



AGENDA
MANOR CAPITAL IMPROVEMENT PLAN ADVISORY COMMITTEE
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
APRIL 13, 2016 7:00 P.M.


MARY ANN PARKER – P&Z CHAIR
CHARLES RUSSELL JR – P&Z COMMISSIONER
ADRIANA ROJAS – P&Z COMMISSIONER
WILLIAM MYERS – P&Z COMMISSIONER

ZINDIA PIERSON – P&Z VICE CHAIR
LIAN STUTSMAN – P&Z COMMISSIONER
RAUL HERNANDEZ – P&Z COMMISSIONER
BARTH TIMMERMANN – DEVELOPER REPRESENTATIVE

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

REGULAR AGENDA:

1. DISCUSSION AND POSSIBLE RECOMMENDATION TO AMEND THE WATER IMPACT FEE AND THE WASTEWATER IMPACT FEE AS CALCULATED IN ORDINANCE NO. 402, THE 2012 CAPITAL IMPROVEMENTS PLAN
2. ADJOURN


FRANCES AGUILAR
CITY SECRETARY

This Facility is 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 Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.

ORDINANCE NO. 402

THE COMMUNITY IMPACT FEE ORDINANCE

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, PROVIDING DEFINITIONS; ADOPTING A CAPITAL IMPROVEMENTS PLAN; ESTABLISHING A COMMUNITY IMPACT FEE BASED UPON LIVING UNIT EQUIVALENTS; PROVIDING CONSTRUCTION, SEVERABILITY AND OPEN MEETING CLAUSES; AMENDING AND UPDATING ORDINANCE NO. 320; AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the City Council of the City of Manor, Texas (the "City Council") adopted Resolution No. 2012-03, on February 15, 2012 and Resolution No. 2012-05, on April 18, 2012, establishing the dates for public hearings and directing that notice to be given for such public hearings to be held as provided for in Chapt. 395, Tex. Loc. Gov't. Code ("Chapter 395");

Whereas, after notice of public hearing for the Land Use Assumptions and Capital Improvements Plan was published on February 23, 2012, the City Council held such public hearing on April 4, 2012 to consider the Land Use Assumptions and Capital Improvements Plan;

Whereas, the City Council approved the proposed Land Use Assumptions and the Capital Improvements Plan by resolution; and

Whereas, in accordance with the above steps, the City Council adopted a Capital Improvements Plan pursuant to Chapter 395 on April 4, 2012;

Whereas, the Advisory Committee filed written comments on the proposed impact fees before the fifth business day before the date of the public hearing; and

Whereas, after notice of public hearing relating to possible amendment of Impact Fees was published on April 26, 2012, the City Council held a public hearing on June 6, 2012 to consider a proposed amendment of Impact Fees;

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

PART 1. GENERAL PROVISIONS.

Section 1.1. Title. This ordinance shall be known, and may be cited, as the Community Impact Fee ordinance of the City of Manor, Texas.

Section 1.2. Purpose. This Ordinance is intended to assure the provision of adequate

public facilities to serve new development in the City's service area by requiring said development to pay its pro rata share of the costs of improvements necessitated by and attributable to such new development.

Section 1.3. Authority. This Ordinance is adopted pursuant to Chapter 395, Texas Local Government Code, the Texas Constitution and the general laws of the State of Texas. The provisions of this Ordinance shall not be construed to limit the power of the City to utilize other methods authorized under State law or pursuant to other City powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this Ordinance. Guidelines may be developed by resolution or otherwise to implement and administer this Ordinance.

Section 1.4. Definitions. In this Ordinance:

- (1) "Advisory Committee" means the City's Impact Fee Advisory Committee appointed by the City Council pursuant to § 395.058, Tex. Loc. Gov't. Code, to advise and assist in the adoption of land use assumptions, review and file comments on the Capital Improvements Plan and to perform the other duties set forth in such section.
- (2) "Assessment" means the determination of the amount of the impact fee per service unit and is the maximum amount which can be imposed on new development pursuant to this Ordinance.
- (3) "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 and as listed in the Capital Improvements Plan.
- (4) "Capital Improvements Plan" means a Water Capital Improvements Plan and or a Wastewater Capital Improvements Plan as shown in Exhibit "A".
- (5) "Chapter 395" means Chapter 395, Texas Local Government Code, as amended.
- (6) "City" means the City of Manor, Texas.
- (7) "Credit" means the amount of the reduction of an impact fee or fees, payments or charges for the approved construction or provision of the same type of Capital Improvements for which the fee has been assessed.
- (8) "Facilities Expansion" means either a water facility expansion or a wastewater facility expansion.
- (9) "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 Clerk of Travis County.

- (10) "Guidelines" means administrative or procedural guidelines, if any, developed by the City to further the implementation of the provisions of this Ordinance. Said guidelines, as amended from time to time, shall not supersede any provision or alter any substantive procedure established in this Ordinance.
- (11) "Impact Fee" means a fee, charge or assessment for water facilities, a fee for wastewater facilities, or both, as appropriately imposed on new development by the City in order to fund or recoup the costs of Capital Improvements or Facilities Expansions necessitated by and attributable to such new development. Impact Fees do not include the dedication or rights-of-way or easements for such facilities, the construction of water or wastewater improvements and other infrastructure within the development to serve the development unless such water or wastewater improvement is listed on the Capital Improvements Plan, the dedication of park land or open space, any site-specific facility, or any other work, dedication or improvement that is not a water or wastewater facility listed on the Capital Improvements Plan.
- (12) "Land Use Assumptions" means the projections of population growth and associated changes in land uses and intensities adopted by the City, as may be amended from time to time, upon which the Capital Improvements Plan is based.
- (13) "Living Unit Equivalent (L.U.E.)" means a unit of measure which represents the quantity of water utilized and wastewater generated on an average annual daily basis from a single-family, detached residence of average size and occupancy and which is the standardized measure used for service units. The formula for determining Living Unit Equivalents is set out in the Impact Fee Calculations, attached hereto as Exhibit "B".
- (14) "New Development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.
- (15) "Offsite" means located entirely on land which is not included within the bounds of the plat or project being considered for impact fee Assessment.
- (16) "Platted" means platted in accordance with Chapter 212, Tex. Loc. Gov't. Code, or the applicable subdivision or platting procedures of the City of Manor.
- (17) "Service Area" means the area within which impact fees for Capital Improvements or Facilities Expansions will 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 Capital Improvements Plan applicable to the service area.

- (18) "Service Unit" means the same as "Living Unit Equivalent", which is the applicable standard units of measure shown in Exhibit "B" hereto.
- (19) "Site-Specific Facility" means an improvement or facility which is for the primary use or benefit of a new development and which is not included in the Capital Improvements Plan and for which the developer or property owner is solely responsible under subdivision and other applicable regulations. Site-specific facility may include improvements located offsite, within, or on the perimeter of the new development site.
- (20) "Wastewater Facility" means an improvement for providing sanitary sewer service, including, but not limited to, land or easements, treatment facilities, lift stations, collection lines, or interceptor mains. Wastewater facilities exclude Site-Specific facilities constructed by developers.
- (21) "Wastewater Facility Expansion" means the expansion of the capacity of any existing wastewater facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing wastewater facility to serve existing development.
- (22) "Wastewater Capital Improvements Plan" or "Wastewater Improvements Plan" means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or sanitary sewer expansions and their associated costs which are necessitated by and which are attributable to new development projected within a period not to exceed ten (10) years, and which are to be financed in whole or in part through the imposition of community impact fees pursuant to this Ordinance.
- (23) "Water Facility" means an improvement for providing water service, including, but not limited to, land or easements, water supply, water treatment facilities, water supply facilities, water storage facilities, or water distribution lines. Water facility excludes Site-Specific facilities constructed by developers.
- (24) "Water Facility Expansion" means the expansion of the capacity of any existing water facility, including increasing contract rights for water supply, for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water facility to serve existing development.
- (25) "Water Capital Improvements Plan" or "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 projected within a period not to exceed ten (10) years, and which are to be financed in whole or in part through the imposition of community impact fees pursuant to this Ordinance.

- (26) Terms used which are defined in § 395.001, Tex. Loc. Gov't. Code, shall have the same meaning as they have in said Code.

Section 1.5. Adoption of Capital Improvements Plan. The Capital Improvements Plan identifying capital improvements or facility expansions pursuant to which Impact Fees may be assessed, as considered at the **April 4, 2012** public hearing and as set out in Exhibit "A" attached hereto, is hereby adopted.

Section 1.6. State Law. Chapter 395 supplements this Ordinance to the extent that its provisions may be applicable hereto and, to such extent, its provisions are incorporated herein.

Section 1.7. Advisory Committee. (a) The Advisory Committee shall consist of the City Planning and Zoning Commission (the "Commission") and other citizens of the City appointed by the City Council. If the Commission does not include at least one representative of the real estate, development or building industry who is not an employee or official of a governmental entity, the City council shall appoint at least one representative, having such qualifications, as a voting member of the Advisory Committee. If any Impact Fee is to be applied to the extraterritorial jurisdiction of the City, a representative from that area shall be appointed by the City Council.

(b) The duties of the Advisory Committee shall be as follows:

- (i) advise and assist the adoption of land use assumptions;
- (ii) review the Capital Improvements Plan and file written comments;
- (iii) monitor and evaluate implementation of the Capital Improvements Plan;
- (iv) file semi-annual reports with respect to the progress of the Capital Improvements Plan and report to the City Council any perceived inequities in implementing the plan or imposing the Impact Fee; and
- (v) recommend to the City Council as necessary and required the timely amendment and/or update of the Capital Improvements Plan and the Impact Fees.

- (c) All information and professional reports concerning the development and implementation of the Capital Improvements Plan shall be made available to the Advisory Committee, and the City staff and contract officers of the City shall provide the committee with such support and assistance as may be required.

PART 2. COMMUNITY IMPACT FEE ESTABLISHED.

Section 2.1. Establishment. There is hereby established a Community Impact Fee which shall be imposed against new development in order to generate revenues for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to such new development.

Section 2.2. Basis. The Community Impact Fee shall be assessed on the basis of Living Unit Equivalents. The number of Living Unit Equivalents shall be determined at the time of Assessment as hereinafter set out.

Section 2.3. Amount. The Community Impact Fee for each Living Unit Equivalent shall, as set forth in Exhibit "B" as amended from time to time in accordance with Chapter 395, be \$1,800.00 for water service and \$1,800.00 for wastewater service for all new assessments. This fee shall apply to lots platted or replatted after June 6, 2012, to land on which new development occurs or is proposed to occur without platting, and in any other circumstance where a previously adopted Impact Fee does not apply.

For all other lots or development, the Community Impact Fee for each Living Unit Equivalent shall be in accordance with amounts imposed in previous Ordinances for the applicable time period as shown in the following schedule:

For lots platted from November 19, 2008 to June 6, 2012, \$2,500 for water service and \$2,100 for wastewater service per Ordinance 320 as amended.

For lots platted from May 16, 2007 to November 19, 2008, \$2,200 for water service and \$2,100 for wastewater service per Ordinance 320.

For lots platted from July 28, 2004 to May 16, 2007, \$1,700 for water service and 1,800 for wastewater service per Ordinance 250.

For lots platted from September 27, 2000 to July 28, 2004, \$1,575 for water service and \$1,925 for wastewater service per Ordinance 164 .

For lots platted from November 16, 1994 to September 27, 2000, \$1,440 for water service and \$1,630 for wastewater service per Ordinance 79B.

For lots platted from May 18, 1989 to November 16, 1994, \$1,335 for water service and \$2,375 for wastewater service per Ordinance 79A.

For lots platted from October 9, 1985 to May 18, 1989, \$500 for water service and \$850 for wastewater service per Ordinance 79.

Section 2.4. Payment. All payments pursuant to this Ordinance shall be made to the City Secretary or his/her designate.

Section 2.5. Variance or Waiver. (a) The City Council may reduce or waive an impact fee for any service unit that would qualify as affordable housing in accordance with § 395.016 (g), Tex. Loc. Gov't. Code.

- (b) The City Council may grant a waiver from any requirement of this Ordinance on other grounds, as may be set forth in administrative guidelines or as authorized by statute.
- (c) If the City Council grants a variance or waiver to the amount of the Impact Fee due for a new development under this Section, it shall cause to be appropriated from the other City funds the amount of the reduction in the Impact Fee to the capital improvements account.

Section 2.6. Establishment of Accounts. (a) The City shall establish an account to which interest is allocated for each category of capital facility for which an Impact Fee is imposed pursuant to this Ordinance. Each Impact Fee collected within the service area shall be deposited in such account.

- (b) Interest earned on the Impact Fee account shall be considered funds of the account and shall be used solely for the purposes for which the impact fee was imposed as shown by the Capital Improvements Plan.
- (c) The City shall establish adequate financial and accounting controls to ensure that Impact Fees disbursed from the account are utilized solely for the purposes authorized in Section 2.7. Disbursement of funds shall be authorized by the City at such times as are reasonably necessary to carry out the purposes and intent of this Ordinance; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.
- (d) The City shall maintain and keep financial records for Impact Fees, which shall show the source and disbursement of all fees collected or expended and shall be open for public inspection and copying during ordinary business hours.

Section 2.7. Use of Proceeds. (a) The Impact Fees collected pursuant to this Ordinance may be used to finance or to recoup the costs of any Capital Improvements or Facilities Expansions identified in the Capital Improvements Plan for the service area, including the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees, and expert witness fees), and the fees actually paid or contracted to be paid to an independent qualified engineer or other consultants preparing or updating the Capital Improvements Plan who is not an employee of the City. Impact Fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City to finance such Capital Improvements or Facilities Expansions.

- (b) Impact Fees collected pursuant to this Ordinance shall not be used to pay for any of the following expenses:
- (i) construction, acquisition or expansion of Capital Improvements or assets other than those identified in the Capital Improvements Plan;
 - (ii) repair, operation, or maintenance of existing or new Capital Improvements or Facilities Expansions;
 - (iii) upgrading, expanding or replacing existing Capital Improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;
 - (iv) upgrading, expanding or replacing existing Capital Improvements to provide better service to existing development; provided, however, that Impact Fees may be used to pay the costs of upgrading, expanding or replacing existing Capital Improvements in order to meet the need for new Capital Improvements generated by new development; or
 - (v) administrative and operating costs of the city.

PART 3. ASSESSMENT AND COLLECTION OF COMMUNITY IMPACT FEES.

Section 3.1. Unless there is an agreement for payment of impact fees in another manner, Community Impact Fees shall be assessed and collected on new development in the following manner, subject to Chapter 395, Section 395.019:

- (a) For impact fees adopted and land platted before June 20, 1987, or land on which new development occurs or is proposed without platting, the Community Impact Fee shall be assessed at the earlier of the time application is made for a building permit or for connection to the City's water or wastewater system, provided that in the event the

application or permit expires, the impact fee may be recalculated on the submission of a future application or permit. The assessed Community Impact Fee shall be collected at the earlier of the time of connection to the City's water or sewer system or at the time the City issues either the building permit or the certificate of occupancy.

- (b) For land platted after June 20, 1987, the Community Impact Fee shall be assessed before or at the time of filing of the final plat. The assessed Community Impact Fee, if not already collected, shall be collected: (1) at the time the City issues a building permit; or (2) for land platted outside the corporate boundaries of the City or where a building permit is not being issued, the City shall collect the fees at the time an application for an individual meter connection to the City's water or wastewater system is filed.
- (c) If the provisions of Chapter 395, Section 395.019 are determined to be in conflict with any section of this ordinance, the statute governs.

Section 3.2.

Impact fees may be assessed but not collected for property where service is not available unless:

- (a) the City commits to commence construction of necessary facilities identified in the Capital Improvements Plan within two years and will have service available within a reasonable time not to exceed five years;
- (b) the City agrees in writing to permit the property owner to construct or finance the required Capital Improvement(s) or facility expansion(s) and that the costs incurred or funds advanced by such owner will either:
 - (i) be credited against the impact fees otherwise due from such owner; or
 - (ii) be reimbursed to the owner from impact fees paid from such owner and other new developments that will use such improvements or expansions, in which case fees shall be reimbursed to the owner as and when collected by the City from new development; or
- (c) the owner voluntarily requests the City to reserve capacity to serve future development and the City and the owner enter into a valid written agreement;
- (d) provided that any such impact fee assessed but not collected, and for which no written agreement is entered into between the City and the property

owner pursuant to this Section 3.2 (shall be thereafter collected at the earlier of the time the City contracts for the capital improvements necessary to serve the property or service is made available to the property; and

- (e) A property owner and the City may enter into a valid written agreement providing for the time and method of the payment of impact fees, which agreement shall prevail over any contrary provision of this Ordinance.

Section 3.3. Calculation of Impact Fees. (a) Impact fees shall be calculated based upon the number of service units as determined by using the conversion table provided in Exhibit "B". The impact fee required for any property, development or application shall be determined by multiplying the number of service units in the proposed development by the amount of the respective impact fees per service unit set forth in Section 2.3 and in Exhibit "B".

- (b) Should the number of service units required for any property increase after the impact fees for such property are assessed and collected, the impact fees for such property shall be increased in an amount equal to the amount attributable to the additional service units.
- (c) The total amount of impact fees to be paid to and deposited into the impact fee account by the City for any development shall be reduced by any allowable Credits, if any, for the category of Capital Improvements as provided in Section 3.7.
- (d) If at anytime impact fees are assessed against any property but are unpaid, the total amount of such unpaid impact fees shall be attached to the development application, plat and/or other documents applicable to the property and thereafter collected
 - (i) at the earliest time provided for in this Ordinance; and
 - (ii) in no event later than the date service is connected to the property.
- (e) Replatting shall not require recalculation of impact fees unless the number of service units is increased. If a proposed replat increases the number of service units, the impact fee shall be recalculated as provided in Section 3.3(b) above.

Section 3.4. In Addition to Other Fees. The Community Impact Fee shall be charged in addition to all other fees set out by City Ordinance or regulation including, but not limited to, building permit fees and tap fees, park land dedication requirements and payments in lieu, and dedication of easements and right-of-way.

Section 3.5. Easement Exclusive of Fees. If granting of easements or rights-of-way is necessary to construction of an Capital Improvement, said easement shall be granted by the

record owner of the land so affected, exclusive and in addition to the payment of the impact fee, and at the time of payment of the impact fee, as a condition of service. If construction of an Capital Improvement is undertaken by the City in any public right-of-way due to lack of said easement, and subsequent relocation of the improvement is required by any public agency, the record owner of the land shall bear all expense of said relocation.

Section 3.6. Appeals. (a) The property owner or applicant for new development may appeal the following decisions to the City Council: (1) the applicability of an impact fee to the development; (2) the amount of the impact fee due; (3) the availability or the amount of any Credit; (4) the application of any Credit against an impact fee due; (5) the amount of a refund due, if any.

- (b) The burden of proof shall be on the appellant to demonstrate that the amount of the fee or the amount of the Credit was not calculated according to the applicable schedule of service units or the guidelines established for determining Credits.
- (c) The appellant must file a notice of appeal with the City Secretary within thirty (30) days following the decision appealed from. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Attorney in an amount equal to the original determination of the impact fee due, the development application may be processed while the appeal is pending.

Section 3.7. Credits. If the property owner and the City have entered into a valid written agreement authorized by the City Council, then, in that event, to the extent provided for in such agreement, if any, the property owner shall be entitled to:

- (a) an off-set against or Credit for the payment of impact fees otherwise payable by such property owner for the land being developed, to the extent of the approved costs and expense of any such construction, contribution, or dedication of any facility appearing on the Capital Improvements Plan which is required to be constructed by the City in order to serve a property owner's development, that is paid or made by such property owner;
- (b) A Credit against any category of impact fee as provided in the agreement; or
- (c) Reimbursement for the costs of Capital Improvement(s), constructed or paid by the property owner, from Impact Fees received from other new developments that will use such Capital Improvement(s) or facility expansion(s).

Section 3.8. Refunds. (a) On the request of an owner of property on which an Impact Fee has been paid, the political subdivision shall refund the Impact Fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or

service is not available within a reasonable period considering the type of Capital Improvement or facility expansion to be constructed, but in no event later than five years from the date of the fee payment.

- (b) Upon completion of all the Capital Improvements or Facilities Expansions identified in the Capital Improvements Plan, the City shall recalculate the maximum impact fee per service unit using the actual costs of the Capital Improvements or expansions. If the maximum impact fee per service unit based on actual cost is less than the impact fee per service unit paid, the City shall refund the difference, if such difference exceeds the impact fee paid by more than ten percent (10%). The refund to the record owner shall be calculated by multiplying such difference by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.
- (c) The City shall refund any impact fee or part thereof that is not spent as authorized by this Ordinance within 10 years after the date of the fee payment.
- (d) An impact fee collected pursuant to this Ordinance shall be considered expended if the total expenditures for Capital Improvements or Facilities Expansions authorized in Section 2.7 within the service area within ten (10) years following the date of collection exceeds the total fees collected for such improvements or expansions during such period.
- (e) If a refund is due pursuant to this section, the City shall pro-rate the same by dividing the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The total refund payable to any such property owner shall be calculated by multiplying the refund due per service unit by the number of service units for the property for which the fee was paid, and interest due shall be calculated upon that amount.
- (f) Refunds shall be made only to the record owner of the property at the time of the refund and shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in § 302.002 of the Texas Finance Code, or its successor.

Section 3.9. Updates to Plan and Revision of Fees. (a) The City shall update its land use assumptions and Capital Improvements Plan and shall recalculate its impact fees not less than once every five years in accordance with the procedures set forth in Texas Rev. Civil Statutes, Local Government Code, Section 395, or in any successor statute; provided that after giving the required notice the City Council may determine that no changes or amendments are required.

- (b) The City may review its land use assumptions, Capital Improvements Plan, and

other factors such as market conditions more frequently than provided in subsection (a) to determine if the land use assumptions and Capital Improvements Plan should be updated and the impact fee recalculated or adjusted accordingly.

Section 3.10. Prohibition Against Transfer. The payment of impact fees and Credits earned under this Ordinance shall inure to the benefit of and remain with the land for which such impact fees were paid or Credits earned, and may not be sold, assigned, conveyed or transferred for the benefit of any other land or property. No impact fee receipts, LUEs, rights, benefits or Credits arising under this Ordinance may be sold, assigned, transferred or conveyed except to a subsequent grantee or purchaser of the land for which such fee was paid or Credit earned. All rights or benefits arising from the payment of an impact fee or any Credit shall automatically vest in the owner and each subsequent owner of the land for which the fee was paid or Credit earned.

Section 3.11. School Districts. A school district is not required to pay fees imposed under this Ordinance unless the board of trustees of the district consents by entering into a contract with the City that imposes the fees.

PART 4: CLOSING PROVISIONS.

Section 4.1. Construction. The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 395, as amended, and if any term or provision of this Ordinance shall appear to conflict with any term, provision or condition of Chapter 395, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with Chapter 395.

Section 4.2. Amendment. Ordinance No. 320 is hereby updated and amended in its entirety; provided that such ordinance shall remain in force and effect as herein provided with respect to plats and applications for building permits submitted prior to the effective date of this ordinance.

Section 4.3. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 4.4. Code of Ordinances. It is the intention of the Council that this ordinance shall become a part of the Code of Ordinances of the City of Manor, Texas, and may be renumbered and codified therein accordingly.

Section 4.5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code,

and it is accordingly so ordained.

Section 4.6. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.


PASSED AND APPROVED on this 6th day of June 2012.

ATTEST:

THE CITY OF MANOR, TEXAS



Paulina Torres, City Secretary



Jeff Turner, Mayor



**EXHIBIT A-2
CITY OF MANOR WATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
APRIL 2012**

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 (2011 Dollars) | Annual Interest | Period (yr) | Payment | Total Payment | Construction Cost (adjusted for inflation @ 3% per annum) | Soft Costs | Contingency (10% + 1% per annum over 20 years) | Financing Cost (3% over 20 years) | Total Project Costs | Detailed Description |
|--------------|------|---|---------|--------|-------------|-------------------------------------|-----------------|-------------|---------------|-----------------|--|---------------|--|--------------------------------------|-------------------------|--|
| W-5 | 2013 | Gregg Manor Road Water Line | 12 | Inch | 5,500 | \$ 294,000.00 | 0.050 | 20 | \$ 31,334.78 | \$ 626,694.61 | \$ 306,700.00 | \$ 46,300.00 | \$ 35,000.00 | \$ 236,184.61 | \$ 627,000.00 | Transmission main from downtown along assigned Gregg Manor Road to Hill Lane |
| W-6 | 2015 | Blake Manor Road Water Line | 12 | Inch | 3,200 | \$ 288,800.00 | 0.050 | 20 | \$ 31,854.20 | \$ 639,084.06 | \$ 308,120.00 | \$ 46,450.00 | \$ 42,700.00 | \$ 240,864.06 | \$ 639,000.00 | Transmission main from downtown along Blake Manor Road to future FM 973. Includes replacing 400 LF of 6" pipe in Downtown Plant |
| W-9 | 2012 | Gregg Manor Road Water Supply - Chemical Feed | N/A | each | N/A | \$ 200,000.00 | 0.050 | 20 | \$ 20,116.82 | \$ 402,338.33 | \$ 200,000.00 | \$ 30,000.00 | \$ 20,700.00 | \$ 151,636.33 | \$ 402,000.00 | Facility for boosting disinfectant residuals in wholesale water supplied by Blue Water |
| W-10 | 2018 | Hill Lane Water Line | 12 | Inch | 3,450 | \$ 280,800.00 | 0.050 | 20 | \$ 36,286.44 | \$ 723,328.79 | \$ 347,760.00 | \$ 52,200.00 | \$ 52,000.00 | \$ 273,358.79 | \$ 725,000.00 | Water Distribution main along Hill Lane to serve new growth |
| W-13 | 2014 | US 290 Crossing at Golf Course | 12 | Inch | 250 | \$ 100,000.00 | 0.050 | 20 | \$ 11,266.08 | \$ 225,321.18 | \$ 110,000.00 | \$ 16,600.00 | \$ 13,800.00 | \$ 84,921.18 | \$ 225,000.00 | Connect 12" water lines on north and south sides of US 290 |
| W-14 | 2016 | Gregg Manor Road Water Supply - Ground Storage Tank and Pumps | 250,000 | gallon | | \$ 683,800.00 | 0.050 | 20 | \$ 65,532.18 | \$ 1,710,613.67 | \$ 820,320.00 | \$ 123,000.00 | \$ 122,800.00 | \$ 644,723.67 | \$ 1,711,000.00 | 250,000 gal Ground Storage Tank and 1,400 gpm expandable pump station for wholesale water supply connection |
| W-15 | 2014 | FM 973 Water Line | 16 | Inch | 2200 | \$ 246,400.00 | 0.050 | 20 | \$ 27,787.14 | \$ 555,342.80 | \$ 271,040.00 | \$ 49,706.00 | \$ 34,300.00 | \$ 209,302.80 | \$ 555,000.00 | Transmission main from US 290 to serve new growth on the east and west sides of FM 973 |
| W-16 | 2015 | US 290 Water Line | 12 | Inch | 2500 | \$ 243,800.00 | 0.050 | 20 | \$ 28,954.74 | \$ 578,084.70 | \$ 280,140.00 | \$ 42,000.00 | \$ 38,700.00 | \$ 218,254.70 | \$ 579,000.00 | Parallel 12" waterline to increase US 290 capacity |
| W-17 | 2015 | US 290 Water Line | 16 | Inch | 4400 | \$ 492,800.00 | 0.050 | 20 | \$ 56,679.97 | \$ 1,171,413.38 | \$ 566,720.00 | \$ 85,000.00 | \$ 75,200.00 | \$ 441,493.38 | \$ 1,171,000.00 | Extend transmission main from Presidential Glen to Old Kimbro Road |
| W-18 | 2015 | Old Kimbro Road Water Line | 12 | Inch | 3000 | \$ 232,000.00 | 0.050 | 20 | \$ 29,954.56 | \$ 689,081.16 | \$ 289,800.00 | \$ 43,500.00 | \$ 40,000.00 | \$ 225,781.16 | \$ 689,000.00 | Transmission main to serve new growth north of US 290 |
| W-19 | 2017 | Old Kimbro Road Water Line | 16 | Inch | 3000 | \$ 336,000.00 | 0.050 | 20 | \$ 44,181.57 | \$ 883,831.37 | \$ 420,000.00 | \$ 63,000.00 | \$ 67,900.00 | \$ 333,031.37 | \$ 884,000.00 | Transmission main to serve new growth south of US 290 |
| W-20 | 2017 | Bols D'Arc Lane Water Line | 16 | Inch | 2700 | \$ 302,400.00 | 0.050 | 20 | \$ 39,768.23 | \$ 785,384.62 | \$ 378,000.00 | \$ 58,700.00 | \$ 50,900.00 | \$ 299,764.62 | \$ 795,000.00 | Transmission main to improve delivery of water from East EST |
| W-21 | 2017 | Old Kimbro Road Elevated Storage Tank | 350000 | gallon | | \$ 1,225,000.00 | 0.050 | 20 | \$ 161,682.98 | \$ 3,231,659.63 | \$ 1,631,250.00 | \$ 228,700.00 | \$ 248,500.00 | \$ 1,214,209.63 | \$ 3,222,000.00 | EST at 665' HGL to meet peak demands for growth east of Old Kimbro Road |
| W-22 | 2016 | Bols D'Arc Lane Water Line | 12 | Inch | 2500 | \$ 210,000.00 | 0.050 | 20 | \$ 26,279.45 | \$ 525,568.05 | \$ 262,000.00 | \$ 37,800.00 | \$ 37,700.00 | \$ 169,068.05 | \$ 526,000.00 | Transmission main to serve new growth north of Tower Rd |
| W-24 | 2020 | Gregg Manor Road Pump Improvements | 1200 | gpm | | \$ 25,000.00 | 0.050 | 20 | \$ 3,787.45 | \$ 75,749.00 | \$ 35,000.00 | \$ 5,300.00 | \$ 6,800.00 | \$ 28,549.00 | \$ 79,000.00 | Increase Pump Capacity (and contracted supply) at wholesale water connection |
| W-30 | 2018 | US 290 Water Line | 16 | Inch | 12200 | \$ 1,388,400.00 | 0.050 | 20 | \$ 188,469.47 | \$ 3,769,089.93 | \$ 1,776,320.00 | \$ 266,400.00 | \$ 306,400.00 | \$ 1,420,869.33 | \$ 3,770,000.00 | Extend transmission main from Old Kimbro Road to Ballerstedt Road |
| Total | | | | | | | | | | | | | | | \$ 15,506,000.00 | |

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

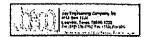




EXHIBIT A-4
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
APRIL 2012

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 (2012 Dollars) | Interest | Period | 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-5 | 2013 | Northwest Manor Gravity Lines | \$ 335,400.00 | 0.00425 | 240 | \$ 2,694.57 | \$ 711,408.60 | 12" | 4,000 | \$ 352,170.00 | \$ 62,800.00 | \$ 40,600.00 | \$ 268,026.60 | \$ 711,000.00 | Gravity Collection Lines to serve new growth in northwest Manor |
| S-6 | 2013 | Northwest Manor Lift Station and Force Main | \$ 408,120.00 | 0.00425 | 240 | \$ 3,607.61 | \$ 895,873.81 | 300 gpm | | \$ 428,826.00 | \$ 64,300.00 | \$ 46,300.00 | \$ 323,747.81 | \$ 866,000.00 | Lift station and forced main to serve new growth in northwest Manor |
| S-13 | 2018 | Add. Wilbarger WWTP Capacity | \$ 4,500,000.00 | 0.00425 | 240 | \$ 61,466.49 | \$ 12,356,757.16 | 0.5 MGD | | \$ 5,850,000.00 | \$ 877,500.00 | \$ 1,009,100.00 | \$ 4,620,167.16 | \$ 12,357,000.00 | New Treatment Plant Capacity to Serve Add. Growth |
| S-15 | 2015 | Cottonwood WWTP, Phase 1, 0.25 MGD | \$ 2,250,000.00 | 0.00425 | 240 | \$ 22,178.87 | \$ 5,322,927.98 | 250000 | | \$ 2,687,500.00 | \$ 388,100.00 | \$ 357,100.00 | \$ 1,990,227.98 | \$ 5,323,000.00 | Build plant at Regional Site, road and electrical improvements add \$500,000 |
| S-16 | 2018 | East Cottonwood Gravity Line, Lift Station, & Force Main | \$ 1,089,820.00 | 0.00425 | 240 | \$ 12,467.38 | \$ 2,992,170.07 | 15", 18", 30" | 21,800 | \$ 1,416,506.00 | \$ 212,500.00 | \$ 244,400.00 | \$ 1,118,784.07 | \$ 2,992,000.00 | Extend East Cottonwood gravity ww to Regional Site, sized for 10-year capacity |
| S-17 | 2015 | West Cottonwood Gravity Line, US 290 to WWTP | \$ 265,200.00 | 0.00425 | 240 | \$ 2,613.92 | \$ 627,341.09 | 27" and 30" | 10,800 | \$ 304,980.00 | \$ 45,700.00 | \$ 42,100.00 | \$ 234,581.09 | \$ 627,000.00 | Extend 27" and 30" gravity ww from confluence with East Cottonwood to US 290, ultimate capacity |
| S-18 | 2017 | West Cottonwood Gravity Line, Phase 2 | \$ 858,000.00 | 0.00425 | 240 | \$ 9,357.49 | \$ 2,245,797.41 | 21" and 24" | 8,200 | \$ 1,072,500.00 | \$ 160,900.00 | \$ 172,700.00 | \$ 839,697.41 | \$ 2,248,000.00 | Serves West Cottonwood Sub-Basin up to Bols D'Arc Ln, 21" and 24" gravity ww sized for ultimate capacity |
| S-19 | 2016 | FM 873 Gravity Wastewater Line | \$ 452,400.00 | 0.00425 | 240 | \$ 4,094.92 | \$ 1,126,779.86 | 12" | 5,800 | \$ 542,880.00 | \$ 81,400.00 | \$ 81,200.00 | \$ 421,209.86 | \$ 1,127,000.00 | Serves FM 873 Corridor up to Wilbarger Basin divide (approx. Gregg Ln) |
| S-23 | 2019 | Willow Lift Station and Force Main | \$ 466,320.00 | 0.00425 | 240 | \$ 5,781.35 | \$ 1,387,622.99 | 200 gpm | | \$ 629,632.00 | \$ 94,400.00 | \$ 144,800.00 | \$ 518,780.99 | \$ 1,388,000.00 | 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 | 2016 | Wilbarger Lift Station and Force Main to CoP WWTP | \$ 345,620.00 | 0.00425 | 240 | \$ 3,712.94 | \$ 891,106.09 | 12" | 5,100 | \$ 414,624.00 | \$ 62,200.00 | \$ 81,100.00 | \$ 333,182.09 | \$ 891,000.00 | Lift Station and Force Main to serve area north of Shadowglen in Wilbarger Basin |
| Total | | | | | | | | | | | | | | \$ 28,628,005.00 | |

Notes:
Water LUEs are defined as requiring 375 gallons of water per day per single family residence as determined in the City of Manor Water Master Plan.

EXHIBIT B-1
CITY OF MANOR
PLANNING AND DESIGN CRITERIA
APRIL 2012

Water Infrastructure

| Criterion | Value | Unit |
|--|-------|---------|
| People per LUE | 2.8 | |
| Average Day Water Demand | 375 | gpd/LUE |
| Maximum Day Water Demand | 750 | 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 Hydrotank Capacity | 20 | gal/LUE |
| Minimum Water Pump Capacity | 0.06 | 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 | 2.8 | |
| Average Wastewater Flow | 275 | gpd/LUE |
| Peak Wastewater Flow | 1100 | 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
APRIL 2012

| Project No. | Year | Description | Size | Total LUE Capacity | 10-Year LUE Demand | Total Project Cost in 2012 Dollars | Pro Rata Share | Pro Rata Project Cost in 2012 Dollars |
|-------------|------|---|--------|--------------------|--------------------|------------------------------------|----------------|---------------------------------------|
| W-5 | 2013 | Gregg Manor Road Water Line | 12" | 1667 | 538 | \$ 627,000.00 | 32% | \$ 202,355.13 |
| W-6 | 2015 | Blake Manor Road Water Line | 12" | 1667 | 100 | \$ 639,000.00 | 6% | \$ 38,332.33 |
| W-9 | 2012 | Gregg Manor Road Water Supply - Chemical Feed | N/A | 6750 | 4200 | \$ 402,000.00 | 73% | \$ 293,534.78 |
| W-10 | 2016 | Hill Lane Water Line | 8" | 81 | 23 | \$ 725,000.00 | 25% | \$ 183,241.76 |
| W-13 | 2014 | US 290 Crossing at Golf Course | 12" | 1667 | 1667 | \$ 225,000.00 | 100% | \$ 225,000.00 |
| W-14 | 2016 | Gregg Manor Road Water Supply - Ground Storage Tank and Pumps | 250000 | 2500 | 2500 | \$ 1,711,000.00 | 100% | \$ 1,711,000.00 |
| W-15 | 2014 | FM 973 Water Line | 16" | 2400 | 338 | \$ 555,000.00 | 14% | \$ 78,162.50 |
| W-16 | 2015 | US 290 Water Line | 12" | 1667 | 1667 | \$ 579,000.00 | 100% | \$ 579,000.00 |
| W-17 | 2015 | US 290 Water Line | 16" | 2400 | 719 | \$ 1,171,000.00 | 30% | \$ 350,812.08 |
| W-18 | 2015 | Old Kimbro Road Water Line | 12" | 1667 | 55 | \$ 599,000.00 | 3% | \$ 19,763.05 |
| W-19 | 2017 | Old Kimbro Road Water Line | 16" | 2400 | 179 | \$ 884,000.00 | 7% | \$ 65,931.67 |
| W-20 | 2017 | Bois D'Arc Lane Water Line | 16" | 2400 | 2400 | \$ 795,000.00 | 100% | \$ 795,000.00 |
| W-21 | 2017 | Old Kimbro Road Elevated Storage Tank | 350000 | 3500 | 2650 | \$ 3,222,000.00 | 78% | \$ 2,499,514.29 |
| W-22 | 2016 | Bois D'Arc Lane Water Line | 12" | 1667 | 205 | \$ 528,000.00 | 12% | \$ 64,885.06 |
| W-24 | 2020 | Gregg Manor Road Pump Improvements | 1200 | 2000 | 2000 | \$ 76,000.00 | 100% | \$ 76,000.00 |
| W-30 | 2018 | US 290 Water Line | 16" | 2400 | 723 | \$ 3,770,000.00 | 30% | \$ 1,135,712.50 |
| | | | | | | \$ 16,506,000.00 | | \$ 8,017,457.69 |

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 | 173 | 10% | \$ 18,161.37 |
| 2005 | 1667 | Greenbury Offsite Utilities | 12" | \$ 407,816.64 | 308 | 1359 | 82% | \$ 332,467.19 |
| 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% | \$ 500,507.09 |
| 2008 | 5,000 | West Elevated Storage Tank | 500,000 | \$ 2,138,083.58 | 1550 | 2650 | 53% | \$ 1,133,184.30 |
| 2010 | 2,400 | Presidential Glen Water Lines | 16" | \$ 465,054.06 | 8 | 1300 | 54% | \$ 251,904.28 |
| 2009 | 5,000 | East Manor Elevated Storage Tank | 500,000 | \$ 1,880,381.34 | 1550 | 2650 | 53% | \$ 996,602.11 |
| Totals | | | | \$ 6,124,000.00 | | | | \$ 3,232,826.34 |

CIF Ineligible Projects

EXHIBIT B-3
CITY OF MANOR WATER IMPROVEMENTS
MISCELLANEOUS PROJECT COSTS
APRIL 2012

| Description | | Amount |
|---|----|---------------|
| Water Impact Fee Fund Balance (deduction) | \$ | (58,701.00) |
| CIF Studies | \$ | 10,300.00 |
| Study Cost for Water, Mapping, Modeling | \$ | 40,000.00 |
| Total Water-Related Costs | | \$ (8,401.00) |

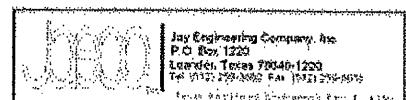


EXHIBIT B-4
CITY OF MANOR WATER
IMPACT FEE CALCULATION
APRIL 2011

| CATEGORY | AMOUNT |
|-----------------------------------|--------------------|
| Total CIP Eligible Project Cost : | \$ 11,241,883.02 |
| Number of LUEs added: | \$ 2,650.00 |
| Maximum Water CIF: | \$ 4,242.00 |
| 50% Credit: | \$ (2,121.00) |
| MAXIMUM ASSESSABLE CIF: | \$ 2,121.00 |
| ASSESSED WATER CIF: | \$ 1,800.00 |

EXHIBIT B-5
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
PRO RATA CALCULATIONS
APRIL 2012

| Project No. | Year | Description | Size | Total LUE Capacity | 10-Year LUE Demand | Total Project Cost in 2012 Dollars | Pro Rata Share | Pro Rata Project Cost in 2012 Dollars |
|-------------|------|--|---------------------------|--------------------|--------------------|------------------------------------|----------------|---------------------------------------|
| S-5 | 2013 | Northwest Manor Gravity Lines | 12" | 625 | 420 | \$ 711,000.00 | 50.91% | \$ 362,000.00 |
| S-6 | 2013 | Northwest Manor Lift Station and Force Main | 12" GM, 300 GPM LS, 8" FM | 320 | 160 | \$ 866,000.00 | 50.00% | \$ 433,000.00 |
| S-13 | 2018 | Addl. Wilbarger WWTP Capacity | 500,000 | 1818 | 850 | \$12,357,000.00 | 46.75% | \$ 5,777,000.00 |
| S-15 | 2015 | Cottonwood WWTP, Phase 1, 0.25 MGD | 250,000 | 909 | 910 | \$ 5,323,000.00 | 100.10% | \$ 5,328,000.00 |
| S-16 | 2018 | East Cottonwood Gravity Line, Lift Station, & Force Main | 12" GM, 350 GPM LS, 8" FM | 1000 | 375 | \$ 2,992,000.00 | 37.50% | \$ 1,122,000.00 |
| S-17 | 2015 | West Cottonwood Gravity Line, US 290 to WWTP | 12" | 1200 | 540 | \$ 627,000.00 | 45.00% | \$ 282,000.00 |
| S-18 | 2017 | West Cottonwood Gravity Line, Phase 2 | 12" | 1200 | 540 | \$ 2,246,000.00 | 45.00% | \$ 1,011,000.00 |
| S-19 | 2016 | FM 973 Gravity Wastewater Line | 12" | 754 | 75 | \$ 1,127,000.00 | 9.95% | \$ 112,000.00 |
| S-23 | 2019 | Willow Lift Station and Force Main | 200 gpm | 210 | 100 | \$ 1,388,000.00 | 47.62% | \$ 661,000.00 |
| S-27 | 2016 | Wilbarger Lift Station and Force Main to CoP WWTP | 12" | 679 | 70 | \$ 891,000.00 | 10.31% | \$ 92,000.00 |
| | | | | Totals | | \$28,628,000.00 | | \$15,180,000.00 |

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 |
| 2009 | 727 | Wilbarger WWTP Capacity Buyback | Purchase excess 200,000 gpd capacity from Metro H2O | \$ 824,000.00 | 0 | 727 | 100% | \$ 824,000.00 |
| Totals | | | | \$ 4,319,852.45 | | | | \$ 2,069,000.00 |

Clf Ineligible Projects

| | |
|------|---|
| 2005 | Creekside Lift Station Forced Main Adjustment |
|------|---|

EXHIBIT B-6
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
MISCELLANEOUS PROJECT COSTS
APRIL 2012

| Description | Total Cost |
|---|----------------|
| Wastewater Impact Fee Fund Balance (deduction) | \$ (55,776.00) |
| CIF Studies | \$ 10,300.00 |
| Gilleland Creek COA Impact Fee (628 LUEs @ \$1,400) | \$ 879,200.00 |
| Study Cost for Wastewater, Mapping, Modeling | \$ 40,000.00 |
| Total Sewer-Related Costs \$ 873,724.00 | |

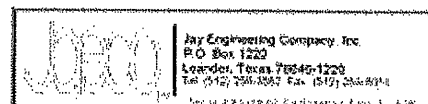


EXHIBIT B-7
CITY OF MANOR WASTEWATER
IMPACT FEE CALCULATION
APRIL 2012

| CATEGORY | AMOUNT |
|-----------------------------------|------------------|
| Total CIP Eligible Project Cost : | \$ 18,123,000.00 |
| Number of LUEs added: | \$ 3,900.00 |
| Maximum Wastewater CIF: | \$ 4,647.00 |
| 50% Credit: | \$ (2,323.50) |
| MAXIMUM ASSESSABLE CIF: | \$ 2,323.50 |
| ASSESSED WASTEWATER CIF: | \$ 1,800.00 |

EXHIBIT B-8
CITY OF MANOR WATER AND WASTEWATER IMPACT
FEE FACTORS
APRIL 2012

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.

| Dwelling Type | Units | LUE Factor |
|---------------------------|----------------------|------------|
| 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.

| Meter Size (Inch) | Type | LUE Factor |
|-------------------|--------------|------------|
| 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 |