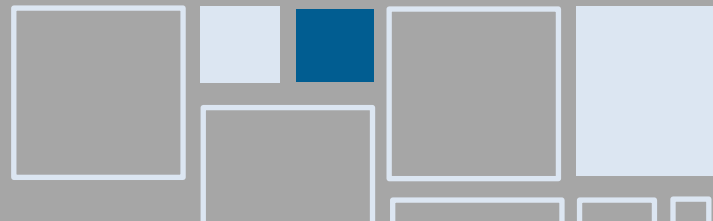




# NEW BRAUNFELS UTILITIES

WATER & WASTEWATER  
IMPACT FEE UPDATE REPORT



2 0 2 2

**PREPARED BY:**

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# Water & Wastewater Impact Fee Update Report September 2022



FREESE AND NICHOLS, INC.  
TEXAS REGISTERED  
ENGINEERING FIRM  
F-2144

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## EXECUTIVE SUMMARY

In 2021, New Braunfels Utilities (NBU), authorized Freese and Nichols, Inc. (FNI) to perform an impact fee analysis on the water and wastewater systems. The purpose of this report is to summarize the methodology used in the development and calculation of water and wastewater impact fees for NBU. The methodology used herein satisfies the requirements of the Texas Local Government Code Section 395 for the update of water and wastewater impact fees.

As part of this study, land use assumptions, growth projections, and water/wastewater loading criteria from the *2021 Water & Wastewater Master Plan Update* by FNI were used to develop 10-year load projections for both the water and wastewater systems. Impact fee capital improvements plans (CIP) were developed for both systems to serve projected growth through 2032. The hydraulic models of the water and wastewater systems, along with pumping and storage planning criteria developed by FNI, were employed to calculate the percentage of each project's capacity projected to be utilized in the 10-year planning period (2022-2032). A summation of each project's estimated cost, including financing costs less credits for existing projects partially funded through rate increases, multiplied by the percentage of that project being utilized in the 10-year planning period was used to calculate a total impact fee eligible CIP cost for both water and wastewater. These costs were divided by the projected growth in living unit equivalents (LUE) for water and wastewater, respectively, to determine the maximum allowable impact fees. **Table ES-1** and **Table ES-2** summarize the maximum allowable impact fee calculations for water and wastewater, respectively. **Table ES-3** shows the maximum allowable impact fee for each meter size distributed by NBU.

**Table ES-1      Maximum Water Impact Fee Calculation**

Water Impact Fee	
Total Eligible Capital Improvement Costs	\$228,540,978
Total Eligible Financing Costs	\$168,389,936
Total Eligible Impact Fee Costs	\$396,930,914
Total Impact Fee Credits	(\$837,433)
Maximum Allowable Cost	\$396,093,481
Growth in Service Units	20,367
<b>Maximum Allowable Water Impact Fee</b>	<b>\$19,448</b>

**Table ES-2 Maximum Wastewater Impact Fee Calculation**

<b>Wastewater Impact Fee</b>	
Total Eligible Capital Improvement Costs	\$85,710,012
Total Eligible Financing Costs	\$37,415,837
Total Eligible Impact Fee Costs	\$123,125,849
Total Impact Fee Credits	(\$2,813,220)
Maximum Allowable Cost	\$120,312,629
Growth in Service Units	19,269
<b>Maximum Allowable Wastewater Impact Fee</b>	<b>\$6,244</b>

**Table ES-3 Maximum Allowable Impact Fee by Meter Size**

<b>Meter Size</b>	<b>Maximum Flow Rate for Continuous Duty (gallons per minute)</b>	<b>Service Unit Equivalent</b>	<b>Maximum Allowable Water</b>	<b>Maximum Allowable Wastewater</b>	<b>Maximum Allowable Total</b>
5/8"	10	1.0	\$19,448	\$6,244	\$25,692
1"	25	2.5	\$48,620	\$15,610	\$64,230
1 1/2"	50	5.0	\$97,240	\$31,220	\$128,460
2"	80	8.0	\$155,584	\$49,952	\$205,536
3"	175	17.5	\$340,340	\$109,270	\$449,610
4"	300	30.0	\$583,440	\$187,320	\$770,760
6"	675	67.5	\$1,312,740	\$421,470	\$1,734,210
8"	2,400	240.0	\$4,667,520	\$1,498,560	\$6,166,080
10"	3,500	350.0	\$6,806,800	\$2,185,400	\$8,992,200

## **1.0 BACKGROUND**

Chapter 395 of the Texas Local Government Code requires an impact fee analysis before impact fees can be created and assessed. Chapter 395 defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.” In September 2001, Senate Bill 243 amended Chapter 395 thus creating the current procedure for implementing impact fees. Chapter 395 identifies the following items as impact fee eligible costs:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Fees paid to the consultant preparing or updating the capital improvements plan (CIP)
- Projected interest charges and other finance costs for projects identified in the CIP

Chapter 395 also identifies items that impact fees cannot be used to pay for, such as:

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

In 2021, New Braunfels Utilities (NBU) authorized Freese and Nichols, Inc. (FNI) to perform an impact fee analysis on the water and wastewater systems. The purpose of this report is to summarize the

methodology used in the development and calculation of water and wastewater impact fees for NBU. The methodology used herein satisfies the requirements of the Texas Local Government Code Section 395 for the update of water and wastewater impact fees. **Table 1-1** provides a list of abbreviations used in this report.

**Table 1-1 List of Abbreviations**

Abbreviation	Full Nomenclature
AWWA	American Water Works Association
CCN	Certificate of Convenience and Necessity
CIP	Capital Improvements Plan
EST	Elevated Storage Tank
ETJ	Extra-territorial Jurisdiction
FNI	Freeze and Nichols, Inc.
GBRA	Guadalupe-Blanco River Authority
gpm	gallons per minute
GST	Ground Storage Tank
HGL	Hydraulic Grade Line
LUE	Living Unit Equivalent
mgd	million gallons per day
NBU	New Braunfels Utilities
PS	Pump Station
PZ	Pressure Zone
TAC	Texas Administrative Code
TCEQ	Texas Commission on Environmental Quality
WRF	Water Reclamation Facility
WRP	Water Resources Plan
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

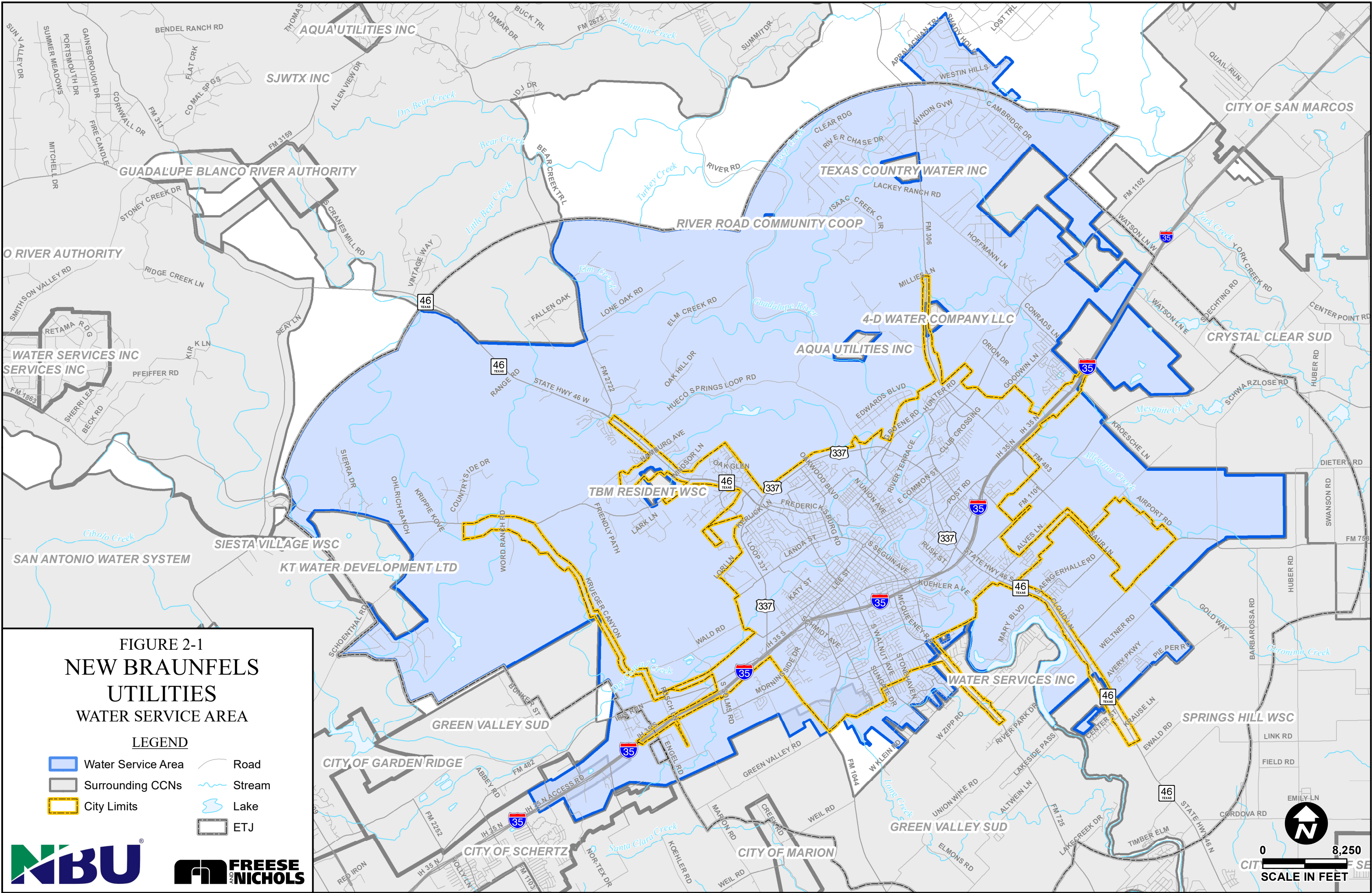


## **2.0 LAND USE ASSUMPTIONS**

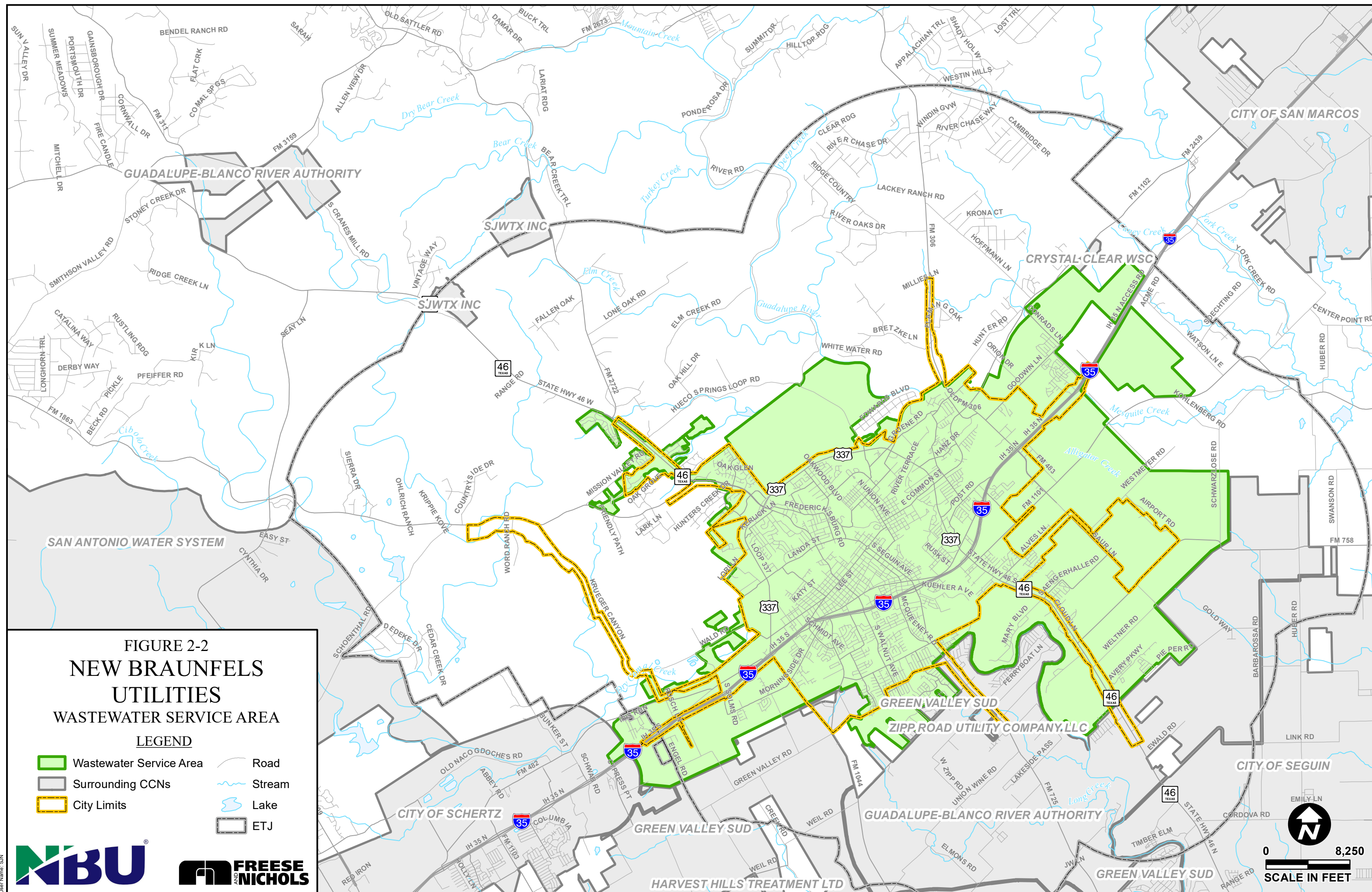
Population and land use are important elements in the analysis of water and wastewater systems. Water demands and wastewater flows depend on the customers served by the systems and determines the sizing and location of system infrastructure. A thorough analysis of service area and land use provides the basis for projecting future water demands and wastewater flows.

### **2.1 Service Areas**

The service areas for NBU's water and wastewater systems differ slightly in terms of extent. The Water Service Area contains much of the area within the New Braunfels city limits and extends past the extra-territorial jurisdiction (ETJ) in one area. Any areas within the ETJ and within the certificate of convenience and necessity (CCN) of other utilities were excluded from the Water Service Area. The Wastewater Service Area is smaller than the Water Service Area, but still includes most of the area within the city limits, as well as a few areas outside the city limits. **Figure 2-1** and **Figure 2-2** illustrate the water and wastewater service areas, respectively.







## 2.2 Growth Projections

Growth projections from the *2021 Water and Wastewater Master Plan Update* by FNI were used to determine the 10-year growth in the Water and Wastewater Service Areas. These growth projections were developed through collaboration between FNI and NBU, with input from the City of New Braunfels (CNB) and Arcadis, Inc., who developed the *2020 Water Resource Plan (WRP) Update*. The unit of growth used for the study was a “connection,” as defined in §290.38(16) of the Texas Administrative Code (TAC).

NBU requested that the annual growth rates for the *2021 Water and Wastewater Master Plan Update* match the system-wide growth rates by customer group from the *2020 WRP Update*. Below is a brief description of each customer group. The development of these customer groups is described further in the *Peak Demand Management Phase 1 Report* submitted by FNI to NBU in August 2019. It should be noted that all customer groups except for SF1 include more than one meter size.

- SF1 – single-family meters equal to 5/8-inch
- SF2 – single-family meters greater than 5/8-inch
- MF1 – multi-family meters with 2 to 50 living units
- MF2 – multi-family meters with 51 to 100 living units
- MF3 – multi-family meters with more than 100 living units
- COM – all commercial meters
- INST – all public and interdepartmental meters

**Table 2-1** summarizes the annual growth rates by customer group from the *2020 WRP Update*, which were calculated by Arcadis, Inc. based on the previous five years of historical billing meter data. Overall, the projected growth rate for 2022-2032 is 3.7%.

**Table 2-1 Annual Growth Rate by Customer Group from 2020 WRP Update**

Customer Group	WRP Phase 1 Growth Rate (2020-2026)	WRP Phase 2 Growth Rate (2027-2042)	WRP Phase 3 Growth Rate (2043-2070)
SF1	5.0%	2.5%	1.7%
SF2	4.9%	2.4%	1.6%
MF1	7.4%	3.7%	2.5%
MF2	2.0%	1.0%	0.7%
MF3	1.6%	0.8%	0.5%
COM	4.8%	2.4%	1.6%
INST	3.0%	1.5%	1.0%



To spatially distribute the projected growth, undeveloped parcels within the NBU Water and Wastewater Service Areas were identified. Future land use data provided by the City of New Braunfels was used to estimate the type of development that would occur within the undeveloped areas. Typical meter densities were developed for each land use type by reviewing existing developments and acreages. **Table 2-2** shows the selected meter densities, in meters per acre, by land use type. For residential medium and high density parcels, several parcels were assigned to the MF2 and MF3 customer groups to match the required growth rates for each customer group. The remainder of the residential medium and high density parcels were assigned to the MF1 customer group. These values were selected to align with calculated meter densities from similar developed parcels in the NBU service area. For each parcel, a “developable” area was calculated based on 80% of the parcel’s total acreage. This 80% value was selected based on an analysis of master planned developments in the NBU service areas. The selected meter densities were then applied to the developable area of each undeveloped parcel to estimate the future number of meters anticipated for that parcel.

Since the TCEQ evaluates water systems based on the number of connections served, the projected meters were converted to connections in accordance with TAC §290.38(16). The conversion rates for connections per meter for each customer group are summarized in

**Table 2-3.** The definition of a connection can be paraphrased as follows:

- All meters except those serving multi-family developments are assigned one connection per meter
- All meters serving multi-family developments are assigned the number of connections equal to the number of multi-family units being served by each meter

**Table 2-2 Meters per Acre and Customer Group by Land Use**

Land Use	Customer Group	Selected Meters per Acre
Mixed Use	½ COM, ½ SF1	7.50
Residential High Density	MF3 or MF1	0.33
Residential Med Density	MF2 or MF1	0.40
Manufactured Homes	SF1	5.50
Residential Low Density	SF1	5.00
Commercial	COM	0.80
Government	INST	3.00
Private Recreation	COM	0.20
Industrial	COM	0.20
Institutional	INST	2.00
Open-Parks	SF1	2.00
Residential Large Lot	SF2	2.00
School	INST	2.00
Commercial Industrial	COM	0.30
Utilities	INST	1.00
Quarry	COM	0.50
Drainage	-	0.00
Cemetery	-	0.00

**Table 2-3 Connections per Meter by Customer Group**

Customer Group	Connections per Meter
MF1	25
MF2	75
MF3	200
COM	1
SF1	1
SF2	1
INST	1

The timing of each development was based on recent requests for service, development information provided to NBU by developers, and proximity to existing infrastructure. NBU staff and FNI collaborated to identify the projected growth timeline of each undeveloped parcel. Parcels were assigned a planning

year for development or identified as a phased development (e.g., a development that would begin developing in the 5-year time frame but would not be completely built out until the 25-year time frame), such that the resulting total annual growth in connections for each customer group aligned with the growth rates calculated in the *2020 WRP Update*. It should be noted that not all undeveloped parcels in the NBU service areas were projected to develop by 2045.

Using the process described above, projected connection counts were developed for the planning years of 2021, 2022, 2023, 2024, 2025, 2030, and 2045. The 2032 projections were interpolated using the 2030 and 2045 projections from the *2021 Water and Wastewater Master Plan Update*. For the purposes of the current study, only the planning years of 2022, 2032, and 2045 are pertinent. **Table 2-4** presents the growth projections by planning year for the NBU Water and Wastewater Service Areas. The difference between the number of projected water connections and wastewater connections is due to the difference in service area. **Figure 2-3** and **Figure 2-4** show the parcels identified to develop for water and wastewater, respectively.

**Table 2-4 Water and Wastewater Growth Projections**

Year	Water Connections	Wastewater Connections
2022	46,108	41,343
2032	66,114	59,865
2045	89,861	76,384

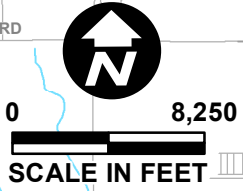
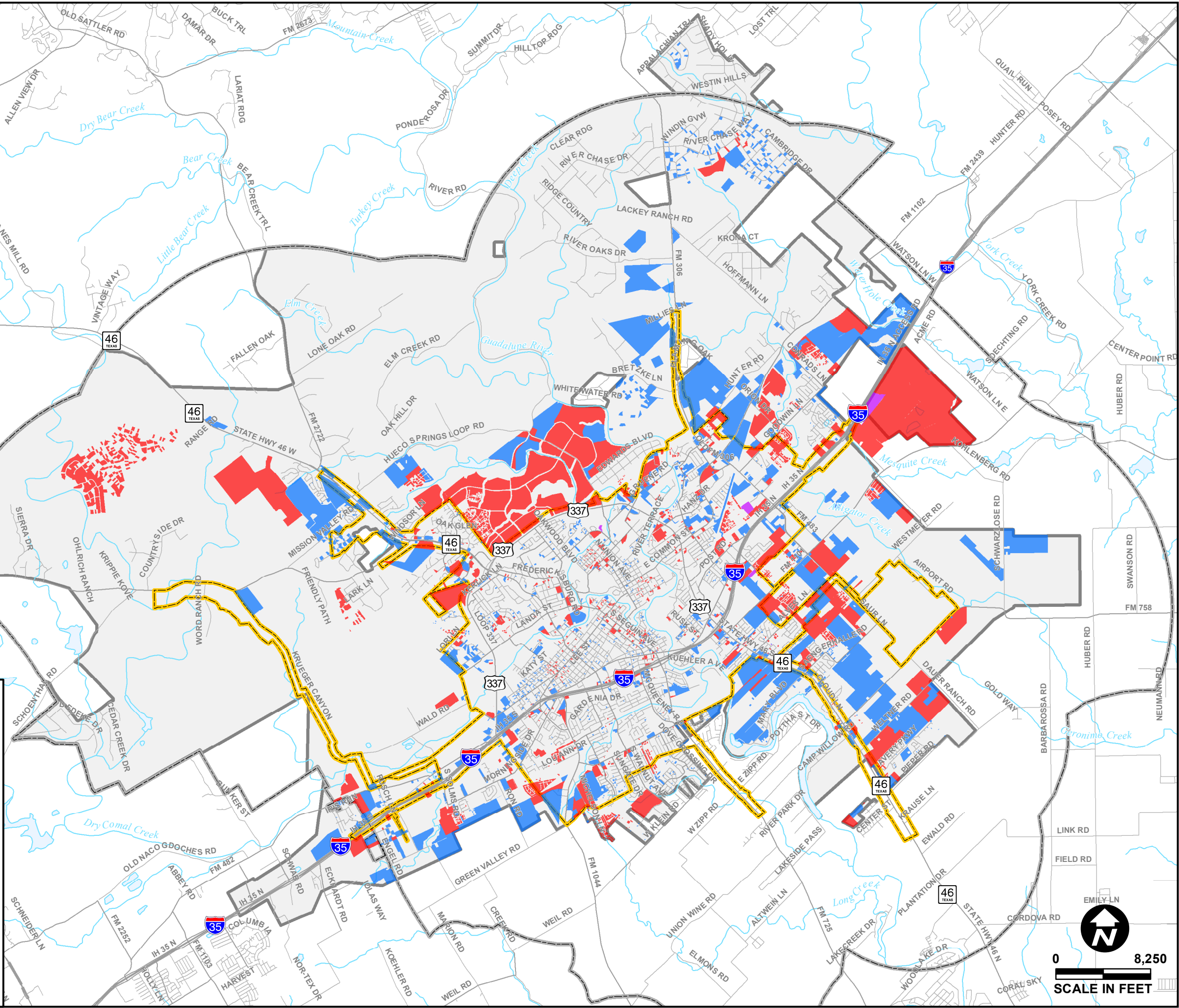
FIGURE 2-3  
NEW BRAUNFELS  
UTILITIES  
PROJECTED DEVELOPMENT - WATER

LEGEND

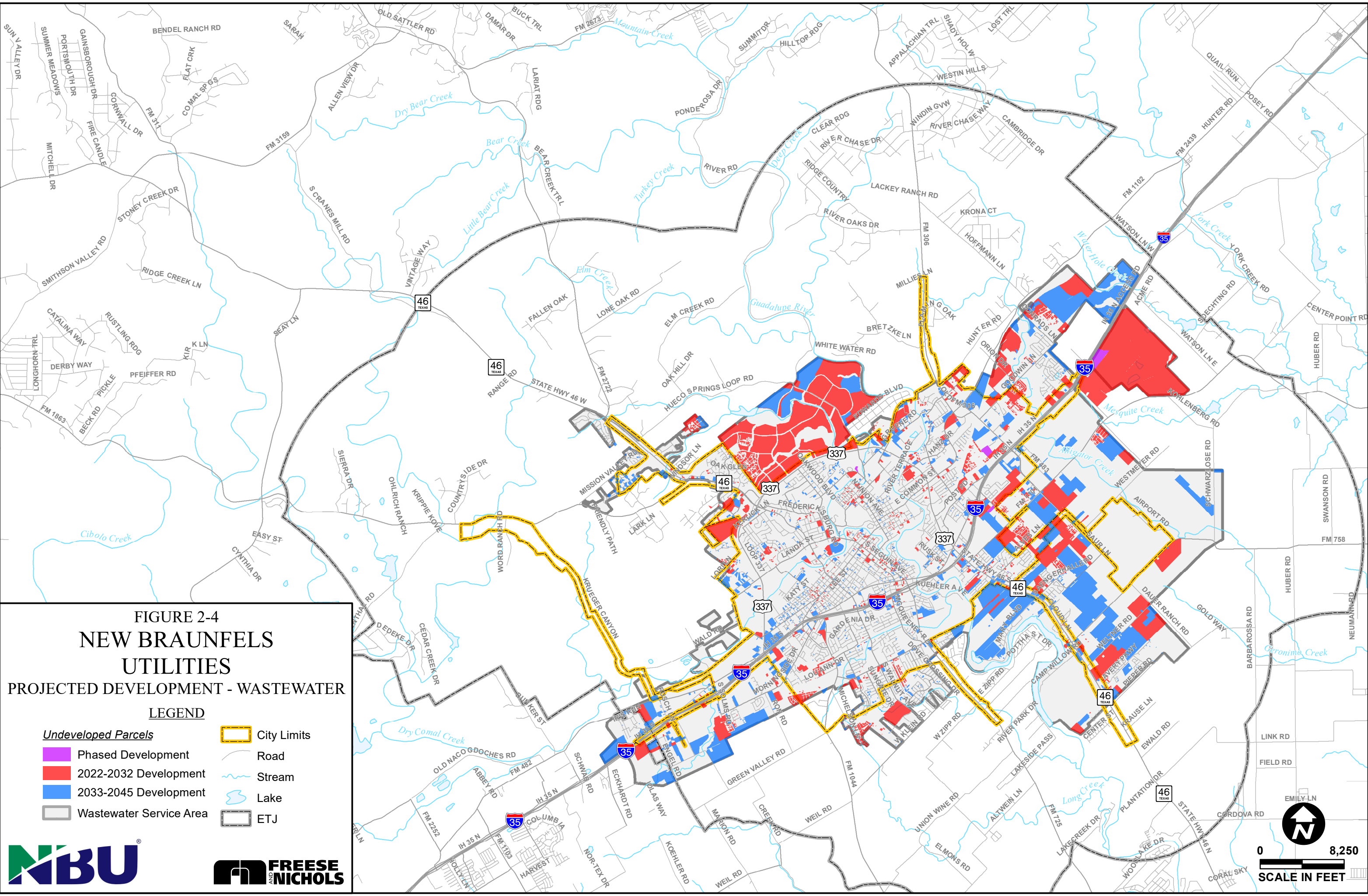
*Undeveloped Parcels*

- Phased Development
- 2022-2032 Development
- 2033-2045 Development
- Water Service Area

- City Limits
- Road
- Stream
- Lake
- ETJ







**FIGURE 2-4**  
**NEW BRAUNFELS**  
**UTILITIES**  
**PROJECTED DEVELOPMENT - WASTEWATER**

**LEGEND**

*Undeveloped Parcels*

Phased Development

2022-2032 Development

2033-2045 Development

Wastewater Service Area



City Limits

Road

Stream


Lake

ETJ



0 8,250

SCALE IN FEET



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### **3.0 WATER AND WASTEWATER CAPITAL IMPROVEMENTS PLAN**

As part of the *2021 Water and Wastewater Master Plan Update*, capital improvement plans (CIP) were developed for NBU to serve projected growth through 2045. The CIPs were developed using hydraulic models of both the water and wastewater systems. The impact fee update utilized these CIPs to calculate the maximum allowable impact fees. The recommended impact fee eligible improvements will provide the required capacity to meet projected water demands and wastewater flows through year 2032.

#### **3.1 Existing Water and Wastewater Systems**

The existing water distribution system consists of a network of lines ranging in size from 0.75 inches to 36 inches in diameter, 25 pump stations (PS), 14 elevated storage tanks (EST), 4 standpipes, 1 hydropneumatic tank, and 14 ground storage tanks (GST). NBU has seven Edwards Aquifer groundwater wells and five Trinity Aquifer groundwater wells that supply the distribution system, as well as a surface water supply at the Surface Water Treatment Plant (WTP). NBU operates 12 pressure zones (PZ): River Chase, Hoffmann, Bretzke, Kohlenberg, Downtown, Morningside, Loop, Texas, Kerlick, Westpointe, Mission, and Copper Ridge. A map of the existing water distribution system is shown on **Figure 3-1**.

The existing wastewater system has 23 lift stations, a network of lines ranging from 4 inches to 48 inches in diameter, and four wastewater treatment plants (WWTP): Gruene, North Kuehler, South Kuehler, and McKenzie. The McKenzie and Gruene facilities are also referred to as water reclamation facilities (WRF). **Figure 3-2** displays a map of the existing wastewater collection system.



FIGURE 3-1  
NEW BRAUNFELS  
UTILITIES  
EXISTING WATER SYSTEM  
LEGEND

PRESSURE ZONES			
<div></div>	Bretzke	<div></div>	Loop
<div></div>	Copper Ridge	<div></div>	Mission
<div></div>	Downtown	<div></div>	Morningside
<div></div>	Hoffmann	<div></div>	River Chase
<div></div>	Kerlick	<div></div>	Texas
<div></div>	Kohlenberg	<div></div>	Westpointe

- Valve
- Well
- Water Treatment Plant (WTP)
- Pump Station (PS)
- Standpipe (SP)
- Ground Storage Tank (GST)
- Elevated Storage Tank (EST)
- Hydropneumatic Tank (HPT)

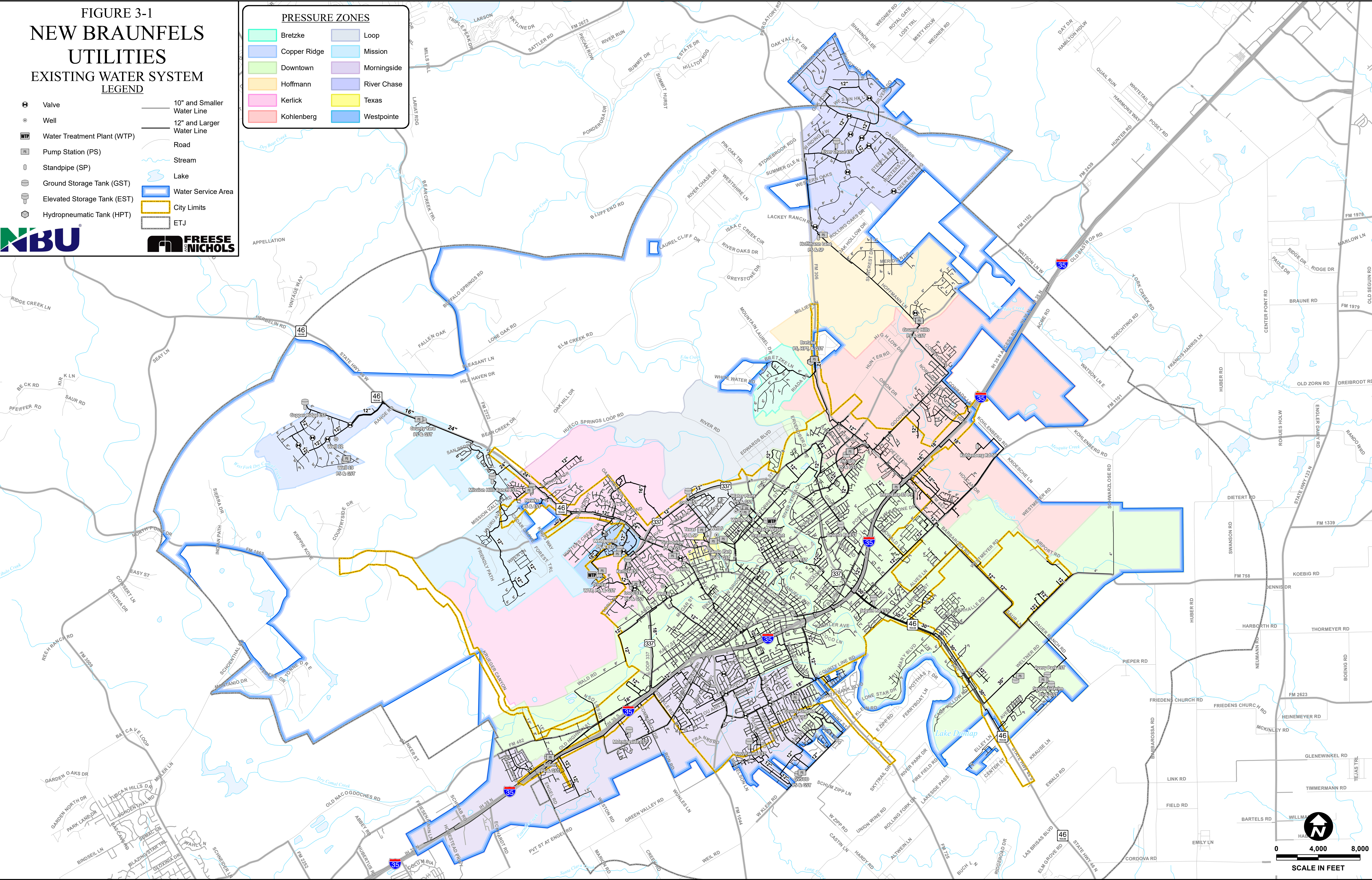


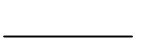
10" and Smaller Water Line12" and Larger Water LineRoadStreamLakeWater Service AreaCity LimitsETJ





FIGURE 3-2  
NEW BRAUNFELS  
UTILITIES  
EXISTING WASTEWATER SYSTEM  
LEGEND


 Lift Station


 WWTP


 8" and Smaller Wastewater Line


 10" and Larger Wastewater Line


 Force Main


 Road

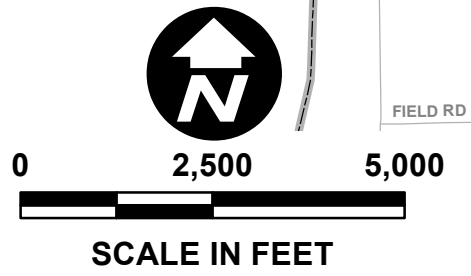
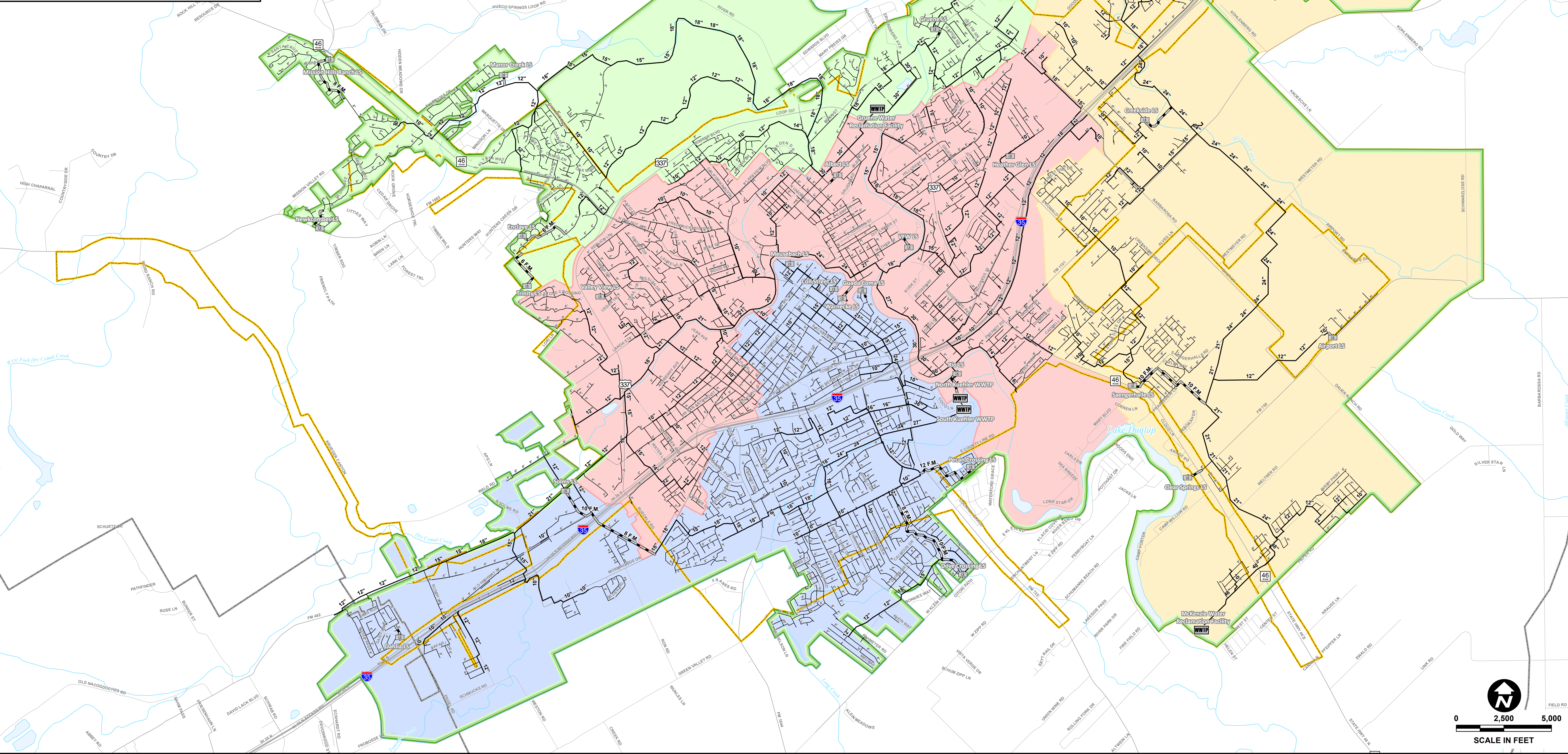
 Stream

 Lake

 Wastewater Service Area

 City Limits

 ETJ





### 3.2 Water Demand and Wastewater Load Projections

As part of the 2021 Water and Wastewater Master Plan Update, land use data, historical water demands, and historical wastewater flows were used to develop future water demands and wastewater flows. For water, projected maximum day demands were developed for 2022, 2032, and 2045 using per connection demands. Existing customers were assigned different per connection maximum day demand rates based on which pressure zone served them. All projected connections were assigned a maximum day demand rate of 0.45 gallons per minute (gpm) per connection. The planning criteria used to project demands were selected based on historical water demand trends.

For wastewater, projected average daily flows were developed by WWTP basin using a per connection flow based on historical wastewater flow trends. The peak wet weather flow was determined by applying a 5-year, 6-hour design storm to the calibrated hydraulic model for each planning period. The development of the design storm is discussed in more detail in the 2021 Water and Wastewater Master Plan Update. **Table 3-1** presents the projected water demands, and **Table 3-2** presents the projected wastewater flows in million gallons per day (mgd) for NBU.

**Table 3-1 Projected Water Demands**

Year	Maximum Day Demand (mgd)
2022	32.97
2032	45.93
2045	61.32

**Table 3-2 Projected Wastewater Flows**

WWTP Basin	2022		2032		2045	
	Average Daily Flow (mgd)	Peak Wet Weather Flow (mgd)	Average Daily Flow (mgd)	Peak Wet Weather Flow (mgd)	Average Daily Flow (mgd)	Peak Wet Weather Flow (mgd)
Gruene	1.36	6.17	2.63	11.43	2.88	13.09
McKenzie	1.80	7.16	3.68	13.36	5.29	17.29
North Kuehler	2.44	15.12	2.82	16.98	3.76	20.21
South Kuehler	2.82	13.10	3.01	17.09	3.51	19.17
<b>Total</b>	<b>8.43</b>	<b>41.54</b>	<b>12.14</b>	<b>58.87</b>	<b>15.44</b>	<b>69.76</b>

### **3.3 Impact Fee Eligible Projects**

Only system improvements that serve future growth are eligible for impact fee collection. Therefore, projects or portions of projects that resolve existing system deficiencies are not eligible and cannot be included in the impact fee CIP. Additionally, existing projects that have excess capacity to serve future growth can be included in the impact fee calculations. However, projects serving growth beyond the 10-year time period are not eligible for impact fee cost recovery. A 10-year impact fee CIP was developed based on the magnitude and location of the projected growth occurring in the next 10 years. The recommended improvements will provide NBU with the required capacity to meet projected water demands and wastewater flows through the year 2032. The proposed 10-year water system projects are shown on **Figure 3-3** and the proposed wastewater projects are shown on **Figure 3-4**.

The hydraulic model was used as a tool to determine the portion of the pipeline projects that is impact fee eligible. Utilization percentages for water and wastewater system facilities (i.e., water/wastewater treatment plants, pump/lift stations, storage tanks) were calculated based on the recommended capacities developed for the existing and projected demands. The 2022 percentages account for existing system deficiencies or projects needed to serve existing customers while the 2032 percentages indicate the portion of the capacity that will be utilized within the 10-year timeframe.

The following provides example calculations for each type of project:

- Pipeline Project

Existing Flow = 5 mgd

10-Year Flow = 10 mgd

2045 Flow = 20 mgd

$$\text{2022 \% Utilization} = \frac{\text{Existing Flow}}{\text{2045 Flow}} = \frac{5 \text{ mgd}}{20 \text{ mgd}} = 0.25 = 25\%$$

$$\text{2032 \% Utilization} = \frac{\text{10-Year Flow}}{\text{2045 Flow}} = \frac{10 \text{ mgd}}{20 \text{ mgd}} = 0.50 = 50\%$$

$$\text{Eligible \%} = \text{2032 \% Utilization} - \text{2022 \% Utilization} = 50\% - 25\% = \mathbf{25\%}$$

- Water Production Facility Expansion

Existing Production Capacity = 10.0 mgd

Expanded Production Capacity = 20.0 mgd

2022 Production Requirement = 15.0 mgd

2032 Production Requirement = 25.0 mgd

$$\text{2022 \% Utilization} = \frac{\text{2022 Production Req.} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{15.0 \text{ mgd} - 10.0 \text{ mgd}}{20.0 \text{ mgd} - 10.0 \text{ mgd}} = 0.5 = 50\%$$

$$\text{2032 \% Utilization} = \frac{\text{2032 Production Req.} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{25.0 \text{ mgd} - 10.0 \text{ mgd}}{20.0 \text{ mgd} - 10.0 \text{ mgd}} = 1.5 = 100\%$$

$$\text{Eligible \%} = \text{2032 \% Utilization} - \text{2022 \% Utilization} = 100\% - 50\% = \mathbf{50\%}$$

- Wastewater Treatment Plant Expansion

Existing Treatment Capacity = 5.0 mgd

Expanded Treatment Capacity = 10.0 mgd

2022 Average Daily Flow = 4.0 mgd

2032 Average Daily Flow = 8.0 mgd

## New Braunfels Utilities

$$\text{2022 \% Utilization} = \frac{2022 \text{ ADF} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{4.0 \text{ mgd} - 5.0 \text{ mgd}}{10.0 \text{ mgd} - 5.0 \text{ mgd}} = -0.2 = 0\%$$

$$\text{2032 \% Utilization} = \frac{2032 \text{ ADF} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{8.0 \text{ mgd} - 5.0 \text{ mgd}}{10.0 \text{ mgd} - 5.0 \text{ mgd}} = 0.6 = 60\%$$

$$\text{Eligible \%} = 2032 \% \text{ Utilization} - 2022 \% \text{ Utilization} = 60\% - 0\% = \mathbf{60\%}$$

- New Water Pump Station (Serving Pressure Zone A)

Existing Pumping Capacity = 0.0 mgd

New Pumping Capacity = 5.0 mgd

2022 Pumping Requirement for Pressure Zone A = 1.0 mgd

2032 Pumping Requirement for Pressure Zone A = 4.0 mgd

$$\text{2022 \% Utilization} = \frac{2022 \text{ Pumping Req.} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{1.0 \text{ mgd} - 0.0 \text{ mgd}}{5.0 \text{ mgd} - 0.0 \text{ mgd}} = 0.2 = 20\%$$

$$\text{2032 \% Utilization} = \frac{2032 \text{ Pumping Req.} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{4.0 \text{ mgd} - 0.0 \text{ mgd}}{5.0 \text{ mgd} - 0.0 \text{ mgd}} = 0.8 = 80\%$$

$$\text{Eligible \%} = 2032 \% \text{ Utilization} - 2022 \% \text{ Utilization} = 80\% - 20\% = \mathbf{60\%}$$

- Wastewater Lift Station Expansion

Existing Pumping Capacity = 2.0 mgd

Expanded Pumping Capacity = 6.0 mgd

2022 Peak Wet Weather Flow = 2.0 mgd

2032 Peak Wet Weather Flow = 4.0 mgd

$$\text{2022 \% Utilization} = \frac{2022 \text{ PWWF} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{2.0 \text{ mgd} - 2.0 \text{ mgd}}{6.0 \text{ mgd} - 2.0 \text{ mgd}} = 0.0 = 0\%$$

$$\text{2032 \% Utilization} = \frac{2032 \text{ PWWF} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{4.0 \text{ mgd} - 2.0 \text{ mgd}}{6.0 \text{ mgd} - 2.0 \text{ mgd}} = 0.5 = 50\%$$

$$\text{Eligible \%} = 2032 \% \text{ Utilization} - 2022 \% \text{ Utilization} = 50\% - 0\% = \mathbf{50\%}$$

- Elevated Storage Tank (Located in Pressure Zone B)

Existing Elevated Storage Capacity in Pressure Zone B = 1.0 MG

Additional Elevated Storage Capacity in Pressure Zone B = 3.0 MG

2022 Elevated Storage Requirement Pressure Zone B = 1.5 MG

2032 Elevated Storage Requirement Pressure Zone B = 2.5 MG

$$\text{2022 \% Utilization} = \frac{2022 \text{ EST Req.} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{1.5 \text{ MG} - 1.0 \text{ MG}}{3.0 \text{ MG} - 1.0 \text{ MG}} = 0.25 = 25\%$$

$$\text{2032 \% Utilization} = \frac{2032 \text{ EST Req.} - \text{Existing Cap.}}{\text{Expanded Cap.} - \text{Existing Cap.}} = \frac{2.5 \text{ MG} - 1.0 \text{ MG}}{3.0 \text{ MG} - 1.0 \text{ MG}} = 0.75 = 75\%$$

$$\text{Eligible \%} = 2032 \% \text{ Utilization} - 2022 \% \text{ Utilization} = 75\% - 25\% = 50\%$$

These calculations were conducted for each project recommended in the impact fee CIP using the planning criteria and hydraulic models to determine the portion of the project that is impact fee eligible. **Table 3-3** and **Table 3-4** show the 2022 and 2032 percent utilizations along with the total and impact fee eligible costs for each project on the water and wastewater CIP, respectively. Costs listed for the existing projects and the Guadalupe-Blanco River Authority (GBRA) Mid-Basin Infrastructure project are based on actual design and construction costs provided by NBU. Costs estimates for all other proposed projects were developed as part of the *2021 Water and Wastewater Master Plan Update*. The costs are in 2022 dollars and include an allowance for engineering, surveying, and contingencies, with the exception of several projects that are already in the process of design. For these projects, cost estimates provided to NBU by the design engineer were used with no added allowances.

**Table 3-3 Water System Impact Fee Eligible Projects**

Project ID	Project Description	Percent Utilization			Cost Allocation	
		2022*	2032	2022 To 2032	Total Project Cost	Impact Fee Eligible Cost
EXISTING ELIGIBLE						
2-C19WPPS	Water Plant Pump #5	78%	100%	22%	\$6,950,719	\$1,529,158
2-C17WELL4	Well 4 Discharge Line	29%	60%	31%	\$1,608,523	\$498,642
2-C20GPSEX	Grandview Pump Station Expansion	71%	100%	29%	\$6,077,320	\$1,762,423
2-C18CR1PS	Highway 46 Water System Expansion	50%	65%	15%	\$12,231,194	\$1,834,679
2-C14MSR	MSR Reconstruction (CNB) - W	55%	100%	45%	\$4,053,223	\$1,823,950
2-C14LIVEO	Live Oak & Katy St Improvements (CNB) – W	55%	100%	45%	\$678,573	\$305,358
2-C19SAST2	San Antonio St Rehabilitation Phase 2 (CNB) – W	55%	100%	45%	\$1,490,961	\$670,932
2-C17306GT	Old FM 306 Ground Storage Tank	20%	42%	22%	\$3,353,369	\$737,741
2-C14ALVES	Alves Ln Improvements (CNB) – W	51%	100%	49%	\$1,905,928	\$933,905
2-C17AP20	Avery Park 30” Water Main	21%	37%	16%	\$17,052,481	\$2,728,397
2-C19WRGST	Weltner Road Ground Storage Tank and Pump Station – Phase 1	0%	100%	100%	\$11,828,245	\$11,828,245
2-C20BRTZC	3.0 MG Bretzke EST and 24-inch Bretzke Waterline	81%	100%	19%	\$8,954,705	\$1,701,394
2-C19VTFCV	Veramendi 1.5 MG EST	15%	75%	60%	\$286,906	\$172,144
-	Water Impact Fee Study	0%	100%	100%	\$110,323	\$110,323
PROPOSED ELIGIBLE						
-	GBRA Mid-Basin Infrastructure	0%	100%	100%	\$113,640,000	\$113,640,000
2-C30RCEST	New River Chase EST (RC-01)	45%	50%	5%	\$13,059,000	\$652,950
2-C29BZHMW	Bretzke PS to Hoffmann PZ Discharge Water Line (HM-02)	0%	10%	10%	\$7,628,000	\$762,800
2-C29BZHMP	Bretzke PS to Hoffmann PZ and PRV to Bretzke PZ (HM-03)	4%	10%	6%	\$4,064,600	\$243,876
2-C21GLWL	Goodwin Lane Water Main	30%	75%	45%	\$7,383,130	\$3,322,409
2-C21GEST	Conrads EST	17%	78%	61%	\$10,116,542	\$6,171,091
2-C21306PS	FM 306 Pump Station and Discharge Pipeline	30%	100%	70%	\$8,610,747	\$6,027,523
2-C261101W	FM 1101 PS Discharge Water Line	10%	34%	24%	\$10,738,100	\$2,577,144
2-C261101P	FM 1101 PS and GST	0%	45%	45%	\$14,759,600	\$6,641,820
2-C20SWDIS	30/24-Inch SWTP Discharge Line	0%	40%	40%	\$11,828,363	\$4,731,345
2-C20SWEXP	SWTP Expansion - Water Supply Facilities	0%	40%	40%	\$52,556,400	\$21,022,560
2-C20IH35W	I-35 Water Line	0%	70%	70%	\$8,157,804	\$5,710,463
2-C16CASTL	Castell Ave Rehabilitation (CNB) - W	20%	83%	63%	\$13,052,474	\$8,223,059
2-C20MQPWL	24-Inch McQueeney Road Parallel Water Line	20%	80%	60%	\$4,816,153	\$2,889,692
2-C30AGEST	Altgelt EST	0%	20%	20%	\$16,126,800	\$3,225,360
2-C20SLGST	Solms Ground Storage Tank and Flow Control Valve	55%	70%	15%	\$4,390,393	\$658,559
2-C30CNYLW	County Line PS Discharge Water Line (MO-04)	0%	5%	5%	\$8,927,700	\$446,385
2-C30CNYLP	County Line PS Expansion	0%	5%	5%	\$10,264,000	\$513,200
2-C221044T	FM 1044 EST	40%	60%	20%	\$11,651,554	\$2,330,311
2-C21W4PDL	Well 4 Pump and Discharge Line Upgrades	50%	100%	50%	\$2,685,509	\$1,342,755
2-C21GVDL	Grandview Discharge Line Upgrades	71%	100%	29%	\$3,480,509	\$1,009,348
2-C20OBEST	Oakbrook EST, Pipeline & Flow Control Valve	0%	35%	35%	\$6,392,036	\$2,237,213
2-C23MWCW	Mission/Westpointe Connection Waterlines	0%	25%	25%	\$5,452,236	\$1,363,059
2-C21TEXP	Trinity Expansion - Water Supply Facilities	0%	25%	25%	\$20,139,136	\$5,034,784
2-C21CPS46	Highway 46 Phase 2 Water Line	0%	27%	27%	\$4,170,300	\$1,125,981
Total Capital Improvements Cost – Water					\$450,673,555	\$228,540,978

\* Utilization in 2022 on Proposed Projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.



**Table 3-4 Wastewater System Impact Fee Eligible Projects**

Project ID	Project Description	Percent Utilization			Cost Allocation	
		2022*	2032	2022 To 2032	Total Project Cost	Impact Fee Eligible Cost
EXISTING ELIGIBLE						
3-C19NK30	North Kuehler Interceptor Phase 2	81%	96%	15%	\$26,021,185	\$3,903,178
3-C17NK36	North Kuehler Interceptor Phase 1	83%	94%	11%	\$13,664,201	\$1,503,062
3-C20SHLSE	Saengerhalle Lift Station Expansion and Force Main	13%	83%	70%	\$1,931,697	\$1,352,188
3-C20RLEXP	Rio Lift Station Expansion	33%	59%	26%	\$1,647,380	\$428,319
3-C16GWWTP	Gruene WRF Relocation and Expansion	54%	100%	46%	\$59,004,401	\$27,142,024
3-C18SKINT	McQueeney Road	60%	70%	10%	\$2,146,113	\$214,611
-	McKenzie Water Reclamation Facility	72%	100%	28%	\$36,903,848	\$10,333,077
-	Wastewater Impact Fee Study	0%	100%	100%	\$110,323	\$110,323
PROPOSED ELIGIBLE						
3-C20MKEXP	McKenzie WRF Expansion	0%	9%	9%	\$59,735,434	\$5,376,189
3-C21MKINT	McKenzie Interceptor Upgrade	49%	85%	36%	\$35,022,909	\$12,608,247
3-C20SLSEX	Solms Lift Station Expansion	51%	100%	49%	\$1,824,538	\$894,024
3-C22NKI3	North Kuehler Interceptor Phase 3	75%	95%	20%	\$7,610,300	\$5,707,725
3-C25GRNLS	Gruene Lift Station Expansion	60%	80%	20%	\$1,509,600	\$301,920
3-C20GREHA	Gruene Road Siphon	75%	95%	20%	\$1,568,000	\$313,600
3-C2135INT	I-35 Interceptor	50%	60%	10%	\$9,377,400	\$937,740
3-C21SNINT	Saengerhalle North Wastewater Main	50%	80%	30%	\$5,084,500	\$1,525,350
3-C25SKIP1	South Kuehler Interceptor Phase 1	60%	80%	20%	\$7,210,800	\$1,442,160
3-C28SKIP2	South Kuehler Interceptor Phase 2	40%	75%	35%	\$7,886,700	\$2,760,345
3-C30SKIP3	South Kuehler Interceptor Phase 3	25%	75%	50%	\$10,831,000	\$5,415,500
3-C27337S	Loop 337 South Wastewater Main	75%	95%	20%	\$2,870,000	\$574,000
3-C30RGINT	River Gardens Wastewater Main	93%	98%	5%	\$3,126,300	\$156,315
3-C28GTPEX	Gruene WWTP Expansion	0%	5%	5%	\$44,490,000	\$2,224,500
3-C30SLSEV	Solms Force Main and Lift Station Evaluation	0%	40%	40%	\$11,678,200	\$4,671,280
Total Capital Improvements Cost – Wastewater					\$351,254,828	\$85,710,012

\* Utilization in 2022 on Proposed Projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.



**FIGURE 3-3  
NEW BRAUNFELS  
UTILITIES  
WATER SYSTEM  
IMPACT FEE CIP**

**LEGEND**

**Existing System**

- Pump Station (PS)
- Elevated Storage Tank (EST)
- Standpipe (SP)
- Water Treatment Plant (WTP)
- 10" and Smaller Water Line
- 12" and Larger Water Line

**Existing Eligible Projects**

- Pump Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Line

**Proposed Eligible Projects**

- Valve
- Pumping Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Treatment Plant
- Water Line
- Road
- Stream
- Lake
- City Limits
- ETJ

**PRESSURE ZONES**

- Bretzke
- Copper Ridge
- Downtown
- Hoffmann
- Kerlick
- Kohlenberg
- Loop
- Mission
- Morningside
- River Chase
- Texas
- Westpointe

**PROJECTS NOT SHOWN ON MAP**

- Water Impact Fee Study
- GBRA Mid-Basin Infrastructure

**Scale:** 0 to 6,000 feet

**FIGURE 3-3  
NEW BRAUNFELS  
UTILITIES  
WATER SYSTEM  
IMPACT FEE CIP**

**LEGEND**

**Existing System**

- Pump Station (PS)
- Elevated Storage Tank (EST)
- Standpipe (SP)
- Water Treatment Plant (WTP)
- 10" and Smaller Water Line
- 12" and Larger Water Line

**Existing Eligible Projects**

- Pump Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Line

**Proposed Eligible Projects**

- Valve
- Pumping Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Treatment Plant
- Water Line
- Road
- Stream
- Lake
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- ETJ

**PRESSURE ZONES**

- Bretzke
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- River Chase
- Texas
- Westpointe

**PROJECTS NOT SHOWN ON MAP**

- Water Impact Fee Study
- GBRA Mid-Basin Infrastructure

**Scale:** 0 to 6,000 feet

**North Arrow:** N

**FIGURE 3-3  
NEW BRAUNFELS  
UTILITIES  
WATER SYSTEM  
IMPACT FEE CIP**

**LEGEND**

**Existing System**

- Pump Station (PS)
- Elevated Storage Tank (EST)
- Standpipe (SP)
- Water Treatment Plant (WTP)
- 10" and Smaller Water Line
- 12" and Larger Water Line

**Existing Eligible Projects**

- Pump Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Line

**Proposed Eligible Projects**

- Valve
- Pumping Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Treatment Plant
- Water Line
- Road
- Stream
- Lake
- City Limits
- ETJ

**PRESSURE ZONES**

- Bretzke
- Copper Ridge
- Downtown
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- River Chase
- Texas
- Westpointe

**PROJECTS NOT SHOWN ON MAP**

- Water Impact Fee Study
- GBRA Mid-Basin Infrastructure

**Scale:** 0 to 6,000 feet

**FIGURE 3-3  
NEW BRAUNFELS  
UTILITIES  
WATER SYSTEM  
IMPACT FEE CIP**

**LEGEND**

**Existing System**

- Pump Station (PS)
- Elevated Storage Tank (EST)
- Standpipe (SP)
- Water Treatment Plant (WTP)
- 10" and Smaller Water Line
- 12" and Larger Water Line

**Existing Eligible Projects**

- Pump Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Line

**Proposed Eligible Projects**

- Valve
- Pumping Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Treatment Plant
- Water Line
- Road
- Stream
- Lake
- City Limits
- ETJ

**PRESSURE ZONES**

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- River Chase
- Texas
- Westpointe

**PROJECTS NOT SHOWN ON MAP**

- Water Impact Fee Study
- GBRA Mid-Basin Infrastructure

**Scale:** 0, 3,000, 6,000  
**Scale in Feet**

**FIGURE 3-3  
NEW BRAUNFELS  
UTILITIES  
WATER SYSTEM  
IMPACT FEE CIP**

**LEGEND**

**Existing System**

- Pump Station (PS)
- Elevated Storage Tank (EST)
- Standpipe (SP)
- Water Treatment Plant (WTP)
- 10" and Smaller Water Line
- 12" and Larger Water Line

**Existing Eligible Projects**

- Pump Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Line

**Proposed Eligible Projects**

- Valve
- Pumping Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Treatment Plant
- Water Line
- Road
- Stream
- Lake
- City Limits
- ETJ

**PRESSURE ZONES**

- Bretzke
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- Downtown
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- Loop
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- Morningside
- River Chase
- Texas
- Westpointe

**PROJECTS NOT SHOWN ON MAP**

- Water Impact Fee Study
- GBRA Mid-Basin Infrastructure

**Scale:** 0, 3,000, 6,000  
**Scale in Feet**

**FIGURE 3-3  
NEW BRAUNFELS  
UTILITIES  
WATER SYSTEM  
IMPACT FEE CIP**

**LEGEND**

**Existing System**

- Pump Station (PS)
- Elevated Storage Tank (EST)
- Standpipe (SP)
- Water Treatment Plant (WTP)
- 10" and Smaller Water Line
- 12" and Larger Water Line

**Existing Eligible Projects**

- Pump Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Line

**Proposed Eligible Projects**

- Valve
- Pumping Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Treatment Plant
- Water Line
- Road
- Stream
- Lake
- City Limits
- ETJ

**PRESSURE ZONES**

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- Westpointe

**PROJECTS NOT SHOWN ON MAP**

- Water Impact Fee Study
- GBRA Mid-Basin Infrastructure

**Scale:** 0, 3,000, 6,000  
**Scale in Feet**

**FIGURE 3-3  
NEW BRAUNFELS  
UTILITIES  
WATER SYSTEM  
IMPACT FEE CIP**

**LEGEND**

**Existing System**

- Pump Station (PS)
- Elevated Storage Tank (EST)
- Standpipe (SP)
- Water Treatment Plant (WTP)
- 10" and Smaller Water Line
- 12" and Larger Water Line

**Existing Eligible Projects**

- Pump Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Line

**Proposed Eligible Projects**

- Valve
- Pumping Facilities
- Elevated Storage Tank
- Ground Storage Tank
- Water Treatment Plant
- Water Line
- Road
- Stream
- Lake
- City Limits
- ETJ

**PRESSURE ZONES**

- Bretzke
- Copper Ridge
- Downtown
- Hoffmann
- Kerlick
- Kohlenberg
- Loop
- Mission
- Morningside
- River Chase
- Texas
- Westpointe

**PROJECTS NOT SHOWN ON MAP**

- Water Impact Fee Study
- GBRA Mid-Basin Infrastructure

**Scale:** 0 3,000 6,000  
**SCALE IN FEET**



FIGURE 3-4  
NEW BRAUNFELS  
UTILITIES  
WASTEWATER SYSTEM  
IMPACT FEE CIP  
LEGEND

Existing System

WWTP

Wastewater Treatment Plant

LS

Lift Station

8" and Smaller Wastewater Line

10" and Larger Wastewater Line

Force Main

Existing Eligible Projects

LS

Lift Station

Grav

Gravity Main

FM

Force Main

Proposed Eligible Projects

WWTP

Wastewater Treatment Plant

LS

Lift Station

Grav

Gravity Main

FM

Force Main

Road

Stream

Lake

City Limits

ETJ

Freese and Nichols

NBU

WWTP BASINS

Gruene

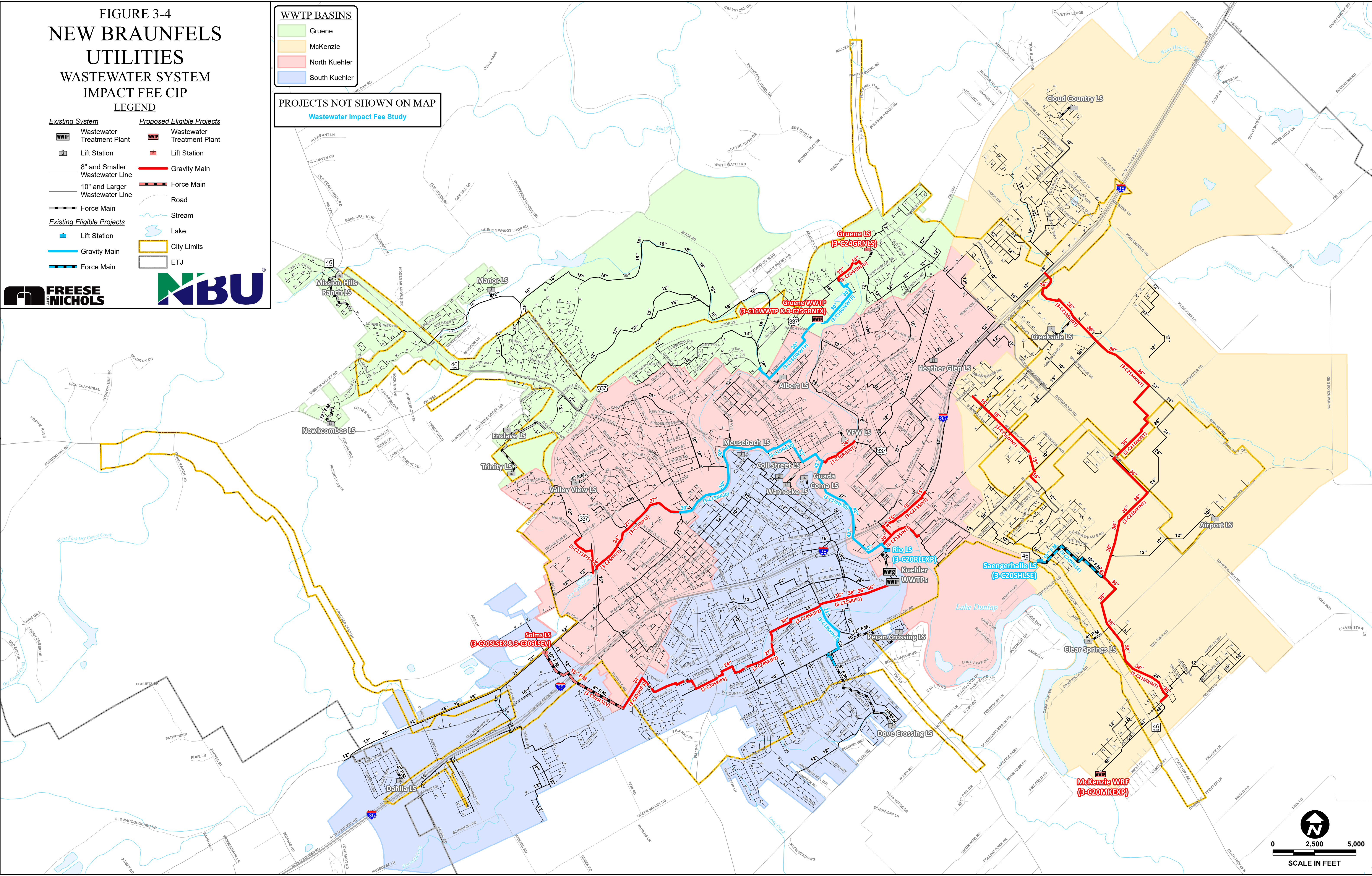
McKenzie

North Kuehler

South Kuehler

PROJECTS NOT SHOWN ON MAP

Wastewater Impact Fee Study





## 4.0 IMPACT FEE ANALYSIS

The impact fee analysis involves determining the cost of projects associated with 10-year growth and the number of service units projected within the 10-year period. Impact fees are calculated and charged on a per service unit basis. Additionally, impact fees cannot be charged for capital costs that will also be included in a customer's water and sewer rates.

### 4.1 Service Units

According to Chapter 395 of the Texas Local Government Code, the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the 10-year impact fee eligibility period. A water service unit is defined as service equivalent to a water connection for a single-family residence. NBU does not directly meter wastewater flows and bills for wastewater services based on the customer's water consumption. Therefore, a wastewater service unit is defined as the wastewater service provided to a customer with a water connection for a single-family residence. To remain consistent with the current *NBU Capital Recovery Policy* nomenclature, service units are referred to as living unit equivalents (LUE).

The service associated with larger water meters not serving multi-family residential units is converted into LUEs based on the capacity of the meter used to provide service. The number of LUEs required to represent each meter size is determined by the safe maximum operating capacity as defined by the American Water Works Association (AWWA) standards C700 (Cold Water Meters – Displacement Type, Bronze Main Case) and C702 (Cold Water Meters – Compound Type). The LUE for each meter size used by NBU is listed in **Table 4-1**.

**Table 4-1 Living Unit Equivalents – Non-Multi-Family**

Meter Size	Maximum Flow Rate for Continuous Duty (gpm)	Living Unit Equivalent
5/8"	10	1.0
1"	25	2.5
1 1/2"	50	5.0
2"	80	8.0
3"	175	17.5
4"	300	30.0
6"	675	67.5
8"	2,400	240.0
10"	3,500	350.0

Typically, NBU serves single-family residences with 5/8-inch water meters. Larger meters represent mostly commercial and industrial water use. LUEs for these types of uses were determined based on the meter equivalencies. LUEs for multi-family master meters were calculated using 0.5 LUEs per dwelling unit. To determine the breakdown of meter sizes for 2032 (excluding multi-family meters), it was assumed that the relative meter count for each size would remain consistent into the future, so the overall 10-year growth rate for non-multi-family meters was applied to the existing meter count for each size. The overall 10-year growth rate was applied to the 2022 multi-family dwelling unit count from the *2021 Water and Wastewater Master Plan Update* to determine the 2032 multi-family dwelling unit count. The existing LUEs and the projected 2032 LUEs for water are shown in **Table 4-2** and **Table 4-3**, respectively. **Table 4-4** summarizes the growth in LUEs for the 10-year impact fee eligible period. For wastewater, the 2032 meter counts for each meter were calculated in the same way as the water meter counts. The existing LUEs and the projected 2032 LUEs for wastewater are shown in **Table 4-5** and **Table 4-6**, respectively. **Table 4-7** summarizes the growth in wastewater LUEs for the 10-year impact fee eligible period.



**Table 4-2      2022 LUEs – Water**

Customer Type	Meter Size	Number of Meters	Service Unit Equivalent or Number of Dwelling Units	LUEs
Single-Family & Non-Residential	5/8"	35,992	1.0	35,992
	1"	824	2.5	2,060
	1 1/2"	284	5.0	1,420
	2"	377	8.0	3,016
	3"	34	17.5	595
	4"	18	30.0	540
	6"	1	67.5	68
	10"	1	350.0	350
Multi-Family Residential	-		8,591	4,295
TOTAL LUEs				48,336

**Table 4-3 2032 LUEs – Water**

Customer Type	Meter Size	Number of Meters	Service Unit Equivalent or Number of Dwelling Units	LUEs
Single-Family & Non-Residential	5/8"	50,868	1.0	50,868
	1"	1,164	2.5	2,910
	1 1/2"	402	5.0	2,010
	2"	533	8.0	4,264
	3"	48	17.5	840
	4"	26	30.0	780
	6"	2	67.5	135
	10"	1	350.0	350
Multi-Family Residential	-	-	13,093	6,546
<b>TOTAL LUEs</b>				<b>68,703</b>

**Table 4-4 2022-2032 Growth in LUEs – Water**

Customer Type	Meter Size	2022 Total LUEs	2032 Total LUEs	2022-2032 Growth in LUEs
Single-Family & Non-Residential	5/8"	35,992	50,868	14,876
	1"	2,060	2,910	850
	1 1/2"	1,420	2,010	590
	2"	3,016	4,264	1,248
	3"	595	840	245
	4"	540	780	240
	6"	68	135	67
	10"	350	350	0
Multi-Family Residential	-	4,295	6,546	2,251
<b>TOTAL GROWTH IN LUEs</b>				<b>20,367</b>

**Table 4-5 2022 LUEs – Wastewater**

Customer Type	Meter Size	Number of Meters	Service Unit Equivalent or Number of Dwelling Units	LUEs
Single-Family & Non-Residential	5/8"	31,913	1.0	31,913
	1"	665	2.5	1,663
	1 1/2"	266	5.0	1,330
	2"	344	8.0	2,752
	3"	30	17.5	525
	4"	16	30.0	480
	6"	1	67.5	68
	10"	1	350.0	350
Multi-Family Residential	-		8,120	4,060
TOTAL LUEs				43,141

**Table 4-6 2032 LUEs – Wastewater**

Customer Type	Meter Size	Number of Meters	Service Unit Equivalent or Number of Dwelling Units	LUEs
Single-Family & Non-Residential	5/8"	46,260	1.0	46,258
	1"	963	2.5	2,408
	1 1/2"	385	5.0	1,925
	2"	499	8.0	3,992
	3"	44	17.5	770
	4"	24	30.0	720
	6"	2	67.5	135
	10"	1	350.0	350
Multi-Family Residential	-		11,704	5,852
TOTAL LUEs				62,410

**Table 4-7      2022-2032 Growth in LUEs– Wastewater**

Customer Type	Meter Size	2022 Total LUEs	2032 Total LUEs	2022-2032 Growth in LUEs
Single-Family & Non-Residential	5/8"	31,913	46,258	14,345
	1"	1,663	2,408	745
	1 1/2"	1,330	1,925	595
	2"	2,752	3,992	1,240
	3"	525	770	245
	4"	480	720	240
	6"	68	135	67
	10"	350	350	0
Multi-Family Residential	-	4,060	5,852	1,792
<b>TOTAL GROWTH IN LUEs</b>				<b>19,269</b>

## **4.2 Impact Fee Calculations**

To calculate the maximum allowable impact fees, the capital costs associated with providing capacity to new customers from both existing and new projects were considered, as well as any interest and financing costs associated with meeting the infrastructure needs to serve growth in the water and wastewater systems. Credits to the impact fees were also considered, where applicable.

### **Credit Analysis**

Chapter 395 requires a plan that addresses possible duplication of payments for capital improvements. This plan can either provide a credit for the portion of utility service revenues generated by new development that is used for the payment of eligible improvements, including payment of debt, or reduce the total eligible project costs by 50 percent. NBU has selected to provide a credit for the portion of utility service revenues generated by new development that is used for the payment of eligible improvements to determine the maximum allowable impact fees.

The list of impact fee eligible water projects includes several existing projects in the NBU system that have capacity available to serve new customers, which have a total cost of \$76,582,469, with \$26,637,291 of that total cost projected to serve growth in the 10-year planning period. Several of the existing eligible water projects have been funded and continue to be funded through debt issuance. On these projects, a portion of the total cost has been covered through past debt funding, with the rest funded using impact fees. Therefore, because available capacity from these projects will be used to serve new customers, and because there is debt associated with these projects that is being recovered through rate revenues, a credit must be calculated to ensure that new customers joining the system will not be paying for any costs of their service twice: once through impact fees and a second time through rates. In this case, collectively, \$837,433 will be paid by new development through utility rates for eligible facilities, and therefore must be excluded from the maximum allowable impact fee calculations.

There are also existing wastewater projects that have available capacity to serve new growth in the system. Using a similar method, a credit of \$2,813,220 was calculated for the amount that new development will pay towards eligible facility costs through the rates.

For new capital projects NBU intends to use bond funding, as detailed in the next section. However, the portion of the capital costs attributable to new development during the 10-year period, including interest, will not be incorporated into the rate base. Instead, the entire cost of this portion of the debt, principal



and interest, will be paid through collection of water and wastewater impact fees. As a result, no credit will accrue for new projects.

### **Financing Costs**

Financing costs associated with the capacity of each project being utilized in the 10-year planning period from 2022-2032 have been included. Any portion of the projects' costs associated with meeting existing deficiencies or providing capacity for growth outside the 10-year period were not included. This was done under the assumption that all of the project costs for the 10-year period will be recovered through the collection of impact fees, which will place the burden of providing additional capacity on the new customers and not the existing customers. Also, for the purposes of this study it is assumed that the proposed projects will be funded through a series of bond issuances throughout the 10-year planning period. As such, the interest from each debt issue was included in the cost calculations. Along with the interest expenses, the cost of acquiring each of the debt issues has also been included in the impact fee calculation per Texas Local Government Code §395.012.

The interest and funding fee expenses were addressed in the same way for both water and wastewater. The total financing costs for water and wastewater CIP projects were \$81,095,230 and \$37,415,837, respectively. However, there is an additional cost that had to be addressed in providing water service for NBU's new customers, the cost associated with the GBRA Mid-Basin Infrastructure. The capital cost associated with this project is \$113,640,000, which is passed along to NBU from GBRA. The full cost of this project is included as an eligible impact fee capital component because the entire capacity of the project is needed to serve new customers in the 2022-2032 planning period. GBRA also passes through to NBU their financing costs, which include interest expenses and additional coverage requirements. The financing costs associated with the GBRA Mid-Basin Infrastructure project total \$87,294,706.

### **Maximum Allowable Impact Fees**

Chapter 395 of the Texas Local Government Code states that the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the impact fee eligibility period less the credit to account for water and wastewater revenues used to fund capital improvement plans. **Table 4-8** and

**Table 4-9** display a summary of the maximum allowable impact fee calculations for water and wastewater, respectively. **Table 4-10** presents the maximum allowable impact fee by meter size based on the service unit equivalent associated with each meter size.

**Table 4-8 Maximum Water Impact Fee Calculation**

Water Impact Fee	
Total Eligible Capital Improvement Costs	\$228,540,978
Total Eligible Financing Costs	\$168,389,936
Total Eligible Impact Fee Costs	\$396,930,914
Total Impact Fee Credits	(\$837,433)
Maximum Allowable Cost	\$396,093,481
Growth in Service Units	20,367
<b>Maximum Allowable Water Impact Fee</b>	<b>\$19,448</b>

**Table 4-9 Maximum Wastewater Impact Fee Calculation**

Wastewater Impact Fee	
Total Eligible Capital Improvement Costs	\$85,710,012
Total Eligible Financing Costs	\$37,415,837
Total Eligible Impact Fee Costs	\$123,125,849
Total Impact Fee Credits	(\$2,813,220)
Maximum Allowable Cost	\$120,312,629
Growth in Service Units	19,269
<b>Maximum Allowable Wastewater Impact Fee</b>	<b>\$6,244</b>

**Table 4-10 Maximum Allowable Impact Fee by Meter Size**

Meter Size	Maximum Flow Rate for Continuous Duty (gallons per minute)	Service Unit Equivalent	Maximum Allowable Water	Maximum Allowable Wastewater	Maximum Allowable Total
5/8"	10	1.0	\$19,448	\$6,244	\$25,692
1"	25	2.5	\$48,620	\$15,610	\$64,230
1 1/2"	50	5.0	\$97,240	\$31,220	\$128,460
2"	80	8.0	\$155,584	\$49,952	\$205,536
3"	175	17.5	\$340,340	\$109,270	\$449,610
4"	300	30.0	\$583,440	\$187,320	\$770,760
6"	675	67.5	\$1,312,740	\$421,470	\$1,734,210
8"	2,400	240.0	\$4,667,520	\$1,498,560	\$6,166,080
10"	3,500	350.0	\$6,806,800	\$2,185,400	\$8,992,200