

San Antonio Water System

Water and Wastewater Impact
Fee Update

Calculation of Maximum Impact
Fees per Service Unit
November 19, 2010



Agenda

Changes since 11/5 meeting

- Revisions to CIP
- Consistent allocation of rate credits

Maximum Impact Fees per Service Unit

Discussion of Impact Fee Alternatives

CHANGES SINCE 11/5 MEETING

Revisions to CIP

Update from draft to final Master Plan

- Numerous changes, varied impacts on impact fees

Revised construction cost for Integration Pipeline

- Reduced Water Supply impact fee

Duplicate transmission mains removed from Flow CIP

- Reduced Water Delivery – Flow impact fee

Revised construction cost for Salado Creek collection main

- Increased Wastewater Collection impact fee for Upper Collection and Middle Collection service areas

Eligible Future Debt Service: Outside Loop 410

- Assume 10% of study period CIP is funded annually
- Assume 20% of CIP is funded with debt

Line	Description	Value
1	Eligible Future CIP (<i>Revised CIP</i>)	\$43,995,108
2	2011 Eligible Debt-funded Future CIP ([1] * 10% * 20%)	\$879,902
3	2011 Eligible Future CIP Principal Payment	\$13,471

Rate Credit Allocation Change: Outside Loop 410

Line	Description	Value
1	2011 Eligible Future CIP Principal Payment (<i>Revised CIP</i>)	\$13,471
2	2011 Beginning Service Units (<i>Total System</i>)	587,073
3	2020 Year-end Service Units (<i>Total System</i>)	667,416
4	<i>Water Delivery Annual Growth Rate</i>	1.29%
5	2011 Increase in Service Units ([2] * [4])	7,579
6	2011 Year-end Service Units ([2] + [5])	594,652
7	2011 Eligible Future CIP Principal Payment per Service Unit ([1] / [6])	\$0.02
8	<i>2011 Increase in Service Units for Outside Loop 410 Service Area</i>	6,758
9	2011 Eligible Rate Credit ([7] * [8])	\$153

- **Sum of Eligible Future CIP Principal 2011-2040 = \$808,136**

Slide 6

SS8 Red labels need to be adjusted for correct terminology

Line 2 is 2.4%, which is what's consistent with the model but different from Line 4 on Slide 7. Is this correct?

Sean Swe, 11/4/2010

MAXIMUM CALCULATED IMPACT FEES PER SERVICE UNIT

Water Delivery Impact Fees

Impact Fee Category	Service Area	Calculated Impact Fee per EDU	Rate Credit per EDU	Maximum Impact Fee per EDU
Flow – Proposed	Combined	\$1,260	\$70	\$1,190
Flow – Alternative	Inside 410	1,193	82	1,111
	Outside 410	1,345	62	1,283
System Development	High Elevation	995	30	965
	Middle Elevation	803	29	774
	Low Elevation	610	30	580

Comparison of Water Delivery Impact Fees

Impact Fee Category	Service Area	Proposed Impact Fee per EDU	Current Impact Fee per EDU	Increase / (Decrease)
Flow – Proposed	Combined	\$1,190	\$1,098	\$92
Flow – Alternative	Inside 410	1,111	1,098	13
	Outside 410	1,283	1,098	185
System Development	High Elevation	965	1,356	(391)
	Middle Elevation	774	591	183
	Low Elevation	580	668	(88)

Water Supply Impact Fees

Impact Fee Category	Service Area	Calculated Impact Fee per EDU	Rate Credit per EDU	Maximum Impact Fee per EDU
Water Supply	All	\$1,738	\$173	\$1,565

Comparison of Water Supply Impact Fees

Impact Fee Category	Service Area	Proposed Impact Fee per EDU	Current Impact Fee per EDU	Increase / (Decrease)
Water Supply	All	\$1,565	\$1,242	\$323

Wastewater Impact Fees

Impact Fee Category	Service Area	Calculated Impact Fee per EDU	Rate Credit per EDU	Maximum Impact Fee per EDU
Treatment	Medio Creek	\$1,373	\$103	\$1,270
	Leon Creek / Dos Rios	1,022	39	983
Collection	Medio Creek	597	15	582
	Upper Medina	1,383	25	1,358
	Lower Medina	759	11	748
	Upper Collection	1,745	78	1,667
	Lower Collection	1,068	54	1,014
Collection - Proposed	Medio Creek	597	15	582
	Upper Medina	1,383	25	1,358
	Lower Medina	759	11	748
	Upper Collection	1,880	85	1,795
	Middle Collection	1,203	61	1,142
	Lower Collection	579	27	552

Comparison of Wastewater Impact Fees

Impact Fee Category	Service Area	Proposed Impact Fee per EDU	Current Impact Fee per EDU	Increase / (Decrease)
Treatment	Medio Creek	\$1,270	\$901	\$369
	Leon Creek / Dos Rios	983	453	530
Collection	Medio Creek	582	394	188
	Upper Medina	1,358	772	586
	Lower Medina	748	413	335
	Upper Collection	1,667	691	976
	Lower Collection	1,014	413	601
Collection - Proposed	Medio Creek	582	394	188
	Upper Medina	1,358	772	586
	Lower Medina	748	413	335
	Upper Collection	1,795	691	1,104
	Middle Collection	1,142	413	729
	Lower Collection	552	413	139

DRAFT - Proposed Total Impact Fees

Water Service Area	Wastewater Service Area	Proposed Impact Fee per EDU	Current Impact Fee per EDU	Increase / (Decrease)
High Elevation	Medio Creek	\$5,745	\$4,991	\$754
High Elevation	Upper Collection	6,671	4,840	1,831
Middle Elevation	Medio Creek	5,554	4,226	1,328
Middle Elevation	Upper Collection	6,480	4,075	2,405
Middle Elevation	Lower Collection	5,237	3,797	1,440
Low Elevation	Medio Creek	5,360	4,303	1,057
Low Elevation	Upper Medina	5,849	4,600	1,249
Low Elevation	Lower Medina	5,239	3,874	1,365
Low Elevation	Upper Collection	6,286	4,152	2,134
Low Elevation	Lower Collection	5,043	3,874	1,169

DRAFT – Proposed Total Maximum & Minimum Impact Fees

	Proposed	Current	Change	%
Total Minimum (Low Elevation / Lower Collection)	\$5,043	\$3,874	\$1,169	30
Total Maximum (High Elevation / Upper Collection)	6,671	4,840	1,831	38

2006 Increase 23%-107%

DISCUSSION OF IMPACT FEE ALTERNATIVES

Impact Fee Alternatives

Water Delivery – Flow

- Systemwide * #
- Inside Loop 410 / Outside Loop 410

Wastewater Collection

- Upper Collection / Lower Collection *
- Upper Collection / Middle Collection / Lower Collection #

* Current service areas

Proposed service areas

Questions?



Pathways to Lasting Solutions



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