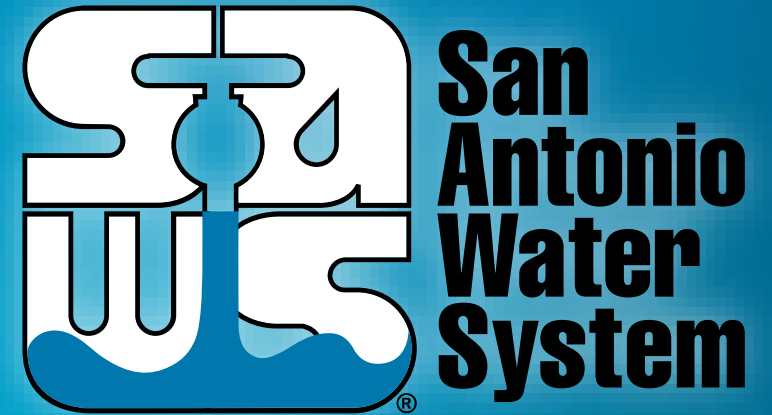


2019 – 2028 Impact Fee Update

Tracey B. Lehmann, P.E.
Director of Development



MAKING SAN ANTONIO
WATERFUL

January 30, 2019

Proposed 2019-2028 Impact Fee Program Compared to Current Program

As of 11-28-2018

	EDU Definition (gpd)		LUAP (EDUs)		Eligible Equity & CIP (\$)		Calculated Fee (\$/EDU)		Rate Credit (\$/EDU)		Impact Fee (\$/EDU)		Fee Change	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	\$	%
Water Supply	313	290	95,817	141,770	\$ 282,391,017	\$ 524,425,881	\$ 2,947	\$ 3,699	\$ 151	\$ 341	\$ 2,796	\$ 3,358	\$ 562	20%
Water Flow	313	290	95,817	141,770	\$ 121,466,247	\$ 186,148,650	\$ 1,268	\$ 1,313	\$ 86	\$ 99	\$ 1,182	\$ 1,214	\$ 32	3%
Water System Development (total)	313	290	95,817	141,770	\$ 73,696,321	\$ 140,593,237	\$ 769	\$ 992	\$ 41	\$ 53	\$ 728	\$ 939	\$ 211	29%
High Elevation			8,783	6,845	\$ 6,574,789	\$ 9,048,556	\$ 923	\$ 1,322	\$ 40	\$ 36	\$ 883	\$ 1,286	\$ 403	46%
Middle Elevation			45,265	56,478	\$ 34,596,341	\$ 64,046,843	\$ 843	\$ 1,134	\$ 44	\$ 56	\$ 799	\$ 1,078	\$ 279	35%
Low Elevation			41,769	78,447	\$ 32,525,191	\$ 67,497,837	\$ 657	\$ 860	\$ 38	\$ 51	\$ 619	\$ 809	\$ 190	31%
Wastewater Treatment (total)	240	200	95,589	131,840	\$ 86,683,968	\$ 109,226,487	\$ 907	\$ 828	\$ 61	\$ 61	\$ 845	\$ 767	\$ (78)	-9%
Medio Creek			8,838	15,167	\$ 13,385,880	\$ 19,820,413	\$ 1,515	\$ 1,307	\$ 86	\$ 85	\$ 1,429	\$ 1,222	\$ (207)	-14%
Leon/Dos Rios Creeks			86,751	116,673	\$ 73,298,089	\$ 89,406,075	\$ 845	\$ 766	\$ 59	\$ 58	\$ 786	\$ 708	\$ (78)	-10%
Wastewater Collection (total)	240 & 300	200 & 600	95,589	131,840	\$ 167,093,734	\$ 249,815,622	\$ 1,748	\$ 1,895	\$ 95	\$ 103	\$ 1,653	\$ 1,791	\$ 138	8%
Medio Creek			8,838	15,167	\$ 7,627,627	\$ 13,693,357	\$ 863	\$ 903	\$ 25	\$ 42	\$ 838	\$ 861	\$ 23	3%
Upper Medina			18,744	11,667	\$ 21,475,227	\$ 11,011,473	\$ 1,651	\$ 1,504	\$ 86	\$ 82	\$ 1,565	\$ 1,422	\$ (143)	-9%
Lower Medina			3,762	4,410	\$ 11,374,282	\$ 9,011,045	\$ 505	\$ 560	\$ 30	\$ 40	\$ 475	\$ 520	\$ 45	9%
Upper Collection			35,689	39,389	\$ 39,431,580	\$ 52,066,400	\$ 2,666	\$ 3,492	\$ 146	\$ 178	\$ 2,520	\$ 3,314	\$ 794	32%
Middle Collection			12,048	21,769	\$ 37,842,239	\$ 84,225,889	\$ 1,561	\$ 2,171	\$ 92	\$ 122	\$ 1,469	\$ 2,049	\$ 580	39%
Lower Collection			16,508	39,438	\$ 49,342,780	\$ 79,807,458	\$ 768	\$ 793	\$ 49	\$ 55	\$ 719	\$ 738	\$ 19	3%
Totals					\$ 731,331,287	\$ 1,210,209,877	\$ 7,639	\$ 8,727	\$ 434	\$ 657	\$ 7,205	\$ 8,070	\$ 865	12%

Notes:

1. Current = Final Approved 2014 to 2023 impact fee program
2. Proposed = Draft 2019 to 2028 impact fee program presented to the CIAC to date
3. Total Impact Fees (\$/EDU) are weighted averages for water system development, wastewater treatment, wastewater collection, and total.
4. Numbers in italics are presented at latest CIAC meeting.
5. Eligible CIP is the prorated amount of existing and proposed infrastructure to serve the LUAP.
6. EDU definition applies as warranted based on average daily flow in gallons per day (gpd) except collection which shows 200 gpd average dry weather flow & 600 gpd per acre Inflow & Infiltration (I/I).

Draft 2019-2028 Maximum Impact Fee Calculation Compared to Current Program

As of 01-30-2019

	EDU Definition (gpd)		LUAP (EDUs)		Eligible Equity & CIP (\$)		Calculated Fee (\$/EDU)		Rate Credit (\$/EDU)		Impact Fee (\$/EDU)		Fee Change	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	\$	%
Water Supply	313	290	95,817	141,770	\$ 282,391,017	\$ 519,048,777	\$ 2,947	\$ 3,661	\$ 151	\$ 339	\$ 2,796	\$ 3,322	\$ 526	19%
Water Flow	313	290	95,817	141,770	\$ 121,466,247	\$ 182,232,572	\$ 1,268	\$ 1,285	\$ 86	\$ 97	\$ 1,182	\$ 1,188	\$ 6	1%
Water System Development (total)	313	290	95,817	141,770	\$ 73,696,321	\$ 139,999,299	\$ 769	\$ 988	\$ 41	\$ 52	\$ 728	\$ 935	\$ 207	28%
High Elevation			8,783	6,845	\$ 6,574,789	\$ 8,467,874	\$ 923	\$ 1,237	\$ 40	\$ 34	\$ 883	\$ 1,203	\$ 320	36%
Middle Elevation			45,265	56,478	\$ 34,596,341	\$ 60,338,483	\$ 843	\$ 1,068	\$ 44	\$ 54	\$ 799	\$ 1,014	\$ 215	27%
Low Elevation			41,769	78,447	\$ 32,525,191	\$ 71,192,942	\$ 657	\$ 908	\$ 38	\$ 53	\$ 619	\$ 855	\$ 236	38%
Wastewater Treatment (total)	240	200	95,589	131,840	\$ 86,683,968	\$ 102,044,699	\$ 907	\$ 774	\$ 61	\$ 57	\$ 845	\$ 717	\$ (129)	-15%
Medio Creek			8,838	15,167	\$ 13,385,880	\$ 19,820,413	\$ 1,515	\$ 1,307	\$ 86	\$ 85	\$ 1,429	\$ 1,222	\$ (207)	-14%
Leon/Dos Rios Creeks			86,751	116,673	\$ 73,298,089	\$ 82,224,287	\$ 845	\$ 705	\$ 59	\$ 54	\$ 786	\$ 651	\$ (135)	-17%
Wastewater Collection (total)	240 & 300	200 & 600	95,589	131,840	\$ 167,093,734	\$ 235,191,944	\$ 1,748	\$ 1,784	\$ 95	\$ 103	\$ 1,653	\$ 1,681	\$ 28	2%
Medio Creek			8,838	15,167	\$ 7,627,627	\$ 13,693,357	\$ 863	\$ 903	\$ 25	\$ 42	\$ 838	\$ 861	\$ 23	3%
Upper Medina			18,744	11,667	\$ 21,475,227	\$ 11,011,473	\$ 1,651	\$ 1,504	\$ 86	\$ 82	\$ 1,565	\$ 1,422	\$ (143)	-9%
Lower Medina			3,762	4,410	\$ 11,374,282	\$ 9,011,045	\$ 505	\$ 560	\$ 30	\$ 40	\$ 475	\$ 520	\$ 45	9%
Upper Collection			35,689	39,389	\$ 39,431,580	\$ 32,831,501	\$ 2,666	\$ 2,969	\$ 146	\$ 169	\$ 2,520	\$ 2,800	\$ 280	11%
Middle Collection			12,048	21,769	\$ 37,842,239	\$ 71,615,338	\$ 1,561	\$ 2,136	\$ 92	\$ 123	\$ 1,469	\$ 2,013	\$ 544	37%
Lower Collection			16,508	39,438	\$ 49,342,780	\$ 97,029,230	\$ 768	\$ 965	\$ 49	\$ 63	\$ 719	\$ 902	\$ 183	25%
Totals					\$ 731,331,287	\$ 1,178,517,291	\$ 7,639	\$ 8,492	\$ 434	\$ 649	\$ 7,205	\$ 7,843	\$ 638	9%

Notes:

1. Current = Final Approved 2014 to 2023 impact fee program
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3. Total Impact Fees (\$/EDU) are weighted averages for water system development, wastewater treatment, wastewater collection, and total.
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6. EDU definition applies as warranted based on average daily flow in gallons per day (gpd) except collection which shows 200 gpd average dry weather flow & 600 gpd per acre Inflow & Infiltration (I/I).

Wastewater Comparison

	Impact Fee (\$/EDU)	November 28, 2018			January 30, 2019		
		Impact Fee (\$/EDU)	Fee Change		Impact Fee (\$/EDU)	Fee Change	
			Proposed	\$		%	Proposed
Wastewater Treatment (total)	\$ 845	\$ 767	\$ (78)	-9%	\$ 717	\$ (129)	-15%
Medio Creek	\$ 1,429	\$ 1,222	\$ (207)	-14%	\$ 1,222	\$ (207)	-14%
Leon/Dos Rios Creeks	\$ 786	\$ 708	\$ (78)	-10%	\$ 651	\$ (135)	-17%
Wastewater Collection (total)	\$ 1,653	\$ 1,791	\$ 138	8%	\$ 1,681	\$ 28	2%
Medio Creek	\$ 838	\$ 861	\$ 23	3%	\$ 861	\$ 23	3%
Upper Medina	\$ 1,565	\$ 1,422	\$ (143)	-9%	\$ 1,422	\$ (143)	-9%
Lower Medina	\$ 475	\$ 520	\$ 45	9%	\$ 520	\$ 45	9%
Upper Collection	\$ 2,520	\$ 3,314	\$ 794	32%	\$ 2,800	\$ 280	11%
Middle Collection	\$ 1,469	\$ 2,049	\$ 580	39%	\$ 2,013	\$ 544	37%
Lower Collection	\$ 719	\$ 738	\$ 19	3%	\$ 902	\$ 183	25%

Water Comparison

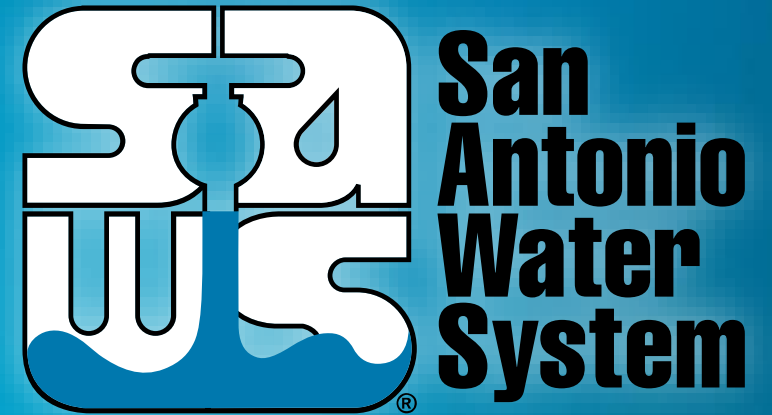
	Impact Fee (\$/EDU)	November 28, 2018			January 30, 2019		
		Impact Fee (\$/EDU)	Fee Change		Impact Fee (\$/EDU)	Fee Change	
			Proposed	\$		%	Proposed
Water Supply	\$ 2,796	\$ 3,358	\$ 562	20%	\$ 3,322	\$ 526	19%
Water Flow	\$ 1,182	\$ 1,214	\$ 32	3%	\$ 1,188	\$ 6	1%
Water System Development (total)	\$ 728	\$ 939	\$ 211	29%	\$ 935	\$ 207	28%
High Elevation	\$ 883	\$ 1,286	\$ 403	46%	\$ 1,203	\$ 320	36%
Middle Elevation	\$ 799	\$ 1,078	\$ 279	35%	\$ 1,014	\$ 215	27%
Low Elevation	\$ 619	\$ 809	\$ 190	31%	\$ 855	\$ 236	38%

Supply Alternatives

Supply Impact Fee Alternatives	2019 Calculated Fee (\$/EDU)	Proposed Rate Credit (\$/EDU)	Proposed Fee (\$/EDU)	Current Fee (\$/EDU)	\$ Change	% Change
Maximum Impact Fee Calculation	\$ 3,661	\$ 339	\$ 3,322	\$ 2,796	\$ 526	19%
CIAC Request - Supply without Vista Ridge (\$930 M)	\$ 1,536	\$ 95	\$ 1,441	\$ 2,796	\$ (1,355)	-48%
Maximum Impact Fee Calculation (Equity)	\$ 2,822	\$ 185	\$ 2,637	\$ 2,796	\$ (159)	-6%

2019 – 2028 Impact Fee Update

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Director of Development



MAKING SAN ANTONIO
WATERFUL 

January 30, 2019

Supply and Flow

Component	Service Area	Total Equity	Eligible %	Eligible Equity	Total CIP	Eligible %	Eligible CIP	Finance Costs
Supply	All	\$1,135,595,893	10.6%	\$120,478,980	\$1,130,000,000	32.4%	\$366,120,000	\$32,449,798

Component	Service Area	Total Equity	Eligible %	Eligible Equity	Total CIP	Eligible %	Eligible CIP	Finance Costs
Flow	All	\$707,256,404	10.0%	\$70,725,640	\$251,858,336	35.4%	\$89,058,529	\$22,448,403

System Development

Component	Service Area	Total Equity	Available Existing Capacity %	Available Existing Capacity	Eligible %	Eligible Equity	Total CIP	Eligible %	Eligible CIP	Finance Costs
Pump Stations	High	\$8,825,384	62.7%	\$5,530,450	15.5%	\$856,352	\$4,463,040	15.5%	\$691,071	\$271,807
	Middle	\$63,777,386	43.0%	\$27,404,797	25.3%	\$6,919,271	\$20,750,000	25.3%	\$5,239,042	\$2,196,185
	Low	\$77,229,345	12.2%	\$9,452,160	100.0%	\$9,452,160	\$6,810,000	100.0%	\$6,810,000	\$3,000,127
Ground Storage	High	\$3,943,294	99.7%	\$3,932,000	0.5%	\$17,802	\$0	0.5%	\$0	\$5,650
	Middle	\$24,718,324	99.5%	\$24,593,656	0.6%	\$150,387	\$21,493,600	0.6%	\$131,431	\$47,733
	Low	\$36,833,849	82.3%	\$30,329,284	4.3%	\$1,298,186	\$3,250,000	4.3%	\$139,110	\$412,046
Elevated Storage	High	\$4,121,983	0.6%	\$24,341	23.7%	\$5,765	\$8,479,570	23.7%	\$2,008,216	\$1,830
	Middle	\$31,292,068	17.0%	\$5,332,004	55.1%	\$2,938,562	\$14,615,125	55.1%	\$8,054,655	\$932,703
	Low	\$37,113,271	5.2%	\$1,932,085	94.1%	\$1,818,951	\$18,287,190	94.1%	\$17,216,371	\$577,337
Well Pumps	All	\$123,454,536	25.3%	\$31,205,475	39.6%	\$12,346,736	\$20,863,600	39.6%	\$8,254,877	\$3,918,869
Transmission	High	\$3,781,951	62.7%	\$2,369,970	15.5%	\$366,974	\$19,000,000	15.5%	\$2,942,020	\$116,478
	Middle	\$27,330,593	43.0%	\$11,743,808	25.3%	\$2,965,123	\$79,426,220	25.3%	\$20,053,845	\$941,134
	Low	\$33,095,176	12.2%	\$4,050,545	100.0%	\$4,050,545	\$11,564,300	100.0%	\$11,564,300	\$1,285,648
TOTAL		\$475,517,160				\$43,186,814	\$229,002,645		\$83,104,939	\$13,707,546

Treatment and Collection

Component	Service Area	Total Equity	Eligible %	Eligible Equity	Total CIP	Eligible %	Eligible CIP	Finance Costs
Treatment	Medio Creek	\$63,914,440	19.0%	\$12,118,178	\$21,066,640	19.0%	\$3,994,235	\$3,708,000
	Leon Creek / Dos Rios	\$403,471,125	13.7%	\$55,057,056	\$132,170,143	7.8%	\$10,320,510	\$16,846,720
TOTAL		\$467,385,565		\$67,175,234	\$153,236,783		\$14,314,745	\$20,554,720

Component	Service Area	Total Equity	Eligible %	Eligible Equity	Total CIP	Eligible %	Eligible CIP	Finance Costs
Collection	Medio	\$31,513,446	18.2%	\$5,725,360	\$19,090,000	32.6%	\$6,216,114	\$1,751,883
	Upper Medina	\$27,177,209	16.2%	\$4,403,861	\$15,975,000	32.9%	\$5,260,089	\$1,347,522
	Lower Medina	\$40,374,029	15.0%	\$6,068,473	\$4,100,000	26.5%	\$1,085,701	\$1,856,871
	Upper Collection	\$87,631,849	17.0%	\$14,867,892	\$71,119,616	18.9%	\$13,414,234	\$4,549,375
	Middle Collection	\$202,372,251	11.4%	\$23,084,885	\$232,517,877	17.8%	\$41,466,788	\$7,063,665
	Lower Collection	\$318,121,621	11.9%	\$37,970,896	\$402,732,382	11.8%	\$47,439,750	\$11,618,584
TOTAL		\$707,190,405		\$92,121,368	\$745,534,875		\$114,882,674	\$28,187,902