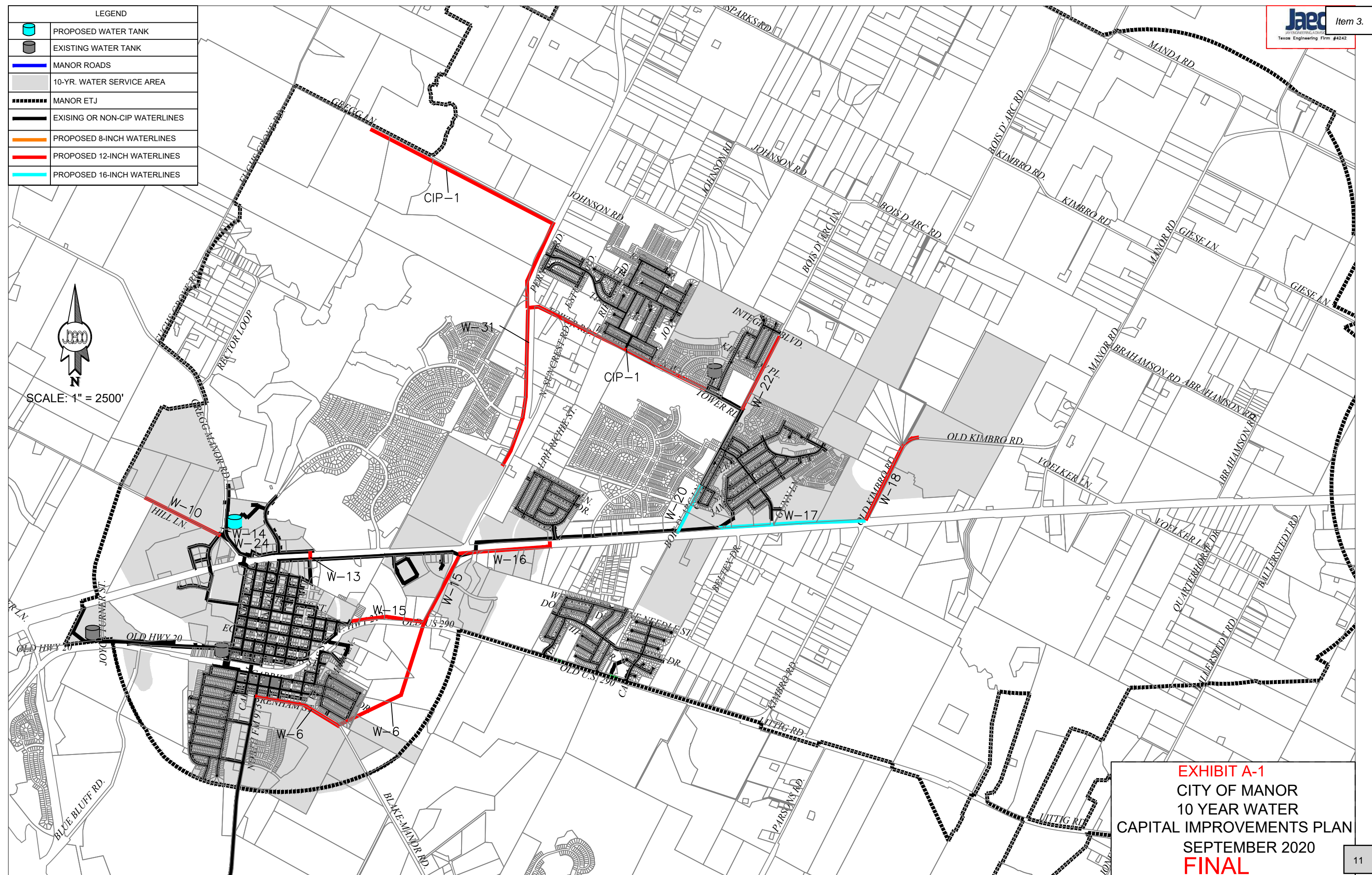


EXHIBIT A-2  
CITY OF MANOR WATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
SEPTEMBER 2020

The following projects have been identified as required to serve new growth within the service area, in accordance with approved land use assumptions and as part of the 10-year Capital Improvements Plan

Project No.	Year	Description	Size	Unit	Length (ft)	Construction Cost (2020 Dollars)	Annual Interest	Period (yr)	Construction Cost (adjusted for Inflation @ 5% per annum)	Soft Costs	Contingency (10% + 1% per annum)	Financing Cost (5% over 20 Years)	Total Project Costs	Detailed Description
W-6	2021	Blake Manor Road Water Line	12	inch	3,200	\$ 268,800.00	0.050	20	\$ 322,560.00	\$ 48,400.00	\$ 48,200.00	\$ 253,529.66	\$ 673,000.00	Transmission main from downtown along Blake Manor Road to future FM 973. Includes replacing 400 LF of 6" pipe in Downtown Plant
W-10	2020	Hill Lane Water Line	12	inch	3,450	\$ 289,800.00	0.050	20	\$ 333,270.00	\$ 50,000.00	\$ 46,000.00	\$ 259,644.71	\$ 689,000.00	Water Distribution main along Hill Lane to serve new growth
W-13	2025	US 290 Crossing at Golf Course	12	inch	250	\$ 100,000.00	0.050	20	\$ 140,000.00	\$ 21,000.00	\$ 27,400.00	\$ 113,954.07	\$ 302,000.00	Connect 12" water lines on north and south sides of US 290
W-14	2021	Gregg Manor Road Water Supply - Ground Storage Tank and Pumps	250,000	gallon		\$ 2,000,000.00	0.050	20	\$ 2,400,000.00	\$ 360,000.00	\$ 358,800.00	\$ 1,886,411.62	\$ 5,005,000.00	250,000 gal Ground Storage Tank and 1,400 gpm expandable pump station for wholesale water supply connection
W-15	2021	FM 973 Water Line	12	inch	4000	\$ 336,000.00	0.050	20	\$ 403,200.00	\$ 60,500.00	\$ 60,300.00	\$ 316,942.31	\$ 841,000.00	Transmission main from US 290 to serve new growth on the east and west sides of FM 973
W-16	2021	US 290 Water Line	12	inch	2900	\$ 243,600.00	0.050	20	\$ 292,320.00	\$ 43,800.00	\$ 43,700.00	\$ 229,734.79	\$ 610,000.00	Parallel 12" waterline to increase US 290 capacity
W-17	2020	US 290 Water Line	16	inch	4400	\$ 540,000.00	0.050	20	\$ 621,000.00	\$ 93,200.00	\$ 85,700.00	\$ 483,820.91	\$ 1,284,000.00	Extend transmission main from Presidential Glen to Old Kimbro Road
W-18	2020	Old Kimbro Road Water Line	12	inch	3000	\$ 474,000.00	0.050	20	\$ 545,100.00	\$ 81,800.00	\$ 75,200.00	\$ 424,666.41	\$ 1,127,000.00	Transmission main to serve new growth north of US 290
W-20	2025	Bois D'Arc Lane Water Line	16	inch	2700	\$ 302,400.00	0.050	20	\$ 423,360.00	\$ 63,500.00	\$ 82,800.00	\$ 344,559.84	\$ 914,000.00	Transmission main to improve delivery of water from East EST
W-22	2025	Bois D'Arc Lane Water Line	12	inch	2500	\$ 210,000.00	0.050	20	\$ 294,000.00	\$ 44,100.00	\$ 57,500.00	\$ 239,279.35	\$ 635,000.00	Transmission main to serve new growth north of Tower Rd
W-24	2025	Gregg Manor Road Pump Improvements	1200	gpm		\$ 200,000.00	0.050	20	\$ 280,000.00	\$ 42,000.00	\$ 54,700.00	\$ 227,847.65	\$ 605,000.00	Increase Pump Capacity (and contracted supply) at wholesale water connection
W-31	2021	FM 973 Water Line	12	inch	5200	\$ 436,800.00	0.050	20	\$ 524,160.00	\$ 78,600.00	\$ 78,400.00	\$ 412,000.81	\$ 1,093,000.00	Transmission main along FM 973 from Tower Road to Canopy Lane to serve new growth.
Water CIP-1	2020	Gregg Lane to Tower Road Waterline	12	inch	3400	\$ 1,560,000.00	0.050	20	\$ 1,794,000.00	\$ 269,100.00	\$ 247,600.00	\$ 1,397,630.92	\$ 3,708,000.00	Transmission main from Manville WSC Booster Station to East Elevated Storage Tank
Water CIP-2	2017	AMR Water Meters				\$ 300,000.00	0.05	20	\$ 300,000.00	\$ 45,000.00	\$ 31,100.00	\$ 227,484.74	\$ 604,000.00	1350 Meter bodies and AMR registers, 810 replacement meter box lids, software, two vehicle transmitter units, two laptops.
Water CIP-3	2018	AMR Water Meters				\$ 400,000.00	0.05	20	\$ 420,000.00	\$ 63,000.00	\$ 48,300.00	\$ 321,357.73	\$ 853,000.00	1350 Meter bodies and AMR registers, 810 replacement meter box lids, software, two vehicle transmitter units, two laptops.
Total													\$ 18,943,000.00	

Notes:  
Water LUEs are defined as requiring 451 gallons of water per day per single family residence as determined in the the City of Manor Water Master Plan.





EXHIBIT A-4  
CITY OF MANOR WASTEWATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
SEPTEMBER 2020

The following projects have been identified as required to serve new growth within the service area, in accordance with approved land use assumptions and as part of the 10-year Capital Improvements Plan

Project No.	Year	Description	Construction Cost (2019 Dollars)	Interest	Period (months)	Payment	Total Payment	Size	Length	Construction Cost (adjusted for Inflation @ 5% per annum)	Soft Costs	Contingency (10% + 1% per annum)	Financing Cost (5.1% over 20 Years)	Total Project Costs	Detailed Description
S-13	2020	Addl. Wilbarger WWTP Capacity	\$ 16,825,000.00	0.00425	240	\$ 145,667.98	\$ 34,960,314.38	1.33 MGD		\$ 19,348,750.00	\$ 2,140,000.00	\$ 400,000.00	\$ 13,071,564.38	\$ 34,960,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-15	2021	Cottonwood WWTP, Phase 1, 0.20 MGD	\$ 4,191,000.00	0.00425	240	\$ 40,812.65	\$ 9,795,037.18	0.20 MGD		\$ 5,029,200.00	\$ 398,000.00	\$ 705,500.00	\$ 3,662,337.18	\$ 9,795,000.00	Build plant at Regional Site, road and electrical improvements add \$500,000
S-16	2021	East Cottonwood Gravity Line	\$ 750,000.00	0.00425	240	\$ 6,788.02	\$ 1,629,125.49	12"	3,200	\$ 900,000.00	\$ 51,000.00	\$ 69,000.00	\$ 609,125.49	\$ 1,629,000.00	Extend East Cottonwood gravity ww to Regional Site, sized for 10-year capacity
S-17	2021	West Cottonwood LS and FM	\$ 849,000.00	0.00425	240	\$ 7,631.87	\$ 1,831,648.15	6" FM and 350 gpm LS	3,700	\$ 1,018,800.00	\$ 79,000.00	\$ 49,000.00	\$ 684,848.15	\$ 1,832,000.00	Extend 27" and 30" gravity ww from confluence with East Cottonwood to US 290, ultimate capacity
S-18	2022	West Cottonwood Gravity Line, Phase 2	\$ 464,000.00	0.00425	240	\$ 4,591.90	\$ 1,102,055.48	15"	8,200	\$ 580,000.00	\$ 64,000.00	\$ 46,000.00	\$ 412,055.48	\$ 1,102,000.00	Serves West Cottonwood Sub-Basin up to Bois D'Arc Ln, 21" and 24" gravity ww sized for ultimate capacity
S-19	2021	FM 973 Gravity Wastewater Line	\$ 591,600.00	0.00425	240	\$ 6,139.30	\$ 1,473,432.21	12"	5,800	\$ 709,920.00	\$ 106,500.00	\$ 106,100.00	\$ 550,912.21	\$ 1,473,000.00	Serves FM 973 Corridor up to Wilbarger Basin divide (approx. Gregg Ln)
S-23	2024	Willow Lift Station and Force Main	\$ 466,320.00	0.00425	240	\$ 5,588.35	\$ 1,341,204.72	200 gpm		\$ 629,532.00	\$ 94,400.00	\$ 115,800.00	\$ 501,472.72	\$ 1,341,000.00	Lift Station and Force Main to serve 220 LUEs in Willow Basin along US 290. 10-Yr ADF approx. 60,000 gpd, PWWF approx 200 gpm
S-27	2026	Wilbarger Lift Station and Force Main to CoP WWTP	\$ 700,000.00	0.00425	240	\$ 9,166.49	\$ 2,199,958.29	8"	5,100	\$ 1,015,000.00	\$ 152,300.00	\$ 210,100.00	\$ 822,558.29	\$ 2,200,000.00	Lift Station and Force Main to serve area north of Shadowglen in Wilbarger Basin
S-28	2018	High School gravity line to Stonewater Lift Station; Stonewater Lift Station Upgrades	\$ 26,271.96	0.00425	240	\$ 202.10	\$ 48,503.92	12"	3,100	\$ 26,271.96	\$ 4,096.48	\$ -	\$ 18,135.48	\$ 49,000.00	Gravity main to serve new high school; upgrades to existing Stonewater Lift Station.
S-30	2022	Expand Cottonwood WWTP to 0.40 MGD Capacity	\$ 2,000,000.00	0.00425	240	\$ 21,811.51	\$ 5,234,763.54	0.40 MGD		\$ 2,500,000.00	\$ 375,000.00	\$ 402,500.00	\$ 1,957,263.54	\$ 5,235,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-31	2025	Expand Cottonwood WWTP to 0.50 MGD Capacity	\$ 2,500,000.00	0.00425	240	\$ 31,340.04	\$ 7,521,608.52	0.50 MGD		\$ 3,500,000.00	\$ 525,000.00	\$ 684,300.00	\$ 2,812,308.52	\$ 7,522,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-32	2021	Bastrop-Parsons WW Improvements	\$ 390,000.00	0.00425	240	\$ 4,047.53	\$ 971,406.01	12"		\$ 468,000.00	\$ 70,200.00	\$ 70,000.00	\$ 363,206.01	\$ 971,000.00	Replacement of existing wastewater line in Bastrop and Parsons; to correct current capacity issues and serve additional growth
CIP-1	2021	Wildhorse Creek Lift Station Expansion	\$ 750,000.00	0.00425	240	\$ 7,520.06	\$ 1,804,815.50	1,075 gpm, 2nd WW		\$ 900,000.00	\$ 135,000.00	\$ 95,000.00	\$ 75,900.00	\$ 1,206,000.00	Change in discharge point increased Phase 1 capacity from 440 to 1026 LUEs, currently at about 706 LUEs. Will need to expand LS when Lagos develops to ultimate 1586 LUE capacity.
CIP-2	2021	Bell Farms Lift Station Expansion	\$ 300,000.00	0.00425	240	\$ 2,894.89	\$ 694,774.11	1,400 gpm, 2nd WW		\$ 360,000.00	\$ 45,000.00	\$ 30,000.00	\$ 259,774.11	\$ 695,000.00	Presently at approximately 730 LUES. Current phase 1 capacity is 1264 LUES. Ultimate Capcity at phase 2 is 2172.
CIP-3	2021	Presidential Glen Lift Station Expansion	\$ 300,000.00	0.00425	240	\$ 2,894.89	\$ 694,774.11	2,275 gpm, 2nd WW		\$ 360,000.00	\$ 45,000.00	\$ 30,000.00	\$ 259,774.11	\$ 695,000.00	Presently at approximately 1281 LUES. Actual phase 1 capacity with current wastewater flows is in excess of 1500 LUES. Ultimate Capcity at phase 2 is 3517.
CIP-4	2022	US 290 WW Line Expansion	\$ 603,378.00	0.00425	240	\$ 6,579.87	\$ 1,579,169.64	12" & 15"	1,566 & 2,760	\$ 754,222.50	\$ 113,100.00	\$ 121,400.00	\$ 590,447.14	\$ 1,579,000.00	Presently at approximately 264 PG+308 SW = 572 LUEs out of 1800 LUE capacity, expansion will double capacity.
CIP-6	2020	Travis County Rural Center Lift Station, force main	\$ 1,931,000.00	0.00425	240	\$ 16,288.93	\$ 3,909,342.17	500 gpm	500	\$ 2,220,650.00	\$ 127,000.00	\$ 100,000.00	\$ 1,461,692.17	\$ 3,909,000.00	Lift Station and Force Main from Rural Center to existing wastewater line
Total:														\$ 76,193,000.00	

Notes:  
Wastewater LUEs are defined as producing 275 gallons of wastewater per day per single family residence as determined in the the City of Manor Wastewater Master Plan.





EXHIBIT B-1  
CITY OF MANOR  
PLANNING AND DESIGN CRITERIA  
APRIL 2020

Item 3.

**Water Infrastructure**

Criterion	Value	Unit
People per LUE	3.2	
Average Day Water Demand	232	gpd/LUE
Maximum Day Water Demand	464	gpd/LUE
Peak Hour Water Demand	1.5	gpm/LUE
Total Water Storage	200	gal/LUE
Minimum Water Elevated Storage	100	gal/LUE
Minimum Water Pump Capacity	0.6	gpm/LUE
Minimum Water System Pressure (Normal Conditions)	35	psi
Minimum Water System Pressure (Fire Flow Conditions)	20	psi
Maximum Water Line Velocity (Peak Hour/Fire Flow Conditions)	5	fps

**Wastewater Infrastructure**

Criterion	Value	Unit
People per LUE	3.2	
Average Wastewater Flow	200	gpd/LUE
Peak Wastewater Flow	800	gpd/LUE
Minimum Wastewater Line Velocity	2	fps
Maximum Wastewater Line Velocity	8	fps

Notes:

Water demands and wastewater flows from the City of Manor Adopted Water and Wastewater Master Plans.

System capacities and other design criteria from 30 TAC Chapters 217 and 290.

EXHIBIT B-2  
CITY OF MANOR WATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
PRO RATA CALCULATIONS  
SEPTEMBER 2020

Project No.	Year	Description	Size	Total LUE Capacity	10-Year LUE Demand	Total Project Cost in 2020 Dollars	Pro Rata Share	Pro Rata Project Cost in 2020 Dollars
W-6	2021	Blake Manor Road Water Line	12"	1667	763	\$ 673,000.00	46%	\$ 308,037.79
W-10	2020	Hill Lane Water Line	12"	91	45	\$ 689,000.00	49%	\$ 340,714.29
W-13	2025	US 290 Crossing at Golf Course	12"	1667	1667	\$ 302,000.00	100%	\$ 302,000.00
W-14	2021	Gregg Manor Road Water Supply - Ground Storage Tank and Pumps	250000	2500	2500	\$ 5,005,000.00	100%	\$ 5,005,000.00
W-15	2021	FM 973 Water Line	12"	1667	625	\$ 841,000.00	37%	\$ 315,311.94
W-16	2021	US 290 Water Line	12"	1667	1667	\$ 610,000.00	100%	\$ 610,000.00
W-17	2020	US 290 Water Line	16"	2400	900	\$ 1,284,000.00	38%	\$ 481,500.00
W-18	2020	Old Kimbro Road Water Line	12"	1667	700	\$ 1,127,000.00	42%	\$ 473,245.35
W-20	2025	Bois D'Arc Lane Water Line	16"	2400	2400	\$ 914,000.00	100%	\$ 914,000.00
W-22	2025	Bois D'Arc Lane Water Line	12"	1667	1100	\$ 635,000.00	66%	\$ 419,016.20
W-24	2025	Gregg Manor Road Pump Improvements	1200	2000	2000	\$ 605,000.00	100%	\$ 605,000.00
W-31	2021	FM 973 Water Line	12	2400	725	\$ 1,093,000.00	30%	\$ 330,177.08
Water CIP-1	2020	Gregg Lane to Tower Road Waterline	12	2400	725	\$ 3,708,000.00	30%	\$ 1,120,125.00
Water CIP-3	2018	AMR Water Meters		2400	2400	\$ 853,000.00	100%	\$ 853,000.00
								\$ 12,077,127.65

Previously Completed Projects

Year	Total LUE Capacity	Name	Description	Project Cost	LUEs Used	10-Year LUE Demand	Pro Rata Share	Pro Rata Project Cost
2002	1667	Creekside Offsite Utilities	12"	\$ 175,000.00	405	300	18%	\$ 31,000.00
2005	1667	Greenbury Offsite Utilities	12"	\$ 407,816.64	308	1200	72%	\$ 294,000.00
2007	5,600	Water Supply Main From City of Austin to West Elevated Storage Tank and Downtown	16"	\$ 1,057,675.36	1550	2650	47%	\$ 501,000.00
2008	5,000	West Elevated Storage Tank	500,000	\$ 2,138,083.58	1550	2650	53%	\$ 1,133,000.00
2010	2,400	Presidential Glen Water Lines	16"	\$ 465,054.06	8	1300	54%	\$ 252,000.00
2009	5,000	East Manor Elevated Storage Tank	500,000	\$ 1,880,381.34	1550	2650	53%	\$ 997,000.00
Totals				\$ 6,124,000.00				\$ 3,208,000.00

CIF Ineligible Projects




EXHIBIT B-3  
CITY OF MANOR WATER IMPROVEMENTS  
MISCELLANEOUS PROJECT COSTS  
SEPTEMBER 2020

Item 3.

Description	Amount
CIF Studies	\$ 13,450.00
Study Cost for Water, Mapping, Modeling	\$ 40,000.00
<b>Total Water-Related Costs</b>	<b>\$ 53,450.00</b>

EXHIBIT B-4  
CITY OF MANOR WATER  
IMPACT FEE CALCULATION  
SEPTEMBER 2020

Item 3.

CATEGORY	AMOUNT
Total CIP Eligible Project Cost :	\$ 15,338,577.65
Number of LUEs added:	\$ 5,782.00
<b>Maximum Water CIF:</b>	<b>\$ 2,653.00</b>
<b>50% Credit:</b>	<b>\$ (1,326.50)</b>
<b>MAXIMUM ASSESSABLE CIF:</b>	<b>\$ 1,325.00</b>

EXHIBIT B-5  
CITY OF MANOR WASTEWATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
PRO RATA CALCULATIONS  
SEPTEMBER 2020

Project No.	Year	Description	Size	Total LUE Capacity	10-Year LUE Demand	Total Project Cost in 2015 Dollars	Pro Rata Share	Pro Rata Project Cost in 2020 Dollars
S-13	2020	Addl. Wilbarger WWTP Capacity	1.33 MGD	5354	4200	\$ 34,960,000.00	78.45%	\$ 27,425,000.00
S-15	2021	Cottonwood WWTP, Phase 1, 0.20 MGD	0.1 MGD	363	363	\$ 9,795,000.00	100.00%	\$ 9,795,000.00
S-16	2021	East Cottonwood Gravity Line	12"	1000	375	\$ 1,629,000.00	37.50%	\$ 611,000.00
S-17	2021	West Cottonwood LS and FM	12"	1200	540	\$ 1,832,000.00	45.00%	\$ 824,000.00
S-18	2022	West Cottonwood Gravity Line, Phase 2	15"	1200	540	\$ 1,102,000.00	45.00%	\$ 496,000.00
S-19	2021	FM 973 Gravity Wastewater Line	12"	754	75	\$ 1,473,000.00	9.95%	\$ 147,000.00
S-23	2024	Willow Lift Station and Force Main	200 gpm	210	100	\$ 1,341,000.00	47.62%	\$ 639,000.00
S-27	2026	Wilbarger Lift Station and Force Main to CoP WWTP	8"	1000	100	\$ 2,200,000.00	10.00%	\$ 220,000.00
S-28	2018	High School gravity line to Stonewater Lift Station; Stonewater Lift Station Upgrades	12"	1000	500	\$ 49,000.00	50.00%	\$ 25,000.00
S-30	2022	Expand Cottonwood WWTP to 0.40 MGD Capacity	0.40 MGD	909	909	\$ 5,235,000.00	100.00%	\$ 5,235,000.00
S-31	2025	Expand Cottonwood WWTP to 0.50 MGD Capacity	0.50 MGD	1272	1272	\$ 7,522,000.00	100.00%	\$ 7,522,000.00
S-32	2021	Bastrop-Parsons WW Improvements	12"	1272	1272	\$ 971,000.00	100.00%	\$ 971,000.00
CIP-1	2021	Wildhorse Creek Lift Station Expansion	1,075 gpm, 2nd WW	1586	1586	\$ 1,206,000.00	100.00%	\$ 1,206,000.00
CIP-2	2021	Bell Farms Lift Station Expansion	1,400 gpm, 2nd WW	2172	2172	\$ 695,000.00	100.00%	\$ 695,000.00
CIP-3	2021	Presidential Glen Lift Station Expansion	2,275 gpm, 2nd WW	3517	1119	\$ 695,000.00	31.82%	\$ 221,000.00
CIP-4	2022	US 290 WW Line Expansion	12" & 15"	3600	2300	\$ 1,579,000.00	63.89%	\$ 1,009,000.00
CIP-6	2020	Travis County Rural Center Lift Station, force main	500 gpm	679	340	\$ 3,909,000.00	50.07%	\$ 1,957,000.00
								\$ 58,998,000.00

**Previously Completed Projects**

Year	Total LUE Capacity	Name	Description	Project Cost	LUEs Used	10-Year LUE Demand	Pro Rata Share	Pro Rata Project Cost
2001	300	Hamilton Point Sewer Main	Gravity Sewer Line to Serve Hamilton Point Sub	\$ 128,000.00	300	0	0%	\$ -
2003	1091	Creekside Offsite/Onsite and Wilbarger WWTP	Lift Station, Forced Main and WWTP	\$ 1,033,000.00	726	375	34%	\$ 355,000.00
2004	1264	East Old Highway 20 Gravity Line, Lift Station, Forced Main (Bell Farms FM)	Gravity Line Lift Station and Forced Main to Serve new growth along Old Highway 20	\$ 1,034,873.04	616	650	51%	\$ 532,000.00
2005	1885	Greenbury Gravity Line	Gravity Line Along US 290 to Serve Greenbury Sub	\$ 619,007.39	308	682	36%	\$ 224,000.00
2008	888	Carriage Hills Lift Station and Forced Main	Lift Station and Forced Main to Serve Carriage Hills Sub	\$ 680,972.01	165	175	20%	\$ 134,000.00
<b>Totals</b>				<b>\$ 3,495,852.45</b>				<b>\$ 1,245,000.00</b>

**CIF Ineligible Projects**

2009	727	Wilbarger WWTP Capacity Buyback						
		Creekside Lift Station Forced Main						
	2005	Adjustment						

EXHIBIT B-6  
CITY OF MANOR WASTEWATER IMPROVEMENTS  
10-YEAR CAPITAL IMPROVEMENTS PLAN  
MISCELLANEOUS PROJECT COSTS  
SEPTEMBER 2020

Item 3.

Description	Total Cost
CIF Studies	\$ 13,450.00
Gilleland Creek COA Impact Fee (34 LUEs @ \$1,400)	\$ 47,600.00
Study Cost for Wastewater, Mapping, Modeling	\$ 40,000.00
<hr/>	
<b>Total Sewer-Related Costs</b>	<b>\$ 101,050.00</b>

EXHIBIT B-7  
CITY OF MANOR WASTEWATER  
IMPACT FEE CALCULATION  
SEPTEMBER 2020

Item 3.

CATEGORY	AMOUNT
Total CIP Eligible Project Cost :	\$ 60,344,000.00
Number of LUEs added:	7,455.00
<b>Maximum Wastewater CIF:</b>	<b>\$ 8,094.00</b>
<b>50% Credit:</b>	<b>\$ (4,047.00)</b>
<b>MAXIMUM ASSESSABLE CIF:</b>	<b>\$ 4,047.00</b>

EXHIBIT B-8  
CITY OF MANOR WATER AND WASTEWATER IMPACT  
FEE FACTORS  
SEPTEMBER 2020

Item 3.

### 1. RESIDENTIAL DEVELOPMENT

Community Impact Fees for residential development shall be assessed based upon the number of dwelling units proposed for development times the appropriate LUE Factor for water as shown below.

<b>Dwelling Type</b>	<b>Units</b>	<b>LUE Factor</b>
Single Family Residential	Per Housing Unit	1
Two-Family Residential	Per Residential Unit	0.7
Three-Family Residential	Per Residential Unit	0.7
Multi-Family Residential	Per Residential Unit	0.5

### 2. NON-RESIDENTIAL DEVELOPMENT

Community Impact Fees for all non-residential development shall be assessed based upon the water meter size and type installed to serve the proposed development water, as shown below.

<b>Meter Size (Inch)</b>	<b>Type</b>	<b>LUE Factor</b>
5/8	Positive	1
	Displacement	
3/4	Positive	1.5
	Displacement	
1	Positive	2.5
	Displacement	
1-1/2	Positive	5
	Displacement	
2	Positive	8
	Displacement	
2	Compound	8
2	Turbine	10
3	Compound	16
3	Turbine	24
4	Compound	25
4	Turbine	42
6	Compound	50
6	Turbine	92
8	Compound	80
8	Turbine	160
10	Compound	115
10	Turbine	250
12	Turbine	330

City of Manor Water and Wastewater Impact/Tap Fee Comparison Chart					
City	Water Impact Fee <sup>1</sup>	Wastewater Impact Fee <sup>1</sup>	Water Tap Fee <sup>1</sup>	Wastewater Tap Fee <sup>1</sup>	Total
Bastrop	\$ 1,785.00	\$ 5,020.00	\$ 350.00	\$ 300.00	\$ 7,455.00
Bartlett - 11	Vary	Vary	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
Belton <sup>3</sup>			\$ 800.00	\$ 775.00	\$ 1,575.00
Elgin	\$ 3,790.00	\$ 2,348.00	\$ 2,000.00	\$ 2,000.00	\$ 10,138.00
Florence <sup>3</sup>	\$ 2,527.00	\$ 1,144.00	\$ 1,000.00	\$ 800.00	\$ 5,471.00
Georgetown <sup>7</sup>	\$ 6,921.00	\$ 2,500.00	\$ 850.00	\$ 800.00	\$ 11,071.00
Harker Heights <sup>6</sup>	No CIF Program	No CIF Program	\$ 275.00	\$ 275.00	\$ 550.00
Holland	\$ 1,000.00	\$ 1,000.00	\$ 600.00	\$ 600.00	\$ 3,200.00
Jarrell <sup>2</sup>	\$ 3,700.00	\$ -	\$ 750.00	\$ -	\$ 4,450.00
Jarrell - 10	\$ 1,600.00	\$ 1,600.00	\$ 650.00	\$ 650.00	\$ 4,500.00
Liberty Hill <sup>8</sup>	\$ 5,500.00	\$ 4,000.00	\$ 3,500.00	\$ 600.00	\$ 13,600.00
Leander	\$ 4,309.00	\$ 2,820.00	\$ 840.00	\$ 750.00	\$ 8,719.00
Manor	\$ 1,530.00	\$ 3,200.00	\$ 750.00	\$ 750.00	\$ 6,230.00
Manor - proposed	\$ 1,325.00	\$ 4,047.00	\$ 750.00	\$ 750.00	\$ 6,872.00
Pflugerville	\$ 4,241.00	\$ 2,725.00	\$ 250.00	\$ 250.00	\$ 7,466.00
Pflugerville - proposed	\$ 7,897.56	\$ 8,184.82	\$ 250.00	\$ 250.00	\$ 16,582.38
Round Rock - 12	\$ 4,025.00	\$ 2,099.00	Vary	Vary	\$ 6,124.00
Salado <sup>4,5</sup>	Vary	\$ 5,152.00	\$ 3,400.00	\$ 4,000.00	\$ 12,552.00
Taylor -13	\$ 1,770.00	\$ 1,230.00	\$ 1,375.00	\$ 1,340.00	\$ 5,715.00
Temple <sup>3</sup>	No CIF Program	No CIF Program	Varies	Varies	\$ -
Troy	No CIF Program	No CIF Program	\$ 900.00	\$ 725.00	\$ 1,625.00
Waco <sup>9</sup>	No CIF Program	No CIF Program	quoted on per cost basis	quoted on per cost basis	\$ -
Average	\$ 3,461.37	\$ 2,941.86	\$ 1,067.89	\$ 874.47	\$ 6,177.06
Average CIF Program Cities	\$ 3,506.45	\$ 2,674.50	\$ 1,297.08	\$ 1,009.58	\$ 7,574.17

Notes:

- 1 - Fees for a standard single family residential house (1 LUE) with a standard 5/8" x 3/4" meter and 4" ww service
- 2 - Jarrell water supplied by Jarrell Schwertner Water Supply Corporation, Impact Fee includes Capital Recovery and Tap Fee; City of Jarrell provides water service to portions of City
- 3 - prices based on project; no set amount available
- 4 - Tap fee includes: \$100 membership fee, \$300 tap fee and \$700 installation fee
- 5 - Salado does not have a sewer system, \$6,300 represents low price for a septic system; Salado Water Supply Corporation supplues water
- 6 - Harker Heights charges for water and sewer connections on a cost basis, fees range from minimum of \$200 to over \$1,000; flat fee to connect to utility system, connection fee \$275.00
- 7 - Georgetown water and sewer tap fees include a \$500 each engineering and inspection fee; Imapct fee effective October 2018
- 8 - Liberty Hill charges \$6,000 fee for gravity section of City
- Liberty Hill WSC charges \$100 membership fee, plus average of \$400-\$700 for tap
- 9 - Waco quotes on an individual basis