Project 5: Sewer Group C Line Improvements

Project Description
This project involves installation of a new 8-inch gravity line along Winn Road from S. Arizona Drive to the intersection of South Utah Drive and West Cedar Street northwest of Celina Elementary school.

Justification
This project will allow the Winn Road Lift Station to be decommissioned.

Unintended Consequences
None identified.

Special Considerations
None identified.

Potential Alternatives
If this project is not completed, the Winn Road Lift Station would remain in service.

Project Identification	
Number:	5
Grouping:	C
Location:	Downtown
Flexibility:	High
Schedule	
Primary Trigger:	Operational
Secondary Trigger:	Capacity
Trigger # of Lots Constructed	0
Trigger Date:	Oct-2017
Project Complete:	Oct-2018
Project Implementation (Months)	
Engineering/Design:	6
Bid/Construction:	6
Total Project Duration:	12

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$0.41	$0.42
Professional Services	$0.08	$0.08
Total Project Cost	**$0.49**	**$0.50**

Group C					
Diameter (in.)	**Description**	**Depth (ft)**	**Unit Cost ($/LF)**	**Length (ft)**	**Cost**
8	Pipe installation	<20	150	1,500	$ 225,000
	General improvements		75		$ 112,500
				Subtotal	$ 337,500
				Contingency (20%)	$ 67,500
				Professional Services	$ 81,000
				OPCC	$ 486,000

Project 5 Schematic

Project 6: Sewer Group R Line Improvements

Project Description
This project replaces existing 8-inch gravity lines along Preston Road with 10-inch and 12-inch pipelines.

Justification
This project provides the additional capacity needed to accommodate flows from the Chalk Hill Lift Station installed under CIP Group Y.

Unintended Consequences
None identified.

Special Considerations
None identified.

Potential Alternatives
These pipelines will not be necessary if the City elects not to install the Chalk Hill Lift Station.

Project Identification	
Number:	6
Grouping:	R
Location:	North
Flexibility:	Medium
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational
Trigger # of Lots Constructed	0
Trigger Date:	Oct-2017
Project Complete:	Oct-2018
Project Implementation (Months)	
Engineering/Design:	6
Bid/Construction:	6
Total Project Duration:	12

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$0.76	$0.79
Professional Services	$0.15	$0.16
Total Project Cost	**$0.92**	**$0.94**

Group R					
Diameter (in.)	**Description**	**Depth (ft)**	**Unit Cost ($/LF)**	**Length (ft)**	**Cost**
10	Pipe installation	<20	185	1,520	$ 281,200
	General improvements		75		$ 114,000
12	Pipe installation	<20	195	890	$ 173,550
	General improvements		75		$ 66,750
				Subtotal	$ 635,500
				Contingency (20%)	$ 127,100
				Professional Services	$ 152,520
				OPCC	$ 915,120

Project 6 Schematic

Project 7: Sewer Group AA Improvements

Project Identification	
Number:	7
Grouping:	AA
Location:	Downtown
Flexibility:	Medium
Schedule	
Primary Trigger:	Condition
Secondary Trigger:	Operational
Trigger # of Lots Constructed	0
Trigger Date:	Oct-2017
Project Complete:	Oct-2018
Project Implementation (Months)	
Engineering/Design:	6
Bid/Construction:	6
Total Project Duration:	12

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$0.35	$0.36
Professional Services	$0.07	$0.07
Total Project Cost	**$0.42**	**$0.43**

Project Description

The project involves the rehabilitation of manholes throughout Downtown as identified in the manhole assessment. This assessment was conducted under a separate inflow and infiltration (I/I) study performed by Pacheco Koch.

Manhole repairs are intended to reduce I/I into the City's collection system. Methods for repair will vary depending on the type and severity of the defect. Manholes in the CIP group exhibited I/I, and application of a cementitious lining material with an antimicrobial additive was recommended, along with replacement of the cone sections. Some of these manholes will require a watertight sealant due to large amounts of I/I.

Smoke testing identified other manholes that contribute to I/I, but can be repaired using simple maintenance procedures. These maintenance costs are listed in the Manhole Repairs group.

This project should be completed at the same time as Project 8: Sewer Group AB Improvements.

Further cost information is located in the I/I Report, completed in June 2016.

Justification

Through the I/I study, it was determined that these manholes presented severe defects that contribute to inflow and infiltration in the Downtown portion of the collection system. It is intended that the base wastewater flow would be decreased as the inflow and infiltration into the system is improved, and the manhole useful life would be extended by these repairs. In addition, the new cone sections will accommodate 30-inch manholes in accordance with TCEQ requirements. Some damage due to H_2S gas was identified, and although it was not identified as an immediate safety or operational concern, manhole rehabilitation will prevent future damage.

Unintended Consequences

Reducing infiltration in certain areas may cause groundwater tables to rise slightly, however this is not expected to be significant.

Special Considerations

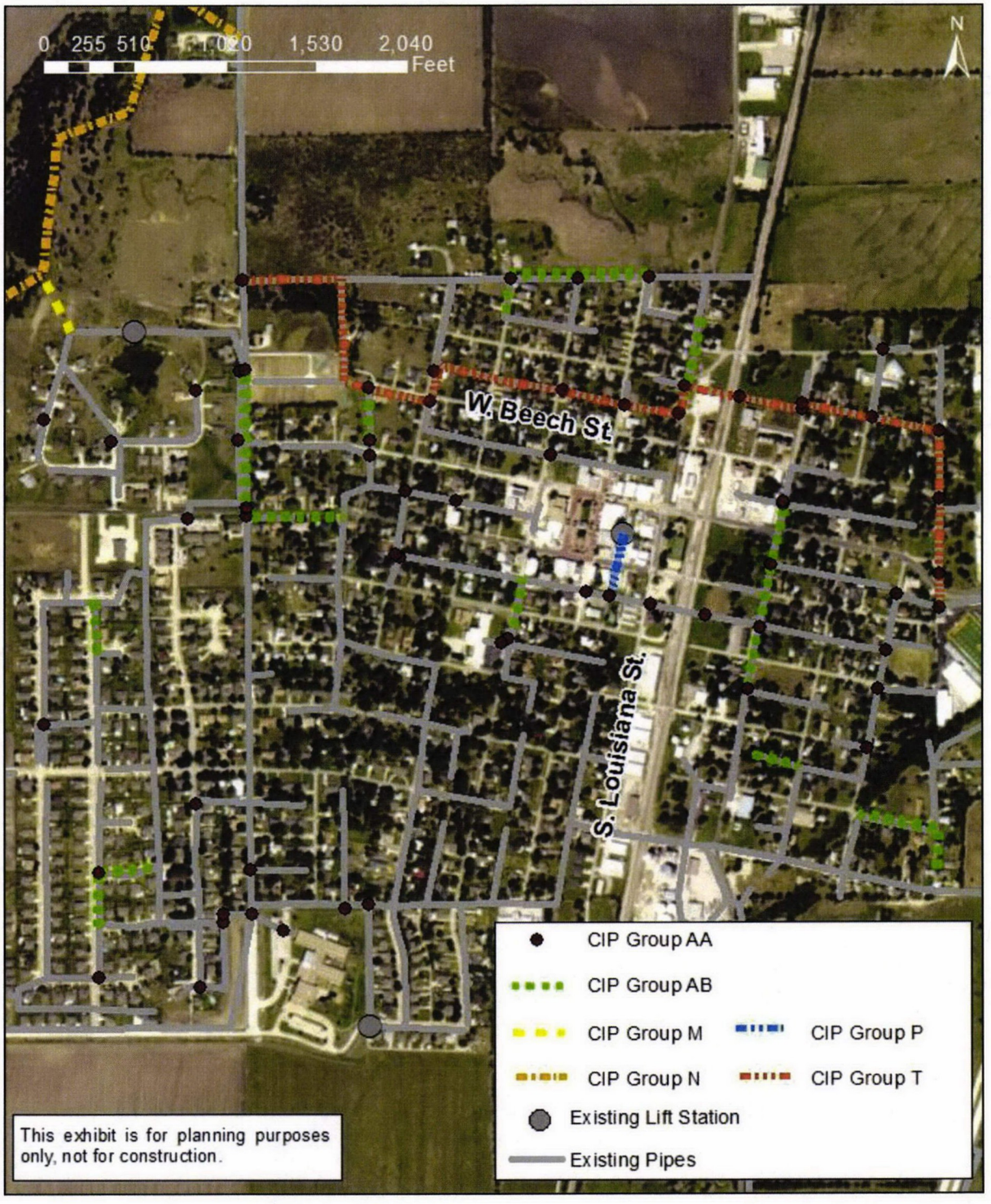
Consideration should be given to the type of rehabilitation technology employed. Waterproofing manholes in high groundwater tables may have a tendency to cause the manholes to float, and some manhole rehabilitation types would prevent future modifications to the manhole inverts (thereby requiring full manhole replacement if future lines are added or modified).

Potential Alternatives

While various alternatives exist for each of the recommended rehabilitation methods, the only alternative to manhole rehabilitation in most cases is total replacement, which is anticipated to be more expensive. Manholes identified as part of this project could be shifted to other Wastewater CIP projects to minimize duplicated efforts.

AA			
Description	**Unit Cost**	**Quantity**	**Cost**
Manhole CIP	LS	1	$ 279,160
Manhole repairs	LS	1	$ 13,760
		Subtotal	$ 292,920
		Contingency (20%)	$ 58,584
		Professional Services	$ 70,301
		OPCC	$ 421,805

Project 7 Schematic



Project 8: Sewer Group AB Improvements

Project Identification	
Number:	8
Grouping:	AB
Location:	Downtown
Flexibility:	Medium
Schedule	
Primary Trigger:	Condition
Secondary Trigger:	Operational
Trigger # of Lots Constructed	0
Trigger Date:	Oct-2017
Project Complete:	Oct-2018
Project Implementation (Months)	
Engineering/Design:	6
Bid/Construction:	6
Total Project Duration:	12

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$0.63	$0.65
Professional Services	$0.13	$0.13
Total Project Cost	**$0.76**	**$0.78**

Project Description
The project involves the replacement or rehabilitation of pipelines in the downtown area. These pipelines and recommendations were identified under a separate inflow and infiltration (I/I) study performed by Pacheco Koch.

Pipeline repairs are intended to reduce I/I and minimize future pipe structural failures in the City's collection system. Pipelines were grouped according to the type and severity of defects. The Pipeline CIP group consists of pipes designated as in need of replacement due to collapse, imminent collapse, or I/I exposure. The Pipeline Cleaning group includes a list of pipes that should be cleaned to reduce the potential for mainline blockages.

This project should be completed at the same time as Project 7: Sewer Group AA Improvements.

Pipeline repairs identified by the I/I study and included under Project 13: Sewer Group T Line Improvements are not included in this project cost. Further cost information is located in the I/I Report, completed in June 2016.

Justification
Through the I/I study, it was determined that these pipelines presented severe defects that contribute to inflow and infiltration in the Downtown portion of the collection system. It is intended that the base wastewater flow would be decreased as the inflow and infiltration into the system is improved, and the useful life of system components would be extended by these repairs. In addition, these repairs will also minimize the chance of future problems due to pipe collapse. Pipeline cleaning will improve the reliability of the system by minimizing blockages.

Unintended Consequences
Reducing infiltration in certain areas may cause groundwater tables to rise slightly, however this is not expected to be significant.

Special Consideration
Pipeline replacement and maintenance of pipelines connecting to other Wastewater CIP groups should be coordinated with the Wastewater CIP groups to minimize duplication of effort. These efforts could be combined with the connecting Wastewater CIP groups.

Potential Alternatives
None identified.

AB			
Description	**Unit Cost**	**Quantity**	**Cost**
Pipeline CIP	LS	1	$ 434,830
Pipeline cleaning	LS	1	$ 93,480
		Subtotal	$ 528,310
		Contingency (20%)	$ 105,662
		Professional Services	$ 126,794
		OPCC	$ 760,766

Project 8 Schematic

Project 9: Sewer Group O Improvements

Project Description
This project includes replacing existing 8-inch pipelines that serve the Heritage development with 12-inch pipelines to increase capacity.

Justification
This project would increase capacity in this area to alleviate surcharging.

Unintended Consequences
None identified.

Special Considerations
None identified.

Potential Alternatives
This drainage basin receives high inflow and infiltration (I/I), and these improvements could potentially be eliminated if I/I is reduced. An I/I study is recommended and currently ongoing to attempt to reduce I/I levels. Following the I/I reduction efforts, the proposed pipe sizing could be re-evaluated.

Project Identification	
Number:	9
Grouping:	O
Location:	North
Flexibility:	High
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational
Trigger # of Lots Constructed	0
Trigger Date:	Oct-2017
Project Complete:	Oct-2018
Project Implementation (Months)	
Engineering/Design:	6
Bid/Construction:	6
Total Project Duration:	12

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$1.04	$1.07
Professional Services	$0.21	$0.21
Total Project Cost	**$1.24**	**$1.28**

Group O					
Diameter (in.)	**Description**	**Depth (ft)**	**Unit Cost ($/LF)**	**Length (ft.)**	**Cost**
12	Pipe installation	<20	195	3,200	$ 624,000
	General improvements		75		$ 240,000
				Subtotal	$ 864,000
				Contingency (20%)	$ 172,800
				Professional Services	$ 207,360
				OPCC	$ 1,244,160

Project 9 Schematic

Project 10: Sewer Group A Line Improvements

Project Identification	
Number:	10
Grouping:	A
Location:	South
Flexibility:	High
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational
Trigger # of Lots Constructed	0
Trigger Date:	Oct-2017
Project Complete:	Oct-2018
Project Implementation (Months)	
Engineering/Design:	6
Bid/Construction:	6
Total Project Duration:	12

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$1.13	$1.17
Professional Services	$0.23	$0.23
Total Project Cost	**$1.36**	**$1.40**

Project Description
This project includes replacing existing 18-inch pipes along Light Farms Way with a 24-inch pipe for increased capacity.

Justification
This project will increase capacity and eliminate an area in which a 21-inch pipe feeds into an 18-inch pipe. These repairs will be needed when the SE Sector Lift Station operates at higher flow rates.

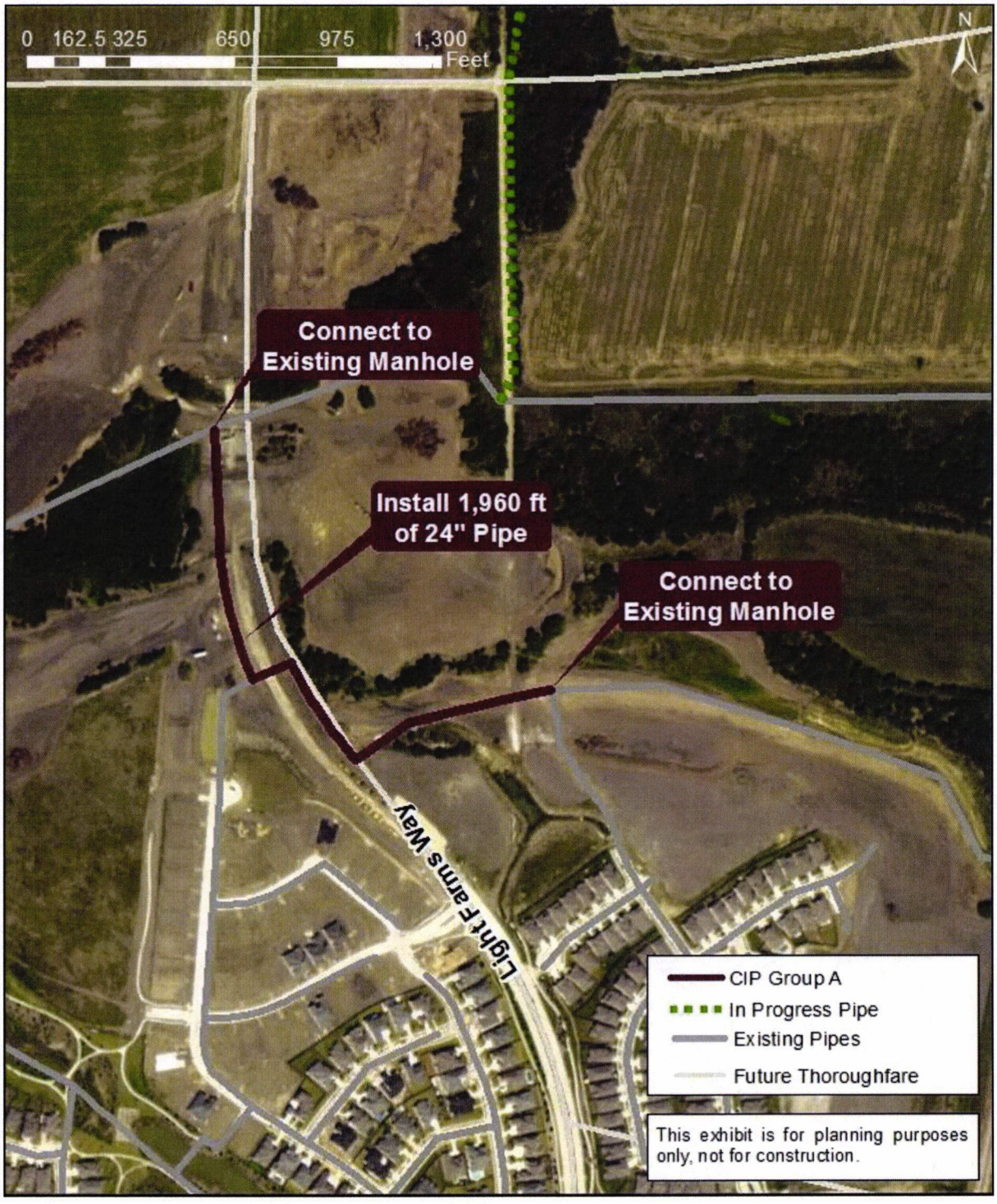
Unintended Consequences
None identified.

Special Considerations
Consideration should be given to the type of pipeline installation method chosen during construction, to ensure that proper slopes are met and the existing pipeline at either end of the improvement is maintained.

Potential Alternatives
To provide full build-out capacity, a parallel 30-inch line will be required in the future. Alternatively, a single 36-inch line could be installed as part of this CIP. If this alternative is pursued, special consideration should be given to existing flows during design, as deposition may occur during low flows. In either case, flows to the SE Sector Lift Station are currently low, so this project has high flexibility.

Group A					
Diameter (in.)	Description	Depth (ft)	Unit Cost ($/LF)	Length (ft)	Cost
24	Pipe installation	≥20	382.5	1,960	$ 749,700
	General improvements		100		$ 196,000
				Subtotal	$ 945,700
				Contingency (20%)	$ 189,140
				Professional Services	$ 226,968
				OPCC	$ 1,361,808

Project 10 Schematic



Project 11: Sewer Group AD Downtown WWTP Phase II Improvements

Project Description
The project involves expansion of the Downtown WWTP from 0.75 to 0.95 MGD through construction of additional conventional activated sludge treatment volume. This project also includes headworks upgrades.

Justification
These improvements will provide capacity needed for the Downtown WWTP to remain in compliance with its discharge permit.

Unintended Consequences
None identified.

Special Considerations
None identified.

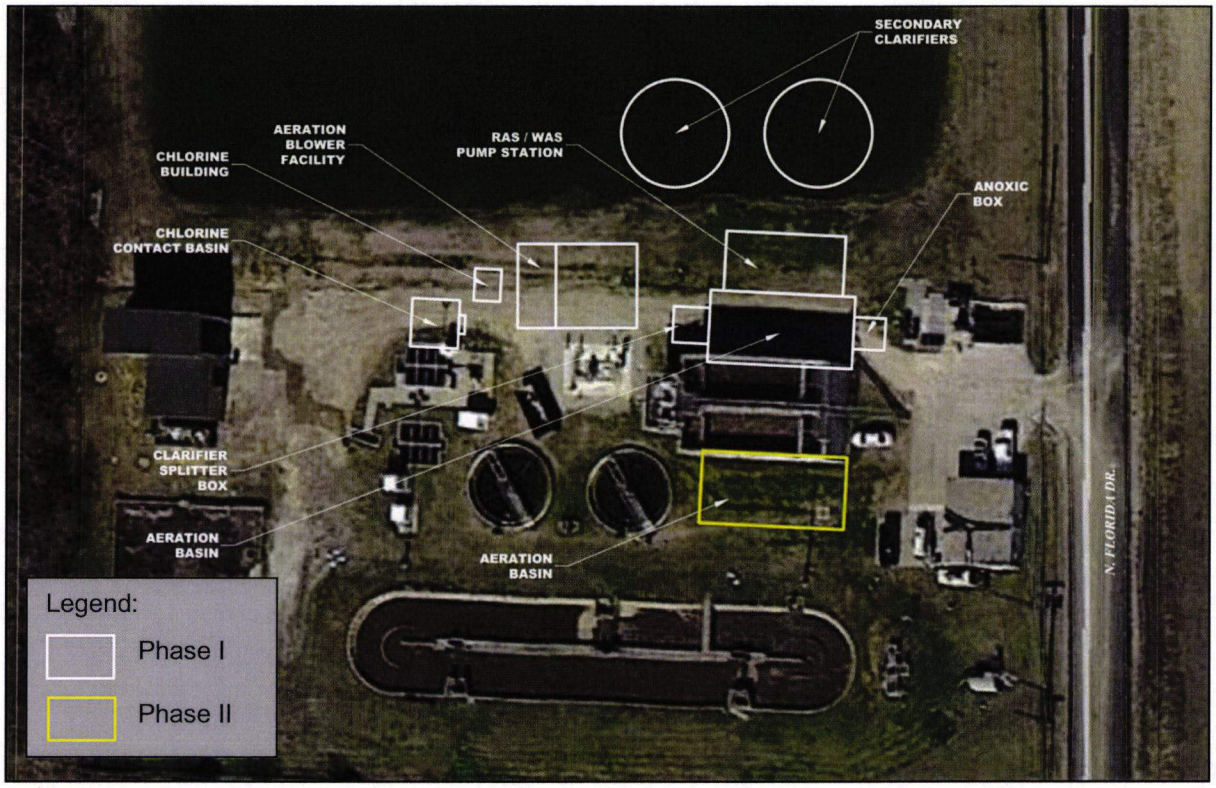
Potential Alternatives
None identified.

Project Identification	
Number:	11
Grouping:	AD
Location:	WWTP
Flexibility:	Low
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Regulatory
Trigger # of Lots Constructed	1,526
Trigger Date:	Oct-2018
Project Complete:	Oct-2020
Project Implementation (Months)	
Engineering/Design:	12
Bid/Construction:	12
Total Project Duration:	24

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$2.70	$2.95
Professional Services	$0.30	$0.32
Total Project Cost	**$3.00**	**$3.27**

AD			
Description	Unit Cost	Quantity	Cost
WWTP Improvements (0.95 MGD)	LS	1	$ 2,700,000
		Subtotal	$ 2,700,000
		Professional Services	$ 300,000
		OPCC	$ 3,000,000

Project 11 Schematic



Project 12: Sewer Group N Improvements

Project Identification	
Number:	12
Grouping:	N
Location:	South
Flexibility:	Low
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational
Trigger # of Lots Constructed	3,233
Trigger Date:	Oct-2019
Project Complete:	Oct-2022
Project Implementation (Months)	
Engineering/Design:	24
Bid/Construction:	12
Total Project Duration:	36

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$35.95	$41.68
Professional Services	$7.19	$7.86
Total Project Cost	**$43.14**	**$49.54**

Project Description
This project includes a new interceptor from the Downtown WWTP across undeveloped land to the future WWTP and the Willock Hills gravity bypass. This interceptor will consist of 30-, 36-, 42-, and 60-inch pipelines. Full buildout of this area will include the installation of an additional parallel pipeline on the 36-, 42-, and 60-inch pipelines to accommodate future flows. The Willock Hills gravity bypass will consist of an 8-inch pipeline.

Justification
Even with the expansion currently in design, the Downtown WWTP will rapidly reach its capacity due to development in the northern part of the City. This project will allow flows from the Downtown WWTP to be directed to a new WWTP, allowing the City to accommodate ongoing and future development.

Unintended Consequences
None identified.

Special Considerations
The alignment of this interceptor is flexible, and may be optimized during design. Bored pipeline installations may be required to cross FM 1385 and CR 455, and easement acquisition may be necessary in undeveloped areas.

Potential Alternatives
In lieu of constructing this interceptor, the City could elect to construct additional treatment volume, in excess of the planned expansion to 0.95 MGD, at the Downtown WWTP.

Group N					
Diameter (in.)	**Description**	**Depth (ft)**	**Unit Cost ($/LF)**	**Length (ft)**	**Cost**
8	Pipe installation	<20	150	360	$ 54,000
	General improvements		75		$ 27,000
30	Pipe installation	<20	275	2,420	$ 665,500
	General improvements		150		$ 363,000
36	Pipe installation	≥20	457.5	15,780	$ 7,219,350
	General improvements		150		$ 2,367,000
42	Pipe installation	≥20	502.5	7,310	$ 3,673,275
	General improvements		150		$ 1,096,500
60	Pipe installation	≥20	637.5	18,280	$ 11,653,500
	General improvements		150		$ 2,742,000
Description			**Unit**	**Quantity**	**Cost**
Bored pipe installation			LS	1	$ 100,000
				Subtotal	$ 29,961,125
				Contingency (20%)	$ 5,992,225
				Professional Services	$ 7,190,670
				OPCC	$ 43,144,020

Project 12 Schematic

Project 13: Sewer Group T Line Improvements

Project Description
The project includes a replacement of an existing 12-inch line with an 18-inch line in the Downtown area.

Justification
This project provides capacity needed to send flow from the Heritage development to the Downtown WWTP.

Unintended Consequences
None identified.

Special Considerations
Bored pipe installation would be required to cross the railroad tracks, N. Louisiana Drive., N. Oklahoma Drive, and FM 455, and easement coordination will be required.

Potential Alternatives
An I/I study is recommended and currently ongoing to attempt to reduce I/I levels. Following the I/I reduction efforts, the proposed pipe sizing could be re-evaluated.

Project Identification	
Number:	13
Grouping:	T
Location:	Downtown
Flexibility:	High
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational
Trigger # of Lots Constructed	3,233
Trigger Date:	Oct-2019
Project Complete:	Oct-2020
Project Implementation (Months)	
Engineering/Design:	6
Bid/Construction:	6
Total Project Duration:	12

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$2.56	$2.79
Professional Services	$0.51	$0.56
Total Project Cost	**$3.07**	**$3.35**

Group T					
Diameter (in.)	**Description**	**Depth (ft)**	**Unit Cost ($/LF)**	**Length (ft.)**	**Cost**
18	Pipe installation	<20	225	5,860	$ 1,318,500
	General improvements		100		$ 586,000
Description			**Unit Cost**	**Quantity**	**Cost**
Bored pipe installation			LS	1	$ 225,000
				Subtotal	$ 2,129,500
				Contingency (20%)	$ 425,900
				Professional Services	$ 511,080
				OPCC	$ 3,066,480

Project 13 Schematic

Project 14: Sewer Group U Line Improvements

Project Description
The project includes a new 15" line along FM 455, crossing Preston Road.

Justification
This project provides capacity needed to send flow from the Heritage development to the Downtown WWTP.

Unintended Consequences
None identified.

Special Considerations
Bored pipe installation would be required to cross Preston Road, and easement coordination will be required.

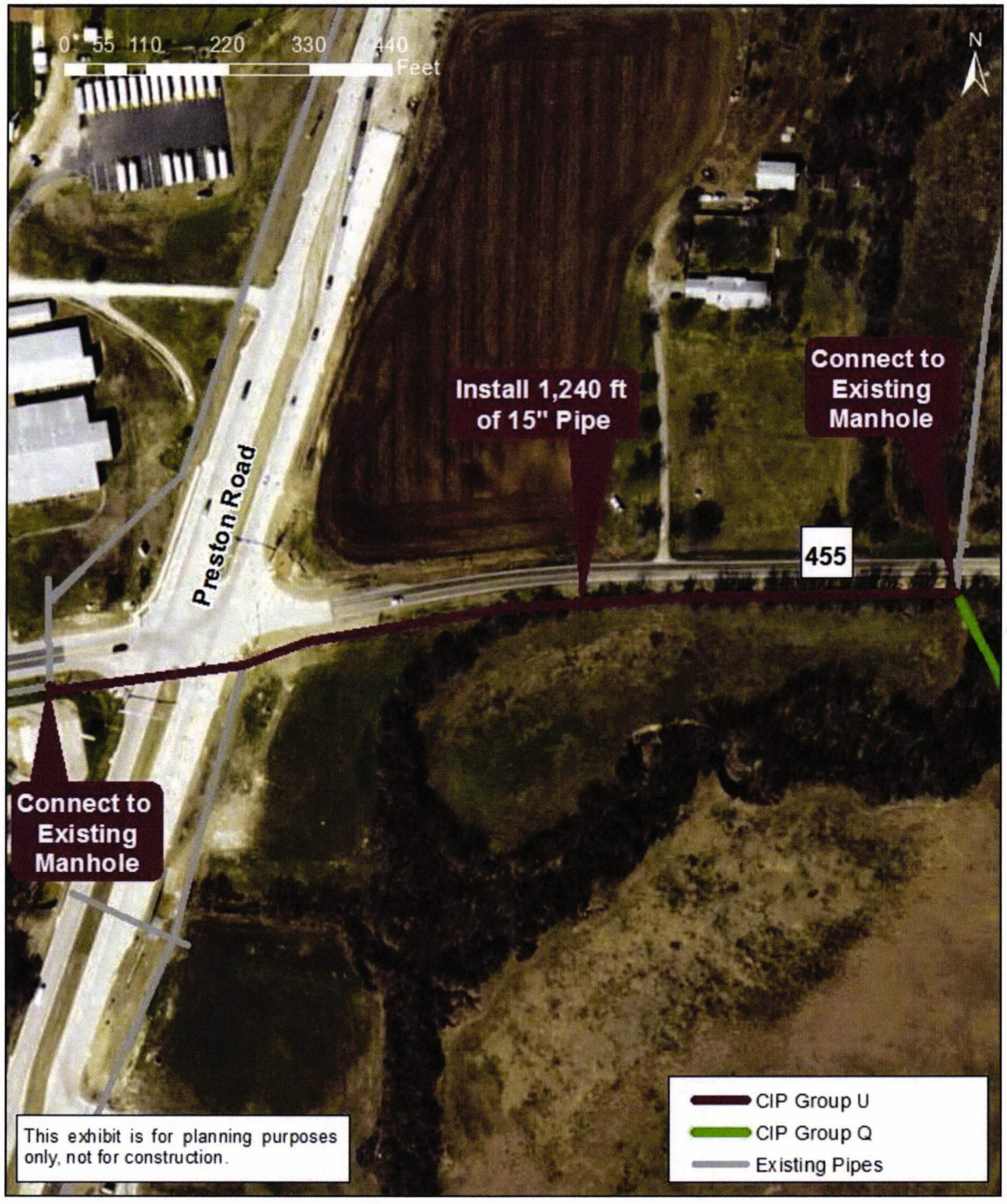
Potential Alternatives
An I/I study is recommended and currently ongoing to attempt to reduce I/I levels. Following the I/I reduction efforts, the proposed pipe sizing could be re-evaluated.

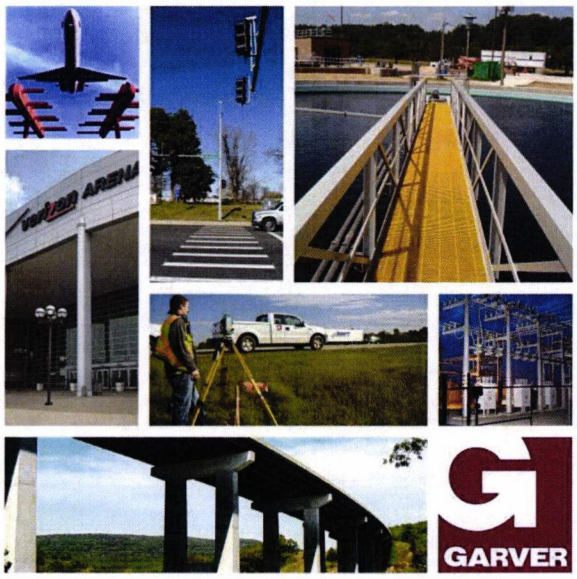
Project Identification	
Number:	14
Grouping:	U
Location:	South
Flexibility:	High
Schedule	
Primary Trigger:	Capacity
Secondary Trigger:	Operational
Trigger # of Lots Constructed	3,233
Trigger Date:	Oct-2019
Project Complete:	Oct-2020
Project Implementation (Months)	
Engineering/Design:	6
Bid/Construction:	6
Total Project Duration:	12

	2017 Costs ($ Millions)	Forecasted Costs ($ Millions)
Construction	$0.61	$0.67
Professional Services	$0.12	$0.13
Total Project Cost	**$0.73**	**$0.80**

Group U					
Diameter (in.)	Description	Depth (ft)	Unit Cost ($/LF)	Length (ft.)	Cost
15	Pipe installation	<20	210	1,240	$ 260,400
	General improvements		100		$ 124,000
Description			Unit Cost	Quantity	Cost
Bored pipe installation			LS	1	$ 125,000
				Subtotal	$ 509,400
				Contingency (20%)	$ 101,880
				Professional Services	$ 122,256
				OPCC	$ 733,536

Project 14 Schematic

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CITY OF CELINA, TEXAS

ORDINANCE NO. 2014-58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 10: SUBDIVISION REGULATION, ARTICLE 10.02: IMPACT FEES, DIVISION 2: WATER AND WASTEWATER FACILITIES BY ADOPTING REVISED WATER AND WASTEWATER CAPITAL IMPROVEMENTS PLANS AND IMPACT FEE ANALYSIS; ADOPTING REVISED WATER AND WASTEWATER IMPACT FEES; ADOPTING A REVISED SCHEDULE 1 ASSESSMENT RATES AND SCHEDULE 2 COLLECTION RATES FOR WATER AND WASTEWATER; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City of Celina, Texas, has previously adopted ordinances establishing impact fees to be assessed by the City of Celina; and

WHEREAS, the City Council desires to amend its current ordinance regarding the amount of impact fees for water and wastewater facilities and has determined that certain restrictions should be adopted in the interest of public safety; and

WHEREAS, the City of Celina has fully complied with Chapter 395, Local Government Code, to approve the proposed impact fees for water and sewer charged per service unit; and

WHEREAS, a periodic update of the Land Use Assumptions and Capital Improvements Plans is required every five (5) years by Section 395.052 of the Local Government Code; and

WHEREAS, the City has retained consultants to prepare updates to the Land Use Assumptions, Capital Improvements Plans, Impact Fees, and ordinance provisions in order to meet the requirements of Chapter 395 of the Local Government Code; and

WHEREAS, notice has been published and public hearings held concerning the revised Land Use Assumptions, Capital Improvements Plans and Impact Fees for water and wastewater facilities, as prepared by a qualified professional engineer; and

WHEREAS, the City's Capital Improvements Advisory Committee has reviewed the proposed updates to the City's Impact Fees Program and found the updated Land Use Assumptions, Capital Improvements Plans and the Maximum Fee Schedule to be accurate projections of growth, development, required public improvements, and associated costs; and

WHEREAS, the City Council of the City of Celina has authorized the City Manager to proceed with revisions and review of the Land use Assumptions and Water and Wastewater Capital Improvements Plans, and providing for hearing to be given, in accordance with the applicable law, and such notices have been given; and

WHEREAS, all of the provisions of Chapter 395 of the Local Government Code, necessary for the approval of the provisions contained herein have been complied with; and

WHEREAS, public hearings were held to receive public input relating to the 2014 Land Use Assumptions, Capital Improvements Plans, and Water and Wastewater Impact Fees; and

WHEREAS, upon full consideration of the recommended changes and updates, and all matters attendant and related thereto, the City Council finds that it is in the best interest of the public health, safety, and welfare of the citizens of Celina to adopt and amend the impact fees for water and sewer.

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

SECTION 1: THAT the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2: THAT the revised Land Use Assumptions, Water and Wastewater Capital Improvements Plans, and Water and Wastewater Impact Fee Analysis; and Schedule 1 Assessment Rates set forth in Section 10.02.051 of the Celina Code of Ordinances and Schedule 2 Collection Rates for Water and Wastewater Impact Fees set forth in Section 10.02.052 of the Celina Code of Ordinances, which are attached hereto as Exhibits "A" and "B," and incorporated herein by reference, are hereby adopted, replacing and superseding any other Land Use Assumptions, Capital Improvements Plans and Impact Fees for water and wastewater facilities previously approved and adopted by the City Council of the of the City Celina, Texas.

SECTION 3: THAT, if any section, sentence, clause, or phrase of this Ordinance is declared unconstitutional for any reason, such holding shall not affect the constitutionality and the validity of any other section, sentence, clause, or phrase of this Ordinance.

SECTION 4: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefore shall be in a sum not to exceed the dollar amount established by City Code for ordinance violations, as may be amended from time to time. Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

SECTION 5: THAT all rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of this provision of any other ordinance affecting impact fees, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6: THAT this Ordinance supercedes all ordinances or parts of ordinances in conflict with the provisions herein stated.

SECTION 7: THAT this Ordinance shall become effective on Dec 9, 2014.

SECTION 8: THAT the City Secretary is hereby authorized and directed to cause publication of this descriptive caption and penalty clause hereof as an alternative method of publication as provided by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 9 day of December 2014.

Sean Terry
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

EXHIBIT A

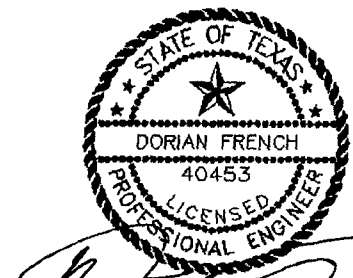
City of Celina

2014 Water and Wastewater Impact Fee Update

December 2014

2014 Water and Wastewater Impact Fee Update

December 2014



Brown & Gay Engineers, Inc.
F-1046

12.18.2014

Prepared for:

The City of Celina
142 North Ohio
Celina, TX 75009
972-382-2682

Prepared by:

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, Texas 75034
T (972) 464-4800
F (972) 464-4899

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Executive Summary

The purpose of this report is to update the 2003-2013 Water and Wastewater Impact Fee Update and to calculate new water and wastewater maximum impact fees. Impact fees must be adopted in accordance with the requirements of Chapter 395 of the Local Government Code of Texas (Chapter 395). The title of Chapter 395 is *"Financing Capital Improvements required by New Development in Municipalities, Counties, and Certain Other Local Governments".*

Section 395.52 requires that the Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) be updated at least every five years. The City of Celina first established their Water and Wastewater Impact Fees on March 13, 2001. These fees have been amended since then and the current impact fee ordinance established the water and wastewater impact fees based upon a single-family residence (Service Unit) as follows:

Table 1: Current Impact Fees

	Water	Wastewater
Maximum Impact Fee	$6,553	$9,262
Maximum Allowable Impact Fee	$3,276	$4,631
Impact Fee Collection Rate	$1,300	$1,500

Water Impact Fees

The total recoverable cost (Impact Fee Eligible Cost) of the 2014-2024 capital improvements to the water system is $30,561,735. During this same period, the number of service units is estimated to increase by 5215 units. The following summary shows the recoverable cost calculations that establish the maximum allowable water impact fee:

Total Construction Cost	$30,574,544
Recoverable Financing Cost	$13,503,227
Subtotal	$44,077,771
Impact Fee Eligible Cost	$30,561,735
Increase in Service Units	5215

Maximum Impact Fee = $5,860 per Service Unit

The maximum allowable impact fee per Chapter 395 is 50% of the maximum impact fee. Impact fees can be collected at a higher rate than 50% if a credit is applied for the utility service revenues and a portion of the ad valorem tax increase generated by new service units. If a city decides to charge more than 50% of the maximum impact fee, it must maintain accounting records and prepare financial analyses to support the selected impact fee.

Maximum Allowable Water Impact Fee = $2,930 per Service Unit

Wastewater Impact Fees

The total recoverable cost (Impact Fee Eligible Cost) of the 2014-2024 capital improvements to the waste water system is $24,579,269. During this same period, the number of service units is estimated to increase by 5215 units. The following summary shows the recoverable cost calculations that establish the maximum allowable water impact fee:

Total Construction Cost	$32,301,917
Recoverable Financing Cost	$15,191,205
Subtotal	$47,493,122
Impact Fee Eligible Cost	$24,579,259
Increase in Service Units	5215

Maximum Impact Fee = $4,713 per Service Unit

The maximum allowable impact fee per Chapter 395 is 50% of the maximum impact fee. Impact fees can be collected at a higher rate than 50% if a credit is applied for the utility service revenues and a portion of the ad valorem tax increase generated by new service units. If a city decides to charge more than 50% of the maximum impact fee, it must maintain accounting records and prepare financial analyses to support the selected impact fee rate.

Maximum Allowable Wastewater Impact Fee = $2,357 per Service Unit

Section 1
Legislative Background

1.1 Chapter 395 of the Local Government Code of Texas

The Local Government Code of Texas Chapter 395 is the enabling legislation that governs impact fees in the State of Texas. This legislation authorizes cities to use impact fees as a source of funding capital improvements primarily related to providing water and wastewater to serve new development.

Impact fees have been allowed in Texas since Senate Bill 336 was enacted by the 71st legislature in 1987. The legislature codified Chapter 395 in 1989. It has been amended seven times by the Texas Legislature, with the last revision by the 77th legislature effective September 1, 2001.

1.2 Impact Fee Definition

The Chapter 395 definition for Impact Fee:

(4) "Impact Fee" means 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. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition.

Prior to 1987, fees charged by cities to new developments for capital improvements were called Capital Recovery Fees.

1.3 Eligible Costs

The following costs are allowed to be included in calculating impact fees:

Per Section 395.012: ITEMS PAYABLE BY FEE.

(a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:

(1) construction contract price;

(2) surveying and engineering fees;

(3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and

(4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.

(b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.

1.4 Ineligible Costs

The following items are not allowed to be included in calculating impact fees:

Per Section 395.013: ITEMS NOT PAYABLE BY FEE.

Impact fees may not be adopted or used to pay for:

(1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;

(2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;

(3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;

(6) principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed by Section 395.012.

1.5 Advisory Committee

It is important to emphasize that the Capital Improvements Advisory Committee (CIAC) is required to be an active committee and that it must meet to review and update the LUA and CIP semi-annually in accordance with:

Section 395.058: ADVISORY COMMITTEE. (c) The advisory committee serves in an advisory capacity and is established to:

(1) advise and assist the political subdivision in adopting land use assumptions;

(2) review the capital improvements plan and file written comments;

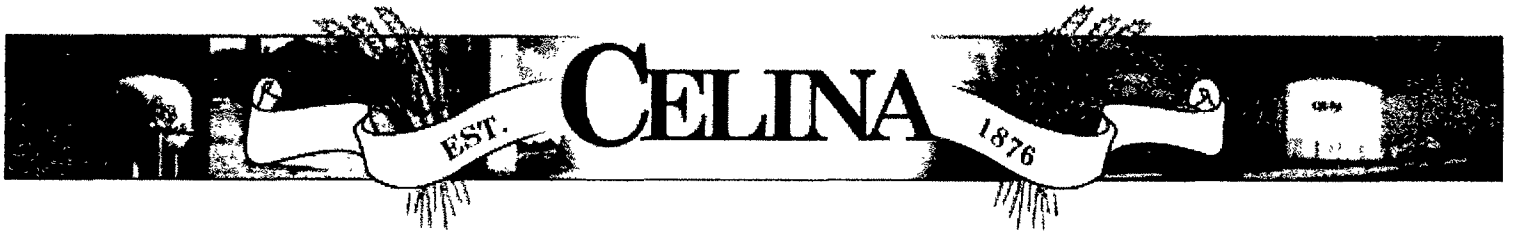
(3) monitor and evaluate implementation of the capital improvements plan;

(4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

(d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

(e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.



Section 2
Land Use Assumptions

The Chapter 395 definition for Land Use Assumptions:

"includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period".

The LUA for Celina are included in the 2013 Comprehensive Plan (Comp Plan) and the 2013 Future Land Use Plan adopted by the City Council of Celina in April 2013. The LUA developed in the Comp Plan provided input to the 2014 Water Master Plan and the 2014 Wastewater Master Plan and associated Capital Improvements Plans (CIP) that were approved by the Capital Improvements Advisory Committee for Celina on May 20, 2014.

2.1 Service Area

The service area for this report includes the existing City of Celina city limits and the extraterritorial jurisdiction (ETJ) as shown on Exhibit 1, the Water and Wastewater Impact Fee Service Area Map. "Service area" means the area within the corporate boundaries or City Limits and the ETJ.

2.2 Historical Population

As shown in Table 2, the existing population numbers are based on US Census numbers for 2000 and 2010; the City of Celina Annual Budget 2013-2014 for 2011-2013 numbers, and 2014 is the projected growth rate at 10.5% per year.

Table 2: Historical Population

Year	Population	Source
2000	1861	US Census
2010	6028	US Census
2011	6424	Celina Budget 2013-2014
2012	6778	Celina Budget 2013-2014
2013	7379	Celina Budget 2013-2014
2014	8154	Projections at 10.5% growth rate

2.3 Projected Population

The projected growth rate of 10.5% per year was approved at the Celina CIAC meeting of April 15, 2014, and is used as the basis for growth projections in this report. The information supporting a 10.5% growth rate provided at this meeting was prepared by Freese and Nichols, Inc. related to the planning associated with the Roadway Impact Fee study for the City of Celina.

Table 3: Projected Population

Year	Population
2014	8154
2015	9010
2016	9956
2017	11001
2018	12157
2019	13433
2020	14843
2021	16402
2022	18124
2023	20027
2024	22130

2.4 Land Use

The existing and future land use patterns from the 2013 Future Land Use Plan from the 2013 City of Celina Comprehensive Plan were analyzed to project the demands for this report. For the updates to the Water Master Plan and Wastewater Master Plan, each land use category was inventoried and entered into the water and wastewater models. This information was also derived from the LUA. Celina is currently not a major employment center and almost all of the growth in the next decade that affects water and wastewater impact analysis will come from the projected growth in single family residential land use.

2.5 Service Units

The Chapter 395 definition for 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."

The Chapter 395 definition for Service Unit:

"means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years."

The increase in service units for 2014-2024 is 5215, as shown in Table 4. This number is used for both water and wastewater impact fee calculations in this report.

Table 4: Projected Service Units

Year	Service Units	Source
2014	3043	City of Celina
2015	3362	Projections at 10.5% growth rate
2016	3715	Projections at 10.5% growth rate
2017	4105	Projections at 10.5% growth rate
2018	4536	Projections at 10.5% growth rate
2019	5013	Projections at 10.5% growth rate
2020	5539	Projections at 10.5% growth rate
2021	6120	Projections at 10.5% growth rate
2022	6763	Projections at 10.5% growth rate
2023	7473	Projections at 10.5% growth rate
2024	8258	Projections at 10.5% growth rate

For Celina, a service unit is based on the typical water usage provided for a single family residential unit, using a 3\4 inch meter. For other meter sizes up to 4 inches, the service unit equivalents are shown on Table 5. These ratios are also used to set the selected impact fee rate for different meter sizes, which are shown in Table 9. These ratios are based on gallons per minute flow rates and are based on Standards C700, C701 and C702 from the American Water Works Association (AWWA).

Table 5: Service Unit Equivalents

TYPE / Description / Class	Meter Size	Safe Maximum Operating Capacity (gpm)	Ratio to 3/4" Meter
Simple Displacement	3/4"	30	1
Turbine - Vertical Shaft - Class I	3/4"	30	1
Simple Displacement	1"	50	1.7
Turbine - Vertical Shaft - Class I	1"	50	1.7
Simple Displacement	1-1/2"	100	3.3
Turbine - Vertical Shaft - Class I	1-1/2"	100	3.3
Turbine - In-Line (High Velocity) - Class II	1-1/2"	120	4.0
Simple Displacement	2"	160	5.3
Low Velocity Horizontal Type	2"	160	5.3
Turbine - Vertical Shaft - Class I	2"	160	5.3
Turbine - In-Line (High Velocity) - Class II	2"	190	6.3
Compound	2"	160	5.3
Turbine - Low Velocity Horizontal Class I	3"	350	11.7
Turbine - Vertical Shaft - Class I	3"	350	11.7
Turbine - In-Line (High Velocity) - Class II	3"	435	14.5
Compound - Class I & II	3"	320	10.7
Turbine - Low Velocity Horizontal Class I	4"	600	20.0
Turbine - Vertical Shaft - Class I	4"	630	21.0
Turbine - In-Line (High Velocity) - Class II	4"	750	25.0
Compound - Class I & II	4"	500	16.7
Turbine - Low Velocity Horizontal Class I	6"	1250	41.7
Turbine - Vertical Shaft - Class I	6"	1300	43.3
Turbine - In-Line (High Velocity) - Class II	6"	1600	53.3
Compound - Class I & II	6"	1000	33.3
Turbine - Low Velocity Horizontal Class I	8"	1800	60.0
Turbine - In-Line (High Velocity) - Class II	8"	2800	93.3
Compound - Class I & II	8"	1600	53.3

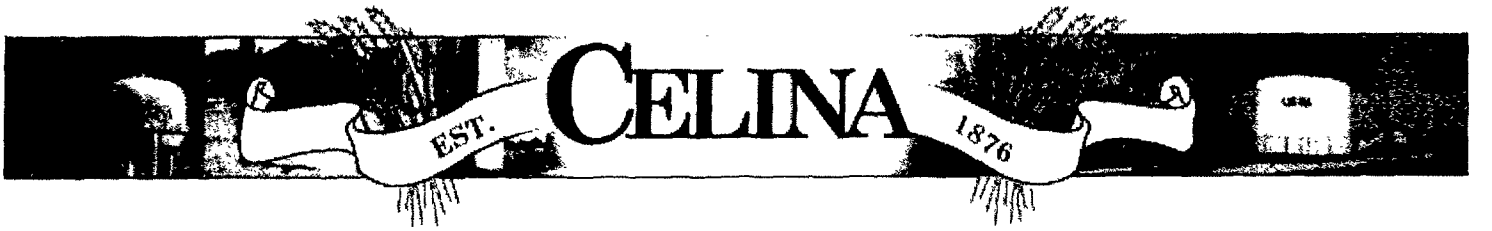


Table 5: Service Unit Equivalents			
TYPE / Description / Class	Meter Size	Safe *Maximum* Operating Capacity (gpm)	Ratio to 3/4" Meter
Turbine - Low Velocity Horizontal Class I	10"	2900	96.7
Turbine - In-Line (High Velocity) - Class II	10"	4200	140.0
Turbine - Low Velocity Horizontal Class I	12"	4300	143.3
Turbine - In-Line (High Velocity) - Class II	12"	5300	176.7
Turbine - In-Line (High Velocity) - Class II	16"	7800	260.0
Turbine - In-Line (High Velocity) - Class II	20"	12000	400.0

Section 3
Water Impact Fee Analysis

3.1 Water Capital Improvements Plan

The Capital Improvements Plan in this report identifies "capital improvements or facility expansions for which impact fees may be assessed". There are currently four major residential developments that are in various stages of planning and development that will require water and wastewater capital improvement projects:

Table 6: Major Developments with Pressure Plane

	Total Lots	Pressure Plane
Light Farms	3151	Low pressure
Creeks of Legacy	2298	Low pressure
Lakes of Mustang Ranch	1950	High pressure
Parks of Wilson Creek	1975	High pressure

The location of these projects, pressure plane and their projected lot absorption provide the major direction and basis of planning and sizing of the Water Capital Improvements Plan and projects forecast in the next 10 years. The capital improvement projects that qualify for impact fee reimbursements are shown on Exhibit 2, Water Capital Improvements. The wastewater projects are discussed in Section 4 of this report.

3.2 Water Capital Improvements Projects

The sizes established for each of the individual components for each project come directly from the model in the 2014 Water Master Plan update. There are four projects in the low pressure plane (L1 though L4) and five in the high pressure plane (H1 though H5). The items to be constructed for each of the nine water projects are described below.

Celina is currently working with North Texas Municipal Water District (NTMWD) to purchase water. It is projected that Celina will be receiving water from NTMWD in 2021. All fees, construction and financing costs for offsite water improvements by NTMWD are not known at this time and are excluded from this report. All fees, construction and financing costs for offsite water improvements by Upper Trinity Regional Water District (UTRWD) are not known at this time and are also excluded from this report.

3.2.1 Project L1 - DNT Light Farms to Legacy

Construction of a 12 inch water line from the Light Farms Elevated Storage Tank (EST) south along the Dallas Parkway and then east along Frontier Parkway to future Legacy Drive.

3.2.2 Project L2 – Legacy North South Connector

Construction of a 36, 24 and 18 inch water line from the Celina Road Pump Station south along Legacy to connect to Project L1.

3.2.3 Project L3 – Celina Road Pump Station Upgrades

Installation of an additional 1340 gpm pump.

3.2.4 Project L4 – Light Farms Transmission Line

This is an existing project that was completed in 2009. Construction of an 18 inch waterline south along Dallas Parkway and the 1.0 million gallon Light Farms EST.

3.2.5 Project H1 –Preston to CR 87

Construction of an 18 inch water line east along County Road 55 (CR 55) from Preston Road to CR 87.

3.2.6 Project H2 – CR 87 South to CR84

Construction of an 18 inch water line from Project H2 south to CR 84 east to Wilson Creek. Construction of the Wilson Creek 2.5 million gallon EST.

3.2.7 Project H3 – CR 87 North to Morgan Lake EST

Construction of an 18 inch water line from CR 55 north to Morgan Lake EST.

3.2.8 Project H4 – High Pressure Plane Pump Upgrades

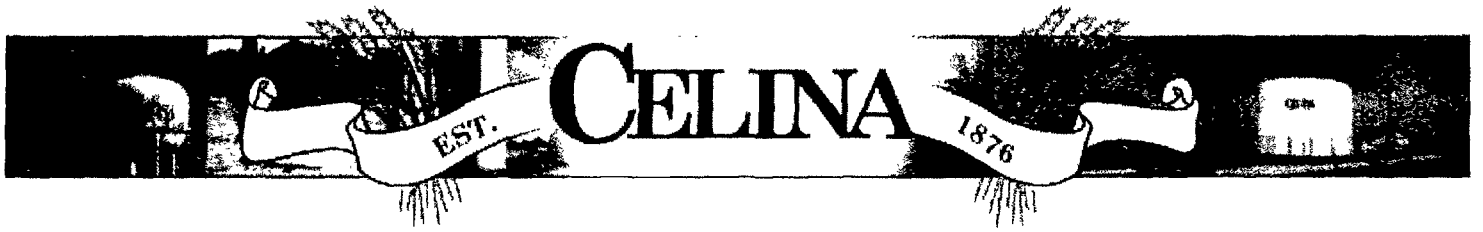
Construction of a 3MGD pump station near CR 84 and CR 87 to serve projects H2 and H3.

3.2.9 Project H5 –NTMWD Point of Entry

Construction of a 4MGD pump station and one million gallon ground storage tank to receive water from NTMWD near FM 2478 and CR 88 in 2021.

Table 7: Water Projects Utilization and Eligible Cost Summary

Project	Project Description	Total Cost	Percent Utilization 2014	Percent Utilization 2024	Percent Increase	Impact Fee Eligible Cost
L1	DNT Light Farms to Legacy	$3,992,163	0%	80%	80%	$3,992,163
L2	Legacy North South Connector	$6,357,504	0%	16%	16%	$1,000,000
L3	Celina Road Pump Station Upgrades	$72,775	0%	100%	100%	$72,775
L4	Light Farms Transmission line	$5,780,000	4%	74%	70%	$4,045,800
H1	Preston to CR 87	$13,039,419	0%	75%	75%	$10,431,536
H2	CR 87 South to CR 84	$5,351,920	0%	75%	75%	$4,281,536
H3	CR 87 North to Morgan Lake EST	$4,227,703	0%	75%	75%	$3,382,163
H4	High Pressure Plane Pump Upgrades	$1,009,957	0%	75%	75%	$807,965
H5	NTMWD Point of Entry	$4,246,329	0%	100%	100%	$2,547,797
TOTALS		**$44,077,771**				**$30,561,735**
					Service units	5215
					Maximum impact fee	$5,860



Section 4
Wastewater Impact Fee Analysis

4.1 Wastewater Capital Improvements Plan

As mentioned above in the Water CIP, there are currently four major residential developments listed in Table 6 above, that are in various stages of planning and development that will require wastewater capital improvement projects:

The location of these projects and their projected lot absorption also provide the major direction and basis of planning and sizing of the Wastewater Capital Improvements Plan and projects forecast in the next 10 years. The capital improvement projects that qualify for impact fee reimbursements are shown on Exhibit 3, Wastewater Capital Improvements.

4.2 Wastewater Capital Improvements Projects

The sizes established for each of the individual components for each project come directly from the model in the 2014 Wastewater Master Plan update. There are nine capital projects described below. All fees and charges related to future offsite wastewater collection lines and treatment plants to be built and financed by UTRWD or NTMWD are not known at this time and are excluded from this report.

4.2.1 Project #1 – Celina Wastewater Treatment Plant Upgrades

Construction of the improvements to add 0.25 million gallons per day of treatment capacity to the existing treatment plant.

4.2.2 Project #2 – Doe Branch 2

Construction of a 21 inch line from the existing Doe Branch line east past the Dallas Parkway, near Frontier Parkway.

4.2.3 Project #3 – Doe Branch 3

Construction of a 15 through 30 inch interceptor line north from the existing Doe Branch line towards CR 51.

4.2.4 Project #4 – Doe Branch 4

Construction of a 10 through 21 inch interceptor line east from the existing Doe Branch line near Light Farms Way across Preston Road towards CR 83.

4.2.5 Project #5 – Doe Branch 5

Construction of a 12 through 36 inch interceptor line northeast from the upper end of the existing Doe Branch line across Preston Road towards CR 90.

4.2.6 Project #6 – Doe Branch Existing

This is the existing Doe Branch line that was completed in 2009 that connects to the UTRWD for treatment at their Riverbend facilities in Denton County.

4.2.7 Project #7 – Wilson Creek Treatment Plant

Construction of a 0.5 MGD treatment plant north of FM 1461 near Wilson Creek in the far southeast quadrant of Celina.

4.2.8 Project #8 – Wilson Creek 2

Construction of a 15 through 30 inch interceptor line north from Project #7 towards FM 455.

4.2.9 Project #9 –Wilson Creek 3

Construction of a 15 inch sewer line and force main and pump near Wilson Creek in the far southeast quadrant of Celina.

Table 8: Wastewater Projects Utilization and Eligible Cost Summary

Project	Project Description	Total Cost	Percent Utilization 2014	Percent Utilization 2024	Percent Increase	Impact Fee Eligible Cost
1	Celina Wastewater Treatment Plant Upgrades	$3,374,449	0%	60%	60%	$2,024,669
2	Doe Branch 2	$5,391,318	0%	50%	50%	$2,695,659
3	Doe Branch 3	$6,134,116	0%	30%	30%	$1,840,235
4	Doe Branch 4	$3,178,031	0%	30%	30%	$953,409
5	Doe Branch 5	$7,243,111	0%	30%	30%	$2,172,933
6	Doe Branch Existing	$3,450,000	26%	100%	74%	$2,538,000
7	Wilson Creek Treatment Plant	$7,549,747	0%	100%	100%	$7,549,747
8	Wilson Creek 2	$9,494,021	0%	40%	40%	$3,797,608
9	Wilson Creek 3	$1,678,330	0%	60%	60%	$1,006,998
20	Impact Fee Update					$0
	TOTALS	**$474,93,123**				**$24,579,259**
					Service Units	5215
					Maximum Impact Fee	$4,713

Table 9 Maximum Impact Fees by Meter Size for Water and Wastewater has inserted after review and recommendation of the Capital Improvement Advisory Committee of the impact fee calculation for a single service unit in this draft document.

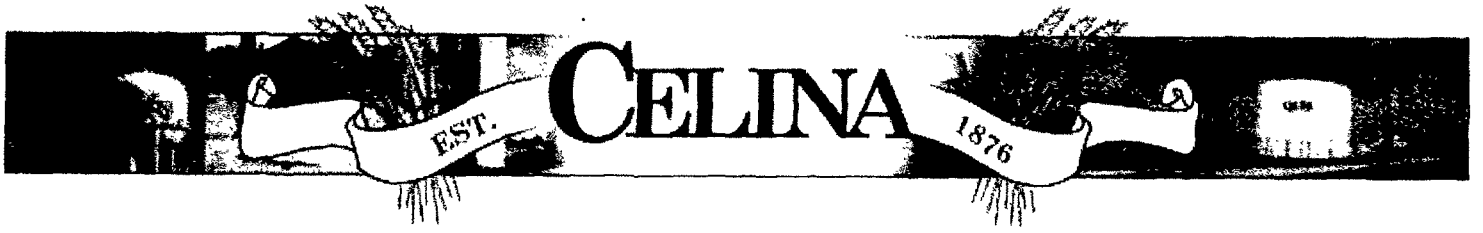


Table 9: Maximum Impact Fees by Meter Size for Water and Wastewater					
TYPE / Description / Class	Meter Size	Ratio to 3/4" Meter	Water	Waste-water	Water & Wastewater Combined
Simple Displacement	3/4"	1	$2,930	$2,357	$5,287
Turbine - Vertical Shaft - Class I	3/4"	1	$2,930	$2,357	$5,287
Simple Displacement	1"	1.7	4,981	$4,007	$8,988
Turbine - Vertical Shaft - Class I	1"	1.7	$4,981	$4,007	$8,988
Simple Displacement	1-1/2"	3.3	$9,669	$7,778	$17,447
Turbine - Vertical Shaft - Class I	1-1/2"	3.3	$9,669	$7,778	$17,447
Turbine - In-Line (High Velocity) - Class II	1-1/2"	4.0	$11,720	$9,428	$21,148
Simple Displacement	2"	5.3	$15,529	$12,492	$28,021
Low Velocity Horizontal Type	2"	5.3	$15,529	$12,492	$28,021
Turbine - Vertical Shaft - Class I	2"	5.3	$15,529	$12,492	$28,021
Turbine - In-Line (High Velocity) - Class II	2"	6.3	$18,459	$14,849	$33,308
Compound	2"	5.3	$15,529	$12,492	$28,021
Turbine - Low Velocity Horizontal Class I	3"	11.7	$34,281	$27,577	$61,858
Turbine - Vertical Shaft - Class I	3"	11.7	$34,281	$27,577	$61,858
Turbine - In-Line (High Velocity) - Class II	3"	14.5	$42,485	$34,177	$76,662
Compound - Class I & II	3"	10.7	$31,351	$25,220	$56,571
Turbine - Low Velocity Horizontal Class I	4"	20.0	$58,600	$47,140	$105,740
Turbine - Vertical Shaft - Class I	4"	21.0	$61,530	$49,497	$111,027
Turbine - In-Line (High Velocity) - Class II	4"	25.0	$73,250	$58,925	$132,175
Compound - Class I & II	4"	16.7	$48,931	$39,362	$88,293
Turbine - Low Velocity Horizontal Class I	6"	41.7	$122,181	$98,287	$220,468
Turbine - Vertical Shaft - Class I	6"	43.3	$126,869	$102,058	$228,927
Turbine - In-Line (High Velocity) - Class II	6"	53.3	156,169	$125,628	$281,797
Compound - Class I & II	6"	33.3	$97,569	$78,488	$176,057
Turbine - Low Velocity Horizontal Class I	8"	60.0	$175,800	$141,420	$317,220
Turbine - In-Line (High Velocity) - Class II	8"	93.3	$273,369	$219,908	$493,277
Compound - Class I & II	8"	53.3	$156,169	$125,628	$281,797
Turbine - Low Velocity Horizontal Class I	10"	96.7	$283,331	$227,922	$511,253
Turbine - In-Line (High Velocity) - Class II	10"	140.0	$410,200	$329,980	$740,180
Turbine - Low Velocity Horizontal Class I	12"	143.3	$419,869	$337,758	$757,627
Turbine - In-Line (High Velocity) - Class II	12"	176.7	$517,731	$416,482	$934,213

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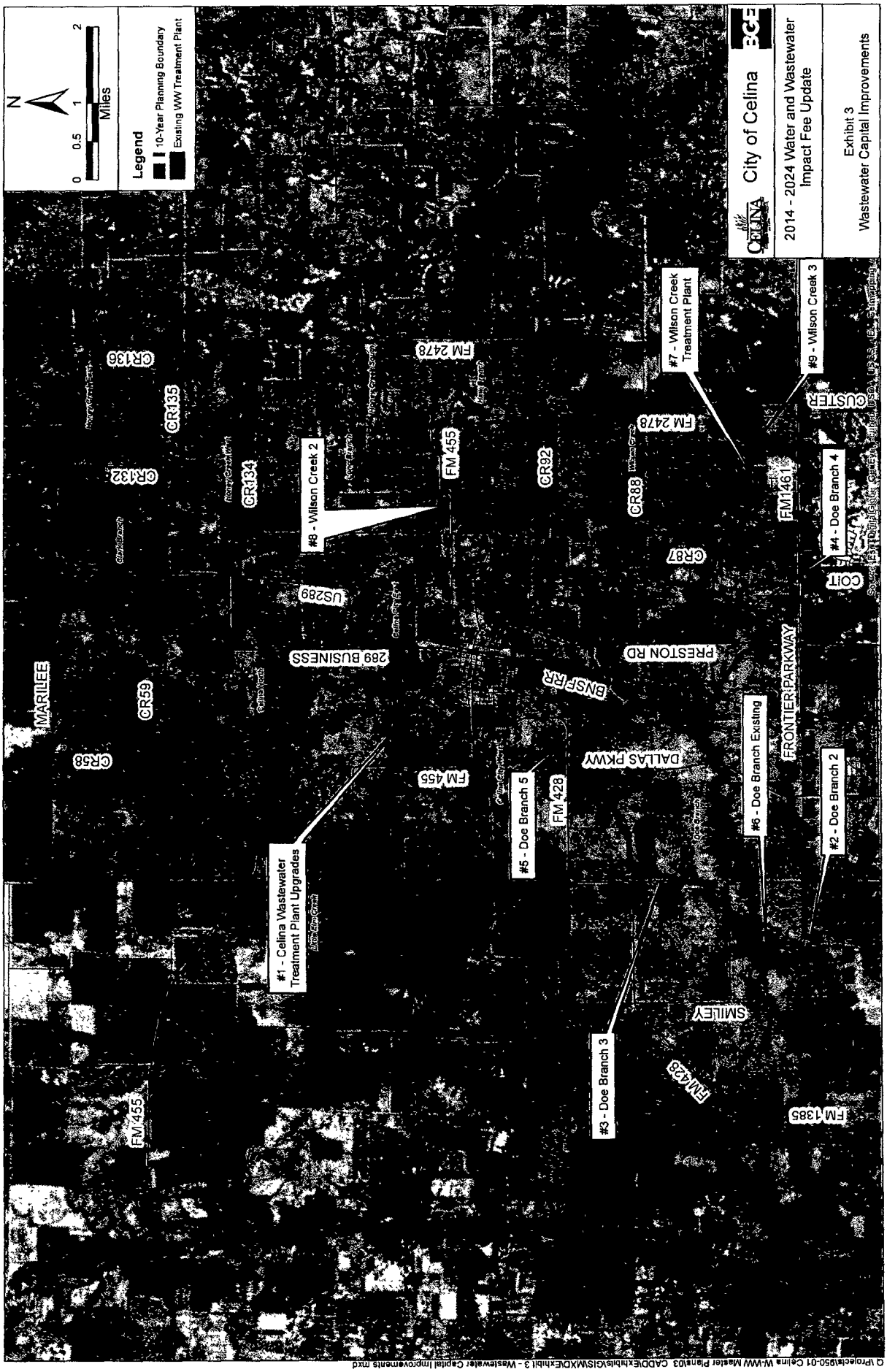

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EXHIBIT B

Recommended updates to the Water and Wastewater Impact Fees outlined in Section 10.02.051 and 10.02.052 in the City of Celina Code of Ordinances as follows:

Sec. 10.02.051 Schedule 1: Impact fee assessment rate

Schedule 1. Impact Fee Assessment Rate

(a) Decrease the Water facilities from $3,276.00 to $2,930.00 per service unit (3/4-inch water meter).

(b) Decrease the Wastewater facilities from $4,631.00 to $2,357.00 per service unit (3/4-inch water meter).

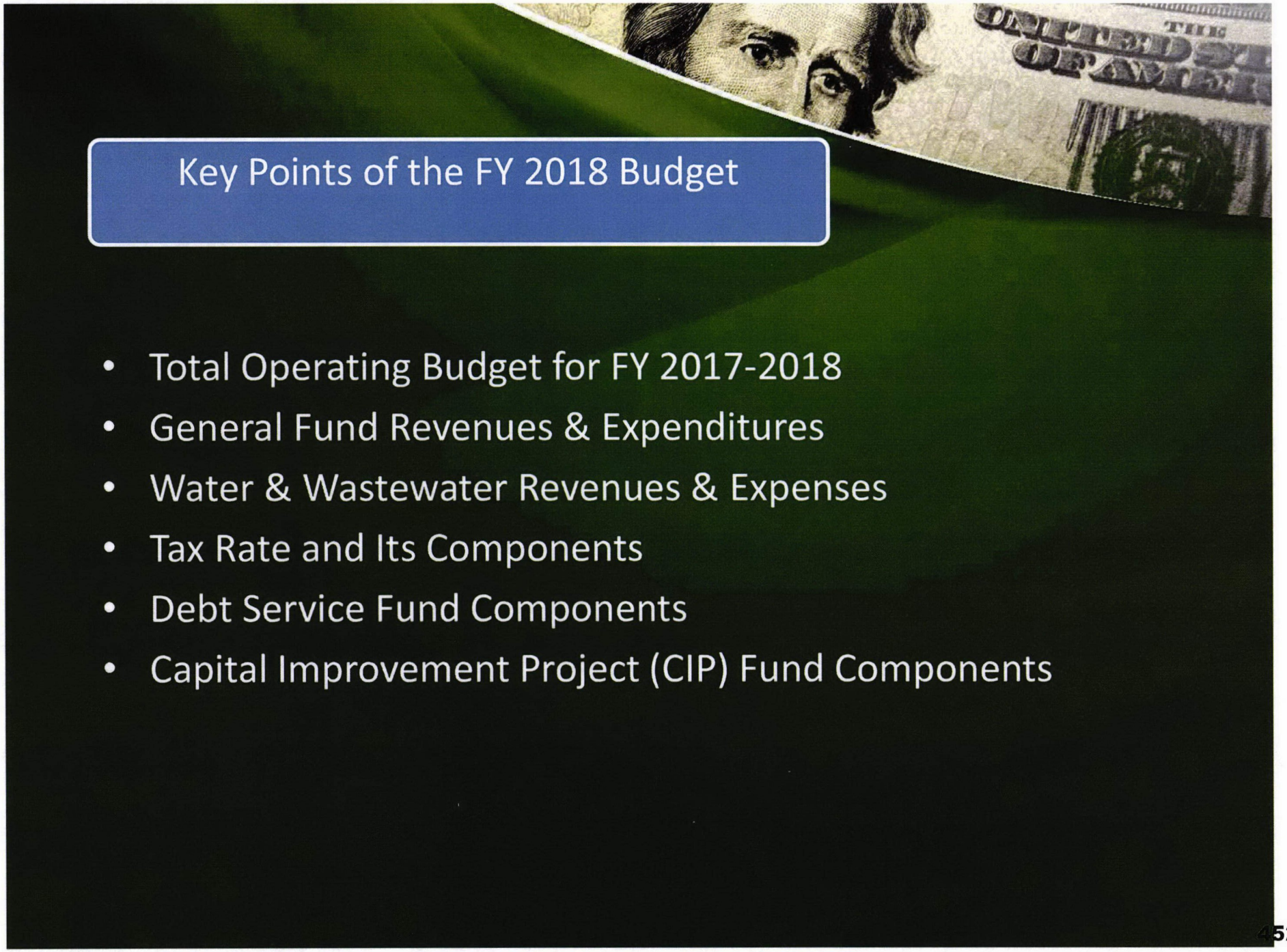
Sec. 10.02.052 Schedule 2: Impact fee collection rate

Schedule 2. Impact Fee Collection Rate

(a) Increase Water facilities from $1,300.00 to $2,930.00 per service unit (3/4-inch water meter).

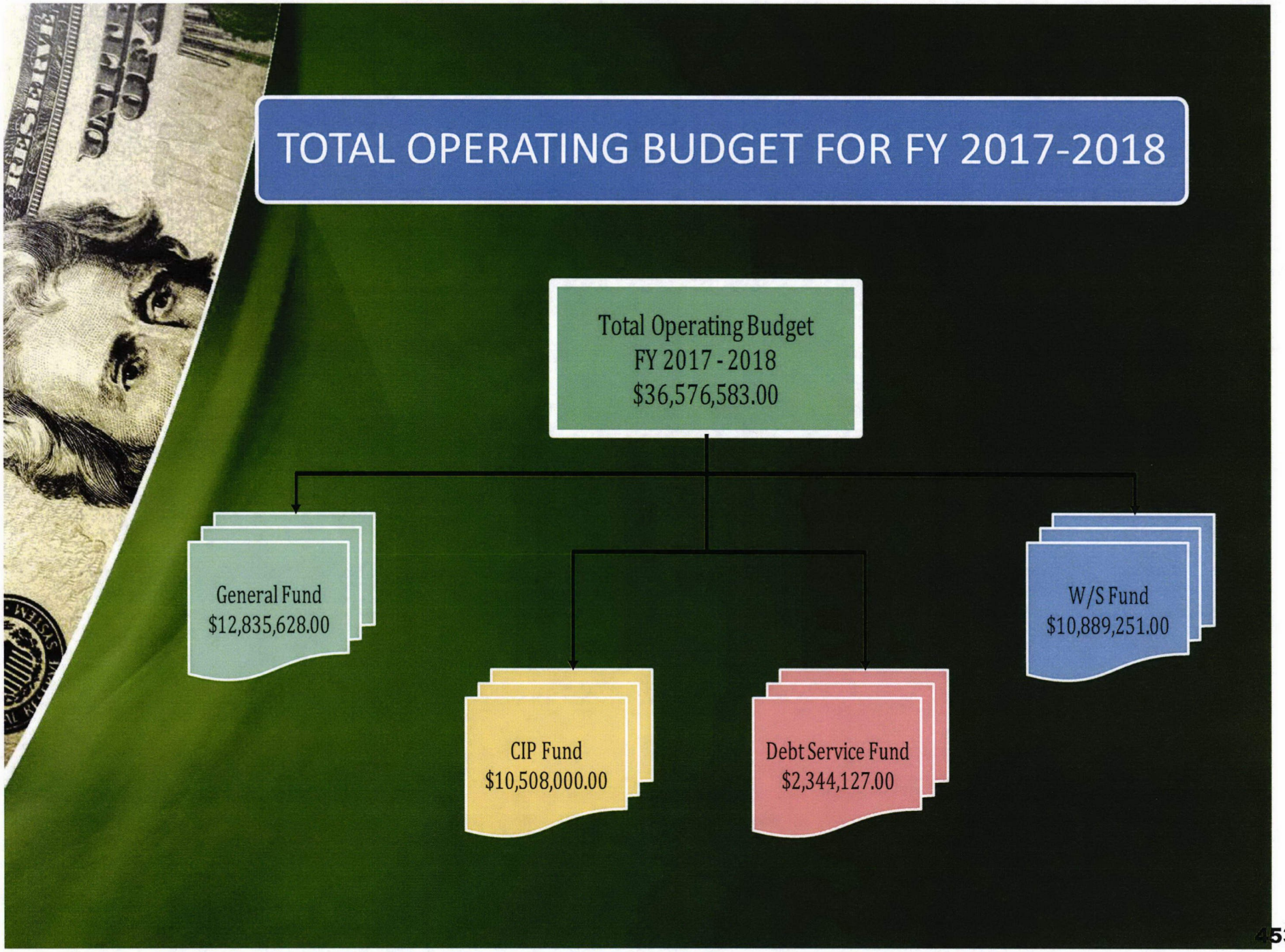
(b) Increase Wastewater facilities from $1,500.00 to $2,357.00 per service unit (3/4-inch water meter).

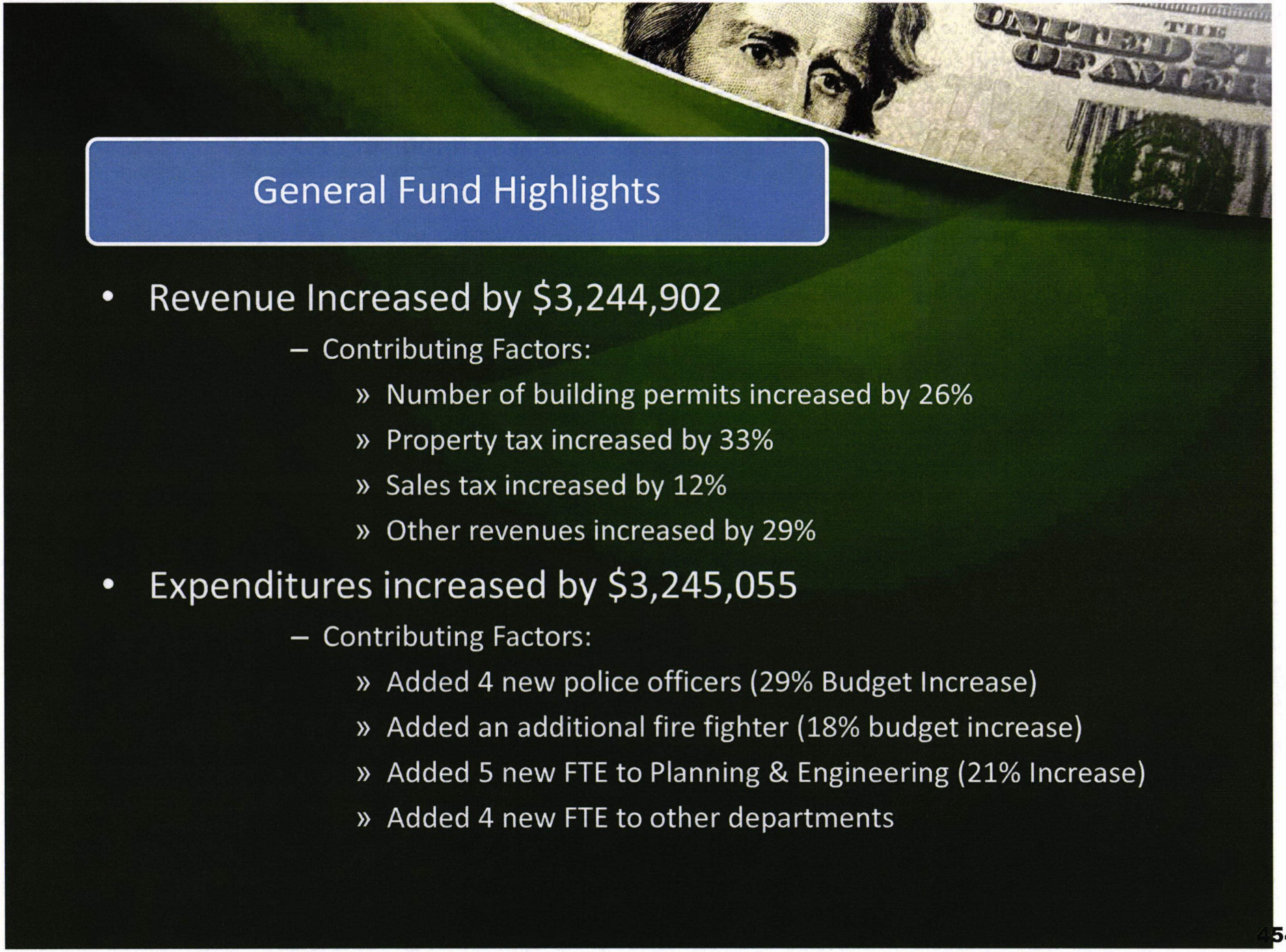

FISCAL YEAR 2017-2018
BUDGET PRESENTATION
Presented by: Jay Toutounchian



Key Points of the FY 2018 Budget

- Total Operating Budget for FY 2017-2018
- General Fund Revenues & Expenditures
- Water & Wastewater Revenues & Expenses
- Tax Rate and Its Components
- Debt Service Fund Components
- Capital Improvement Project (CIP) Fund Components


TOTAL OPERATING BUDGET FOR FY 2017-2018
Total Operating Budget
FY 2017 - 2018
$36,576,583.00
General Fund
$12,835,628.00
CIP Fund
$10,508,000.00
Debt Service Fund
$2,344,127.00
W/S Fund
$10,889,251.00



General Fund Highlights

- Revenue Increased by $3,244,902
  - Contributing Factors:
    - » Number of building permits increased by 26%
    - » Property tax increased by 33%
    - » Sales tax increased by 12%
    - » Other revenues increased by 29%
- Expenditures increased by $3,245,055
  - Contributing Factors:
    - » Added 4 new police officers (29% Budget Increase)
    - » Added an additional fire fighter (18% budget increase)
    - » Added 5 new FTE to Planning & Engineering (21% Increase)
    - » Added 4 new FTE to other departments

GENERAL FUND REVENUES & EXPENDITURES

GENERAL FUND

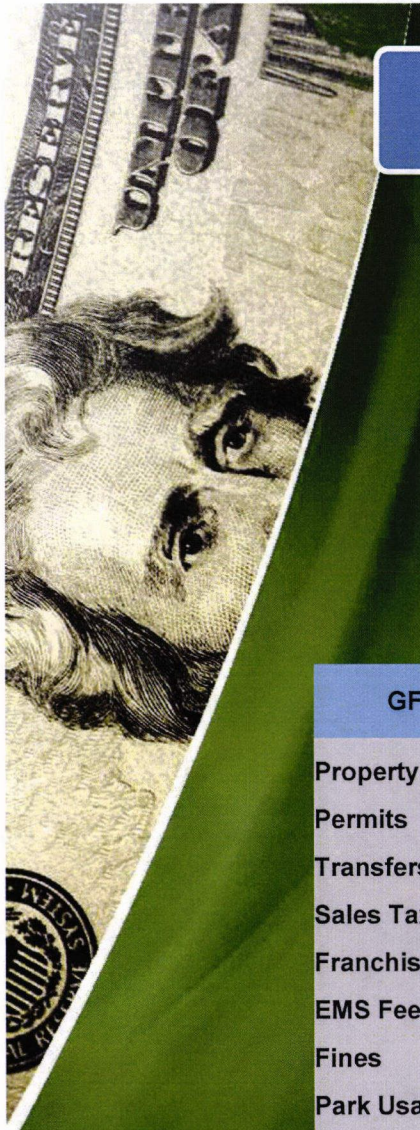
REVENUE Increase (Decrease)

EXPENDITURE Increase (Decrease)

G/F Revenues Increases (Decreases)		
FY 2017 Rev. Budgeted	*9,590,776*	
FY 2018 Rev. Budgeted	*12,835,678*	
Increase (Decrease)	3,244,902	34%
Permits	1,452,500	45%
Property tax	1,081,751	33%
Sales Tax	405,595	12%
Other revenues	391,694	12%
Transfers In	69,000	2%
Interest Income	30,225	1%
EMS Fees	24,800	1%
Franchise taxes	12,272	0%
Fines	(75,435)	-2%
Events & Donations	(147,500)	-5%
TOTAL	3,244,902	

G/F Expenditures Increases (Decreases)		
FY 2017 Exp. Budgeted	*9,590,573*	
FY 2018 Exp. Budgeted	*12,835,628*	
Increase (Decrease)	3,245,055	34%
Police	*943,058*	*29%*
Fire / EMS	*586,926*	*18%*
Administration Services	*488,786*	*15%*
Planning & Development	*441,112*	*14%*
PW / Streets	*267,375*	*8%*
Engineering	*218,157*	*7%*
Parks	*142,340*	*4%*
Library	*85,212*	*3%*
General Services Office	*48,671*	*1%*
Municipal Court	*26,376*	*1%*
Marketing	*(2,958)*	*0%*
TOTAL	3,248,013	

GENERAL FUND REVENUES & EXPENDITURES



GENERAL FUND

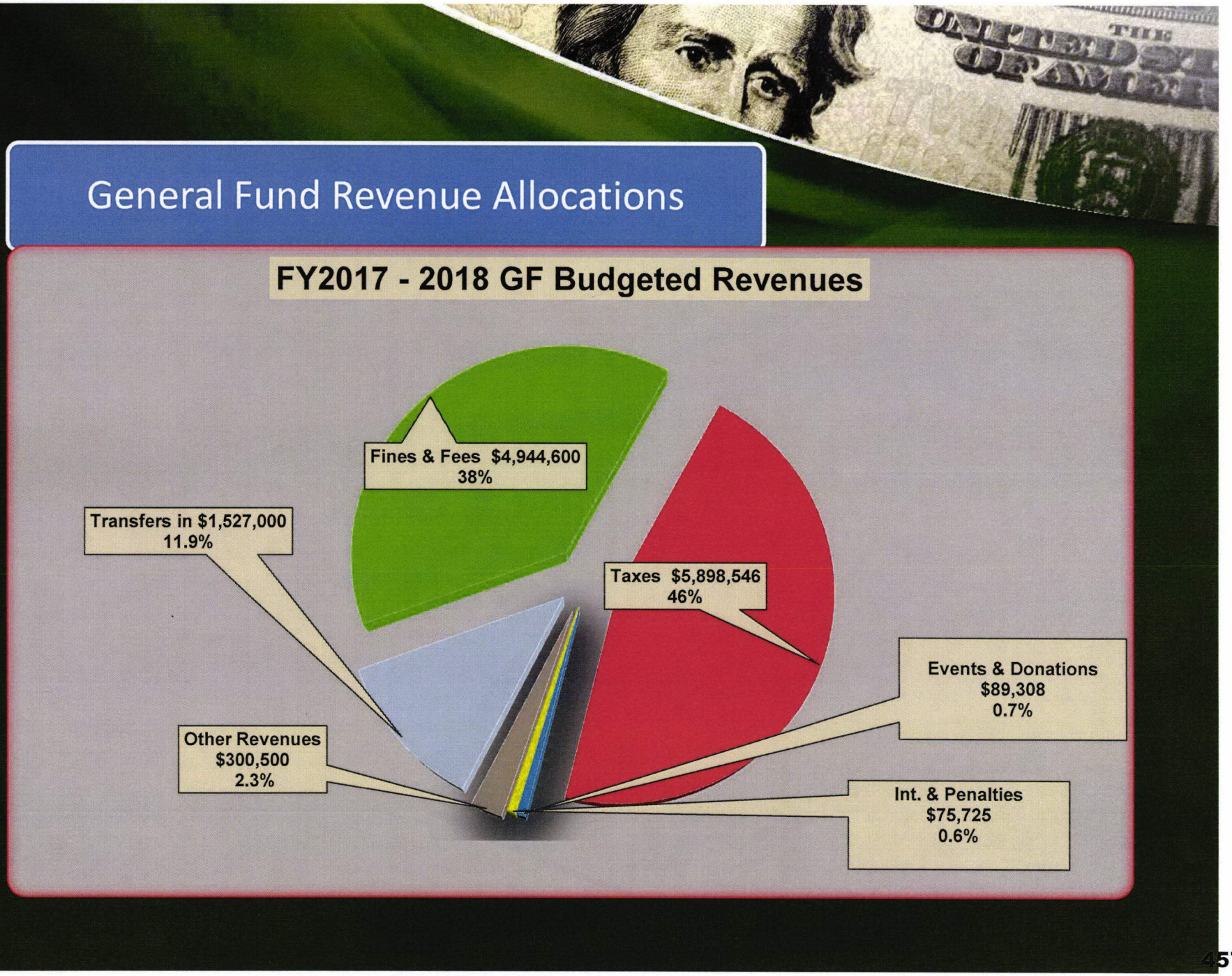
REVENUE COMPONENTS AND %

EXPENDITURE COMPONENTS AND %

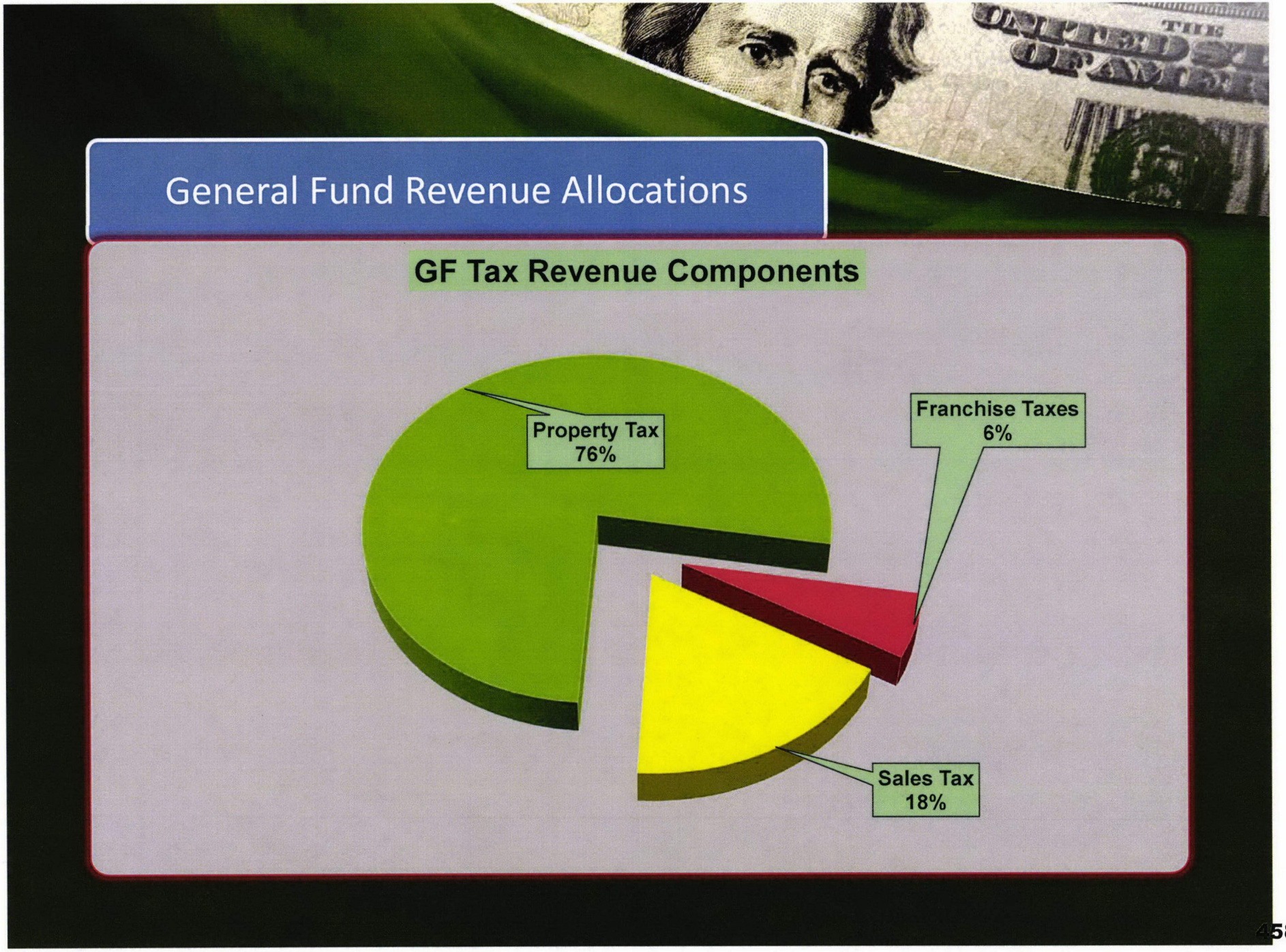
GF Revenues	Amounts	% of Total Budget
Property tax	4,519,779	35%
Permits	4,115,000	32%
Transfers In	1,527,000	12%
Sales Tax	1,045,352	8%
Franchise taxes	332,155	3%
EMS Fees	284,000	2%
Fines	237,600	2%
Park Usage Fees	163,500	1%
Events & Donations	89,308	1%
Interest Income	75,725	1%
Other revenues	446,259	3%
TOTAL	12,835,678	100%

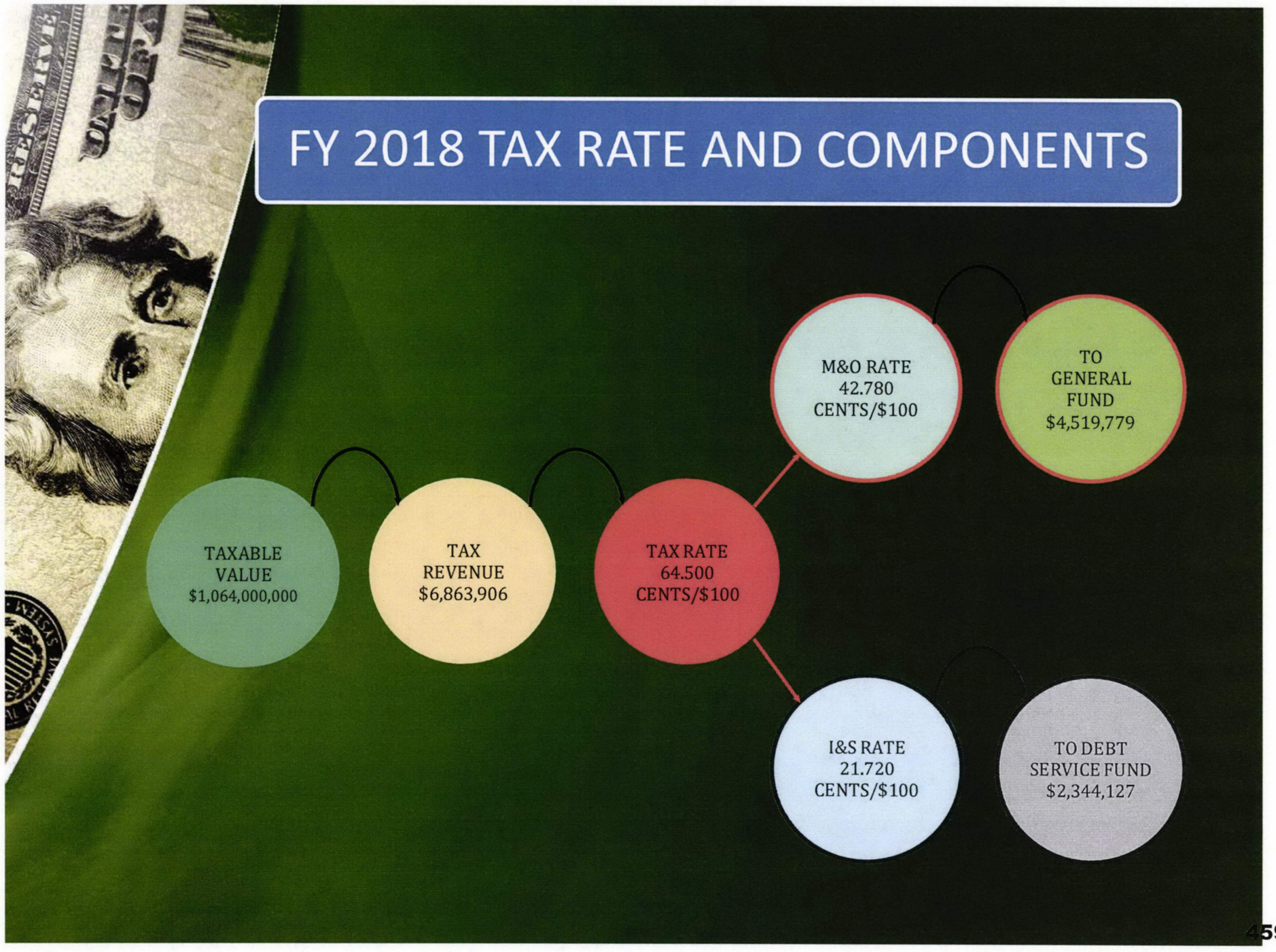
Exp. By Department	Amount	% of Total Budget
Police	2,730,026	21%
Fire / EMS	2,645,905	21%
Administration Services	1,669,979	13%
Planning & Development	1,659,720	13%
PW / Streets	1,118,921	9%
Parks	963,907	8%
Engineering	923,186	7%
Marketing	346,072	3%
General Services Office	331,720	3%
Library	263,068	2%
Municipal Court	183,124	1%
TOTAL	12,835,628	100%

General Fund Revenue Allocations



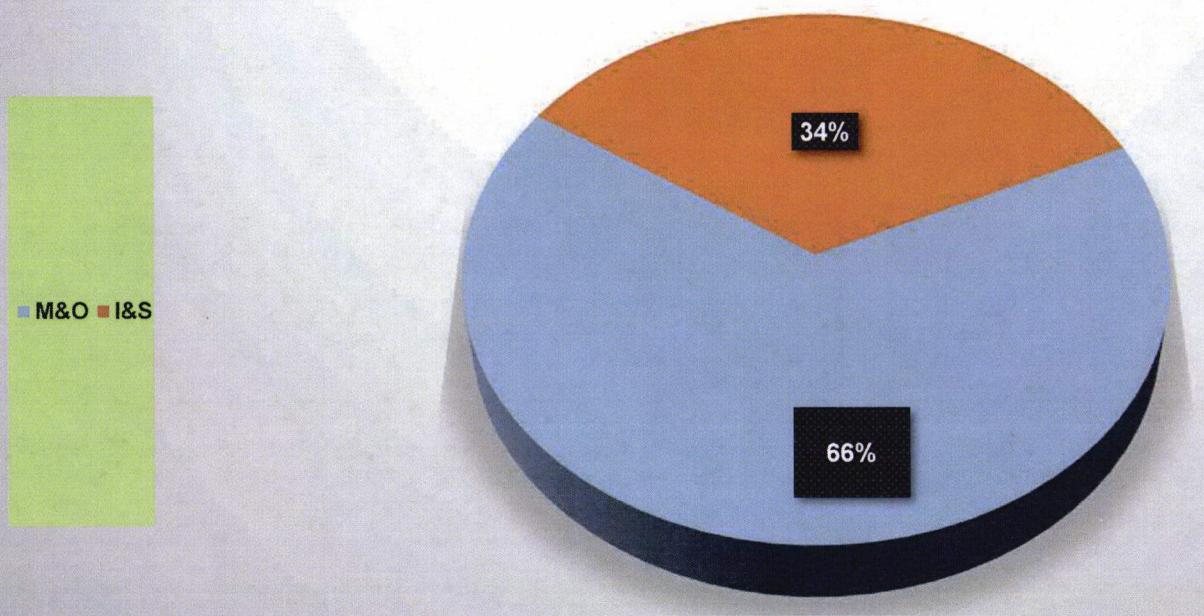
General Fund Revenue Allocations




FY 2018 TAX RATE AND COMPONENTS
TAXABLE VALUE $1,064,000,000
TAX REVENUE $6,863,906
TAX RATE 64.500 CENTS/$100
M&O RATE 42.780 CENTS/$100
TO GENERAL FUND $4,519,779
I&S RATE 21.720 CENTS/$100
TO DEBT SERVICE FUND $2,344,127
459

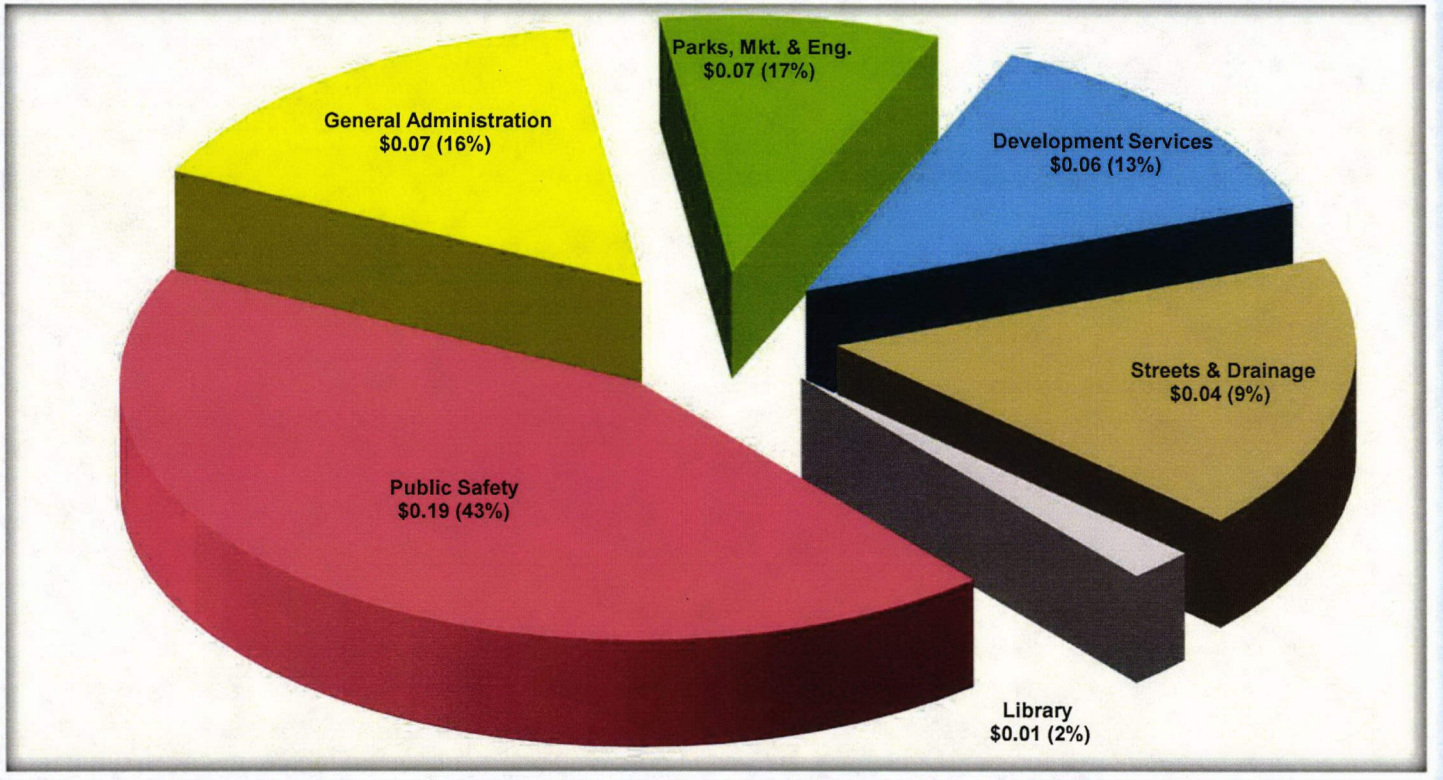
Current Tax Rate

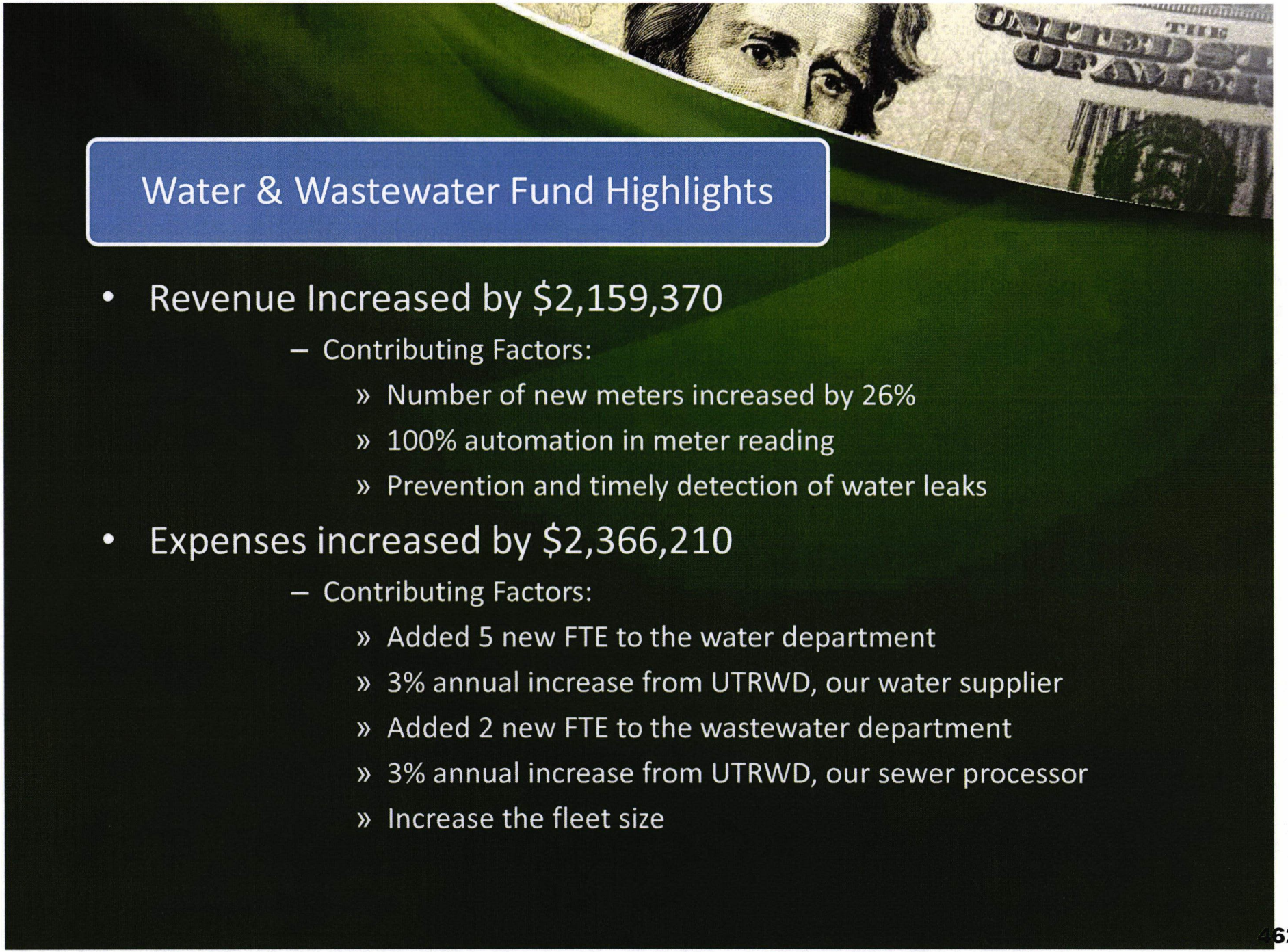
$0.645 Current Tax Rate Breakdown



Current Tax Rate

$0.4278 M&O Tax Rate Distributions

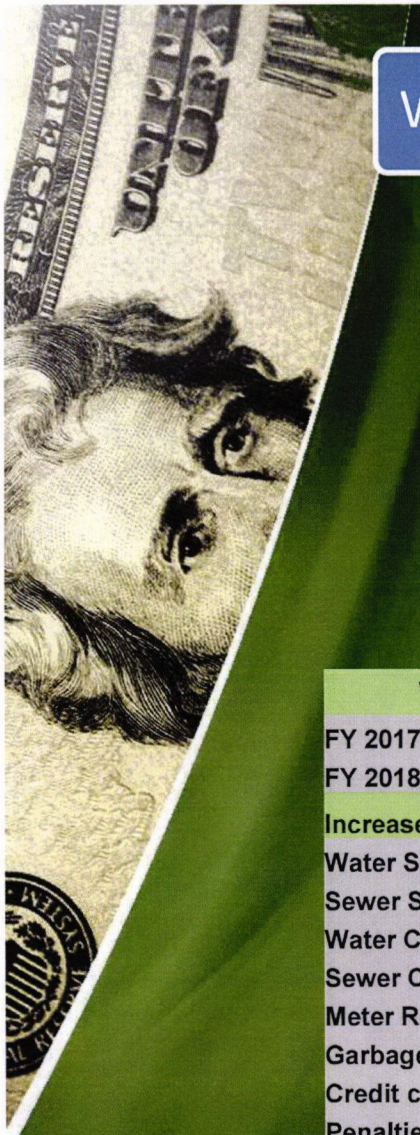


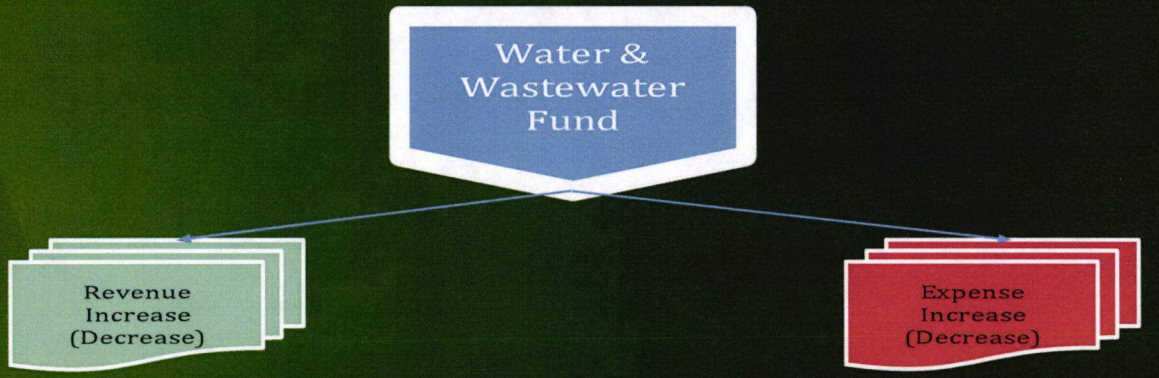


Water & Wastewater Fund Highlights

- Revenue Increased by $2,159,370
  - Contributing Factors:
    - » Number of new meters increased by 26%
    - » 100% automation in meter reading
    - » Prevention and timely detection of water leaks
- Expenses increased by $2,366,210
  - Contributing Factors:
    - » Added 5 new FTE to the water department
    - » 3% annual increase from UTRWD, our water supplier
    - » Added 2 new FTE to the wastewater department
    - » 3% annual increase from UTRWD, our sewer processor
    - » Increase the fleet size

WATER AND WASTEWATER FUND REVENUES & EXPENSES

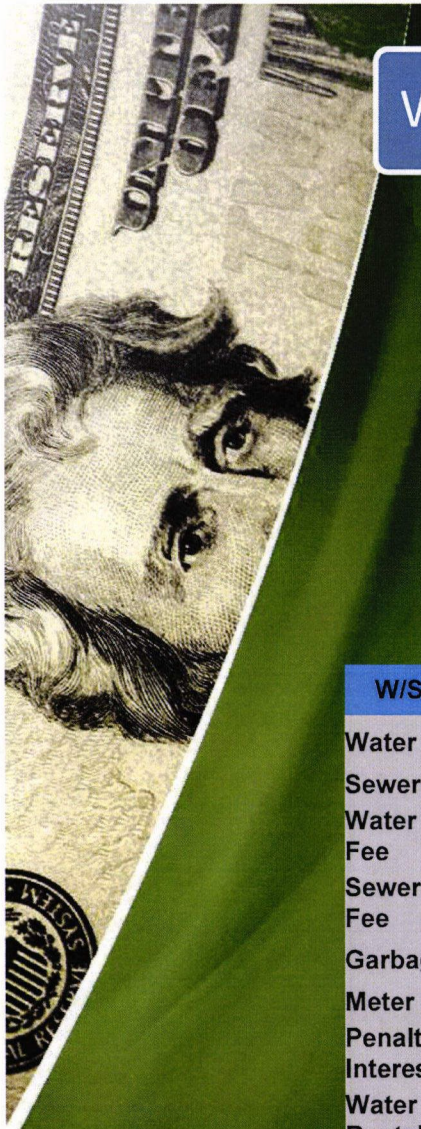




W/S Revenues Increases (Decreases)		
FY 2017 Rev. Budgeted	9,016,474	
FY 2018 Rev. Budgeted	11,175,844	
Increase (Decrease)	2,159,370	24%
Water Sale	757,481	35%
Sewer Sale	477,307	22%
Water Connection Fee	344,500	16%
Sewer Connection Fee	263,250	12%
Meter Revenue	145,500	7%
Garbage Sale	73,632	3%
Credit card fees	50,000	2%
Penalties & Interest	32,500	2%
Other revenues	13,000	1%
Water Tower Rental Fee	7,000	0%
Connect & Reconnect fee	(4,800)	0%
TOTAL	2,159,370	

W/S Expenses Increases (Decreases)		
FY 2017 Exp. Budgeted	8,523,041	
FY 2018 Exp. Budgeted	10,889,251	
Increase (Decrease)	2,366,210	28%
Sewer	1,174,066	50%
Water	1,123,267	47%
Garbage and Recycling	69,807	3%
Transfer Out	35,000	1%
Utility Billing	(35,930)	-2%
TOTAL	2,366,210	

WATER AND WASTEWATER FUND REVENUES & EXPENSES



Water & Wastewater Fund

Revenue Components

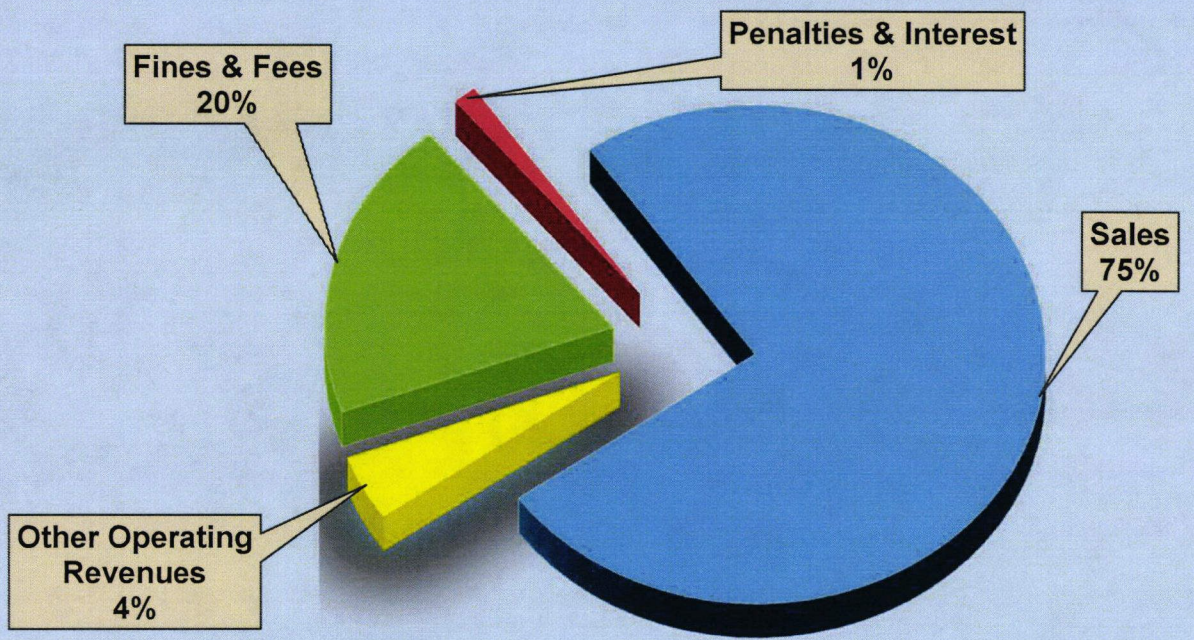
Expense Components

W/S Revenues	Amounts	%
Water Sale	5,303,871	47%
Sewer Sale	2,473,041	22%
Water Connection Fee	1,166,000	10%
Sewer Connection Fee	891,000	8%
Garbage Sale	589,632	5%
Meter Revenue	440,000	4%
Penalties & Interest	147,500	1%
Water Tower Rental Fee	65,000	1%
Connect & Reconnect fee	14,800	0%
Credit card fees	50,000	0%
Other revenues	35,000	0%
TOTAL	11,175,844	100%

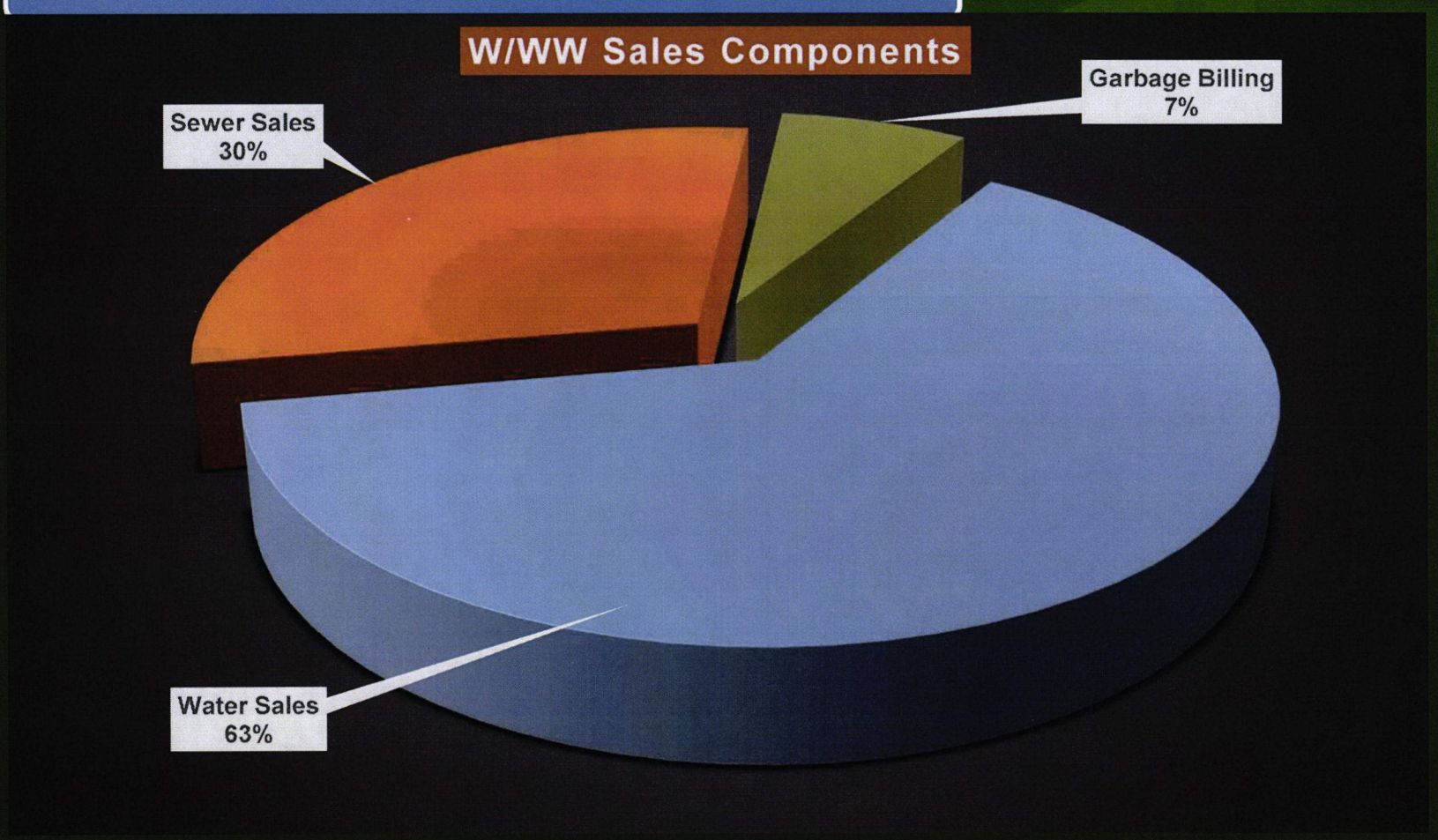
W/S Expenditures	Amount	% of Total Budget
Debt Service	3,403,358	27%
UTRWD	2,983,200	23%
Salaries	962,844	8%
Material & Supplies	784,051	6%
Garbage & Recycling	537,807	4%
Transfer to GF	527,000	4%
Other Operating Exp.	460,059	4%
Benefits	360,832	3%
Utility Expenses	316,350	2%
Maintenance Expenses	311,500	2%
Legal & Professional	215,000	2%
Training & Uniform	27,250	0%
TOTAL	10,889,251	100%

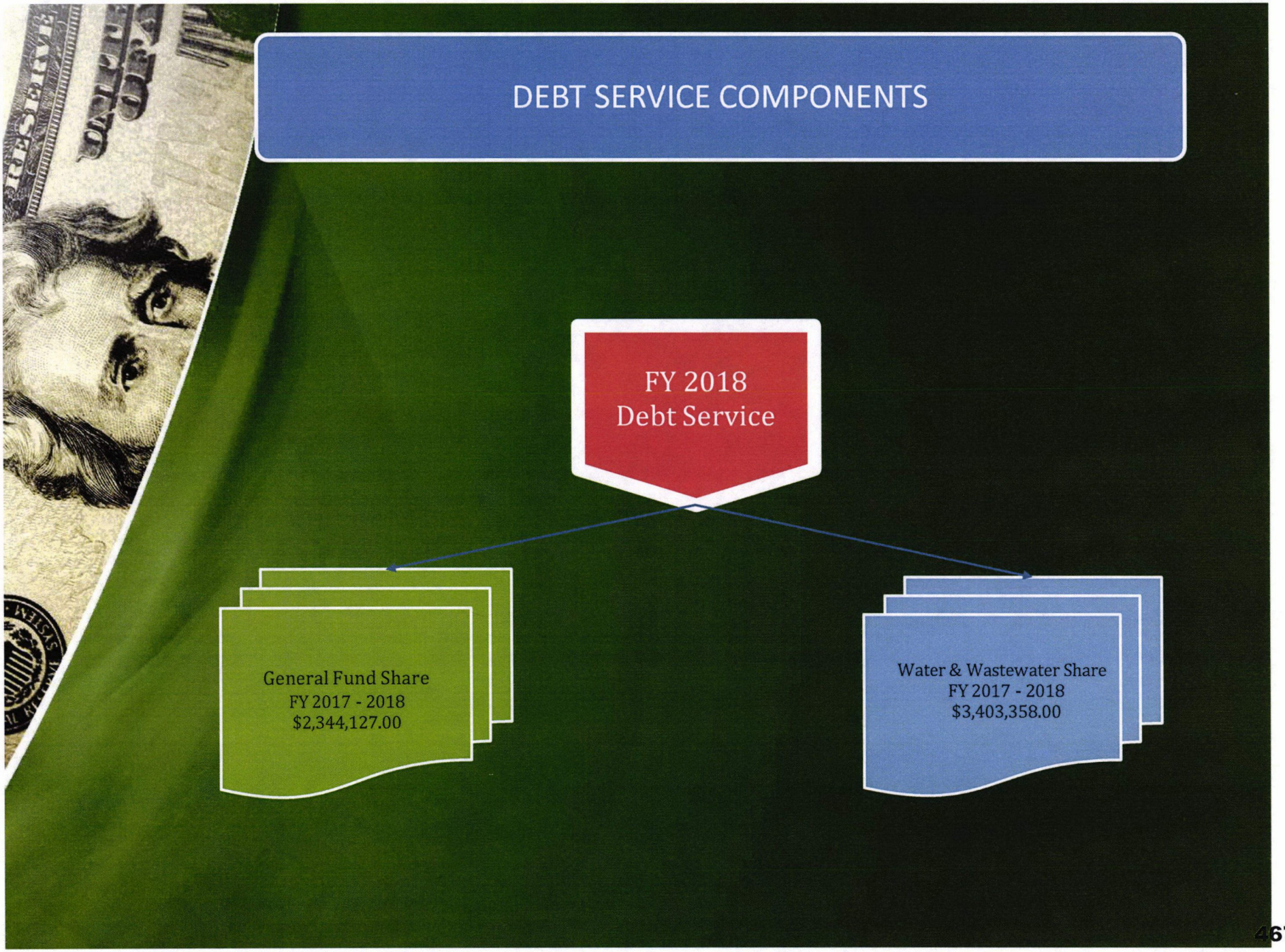
W/WW Fund Revenue Allocations

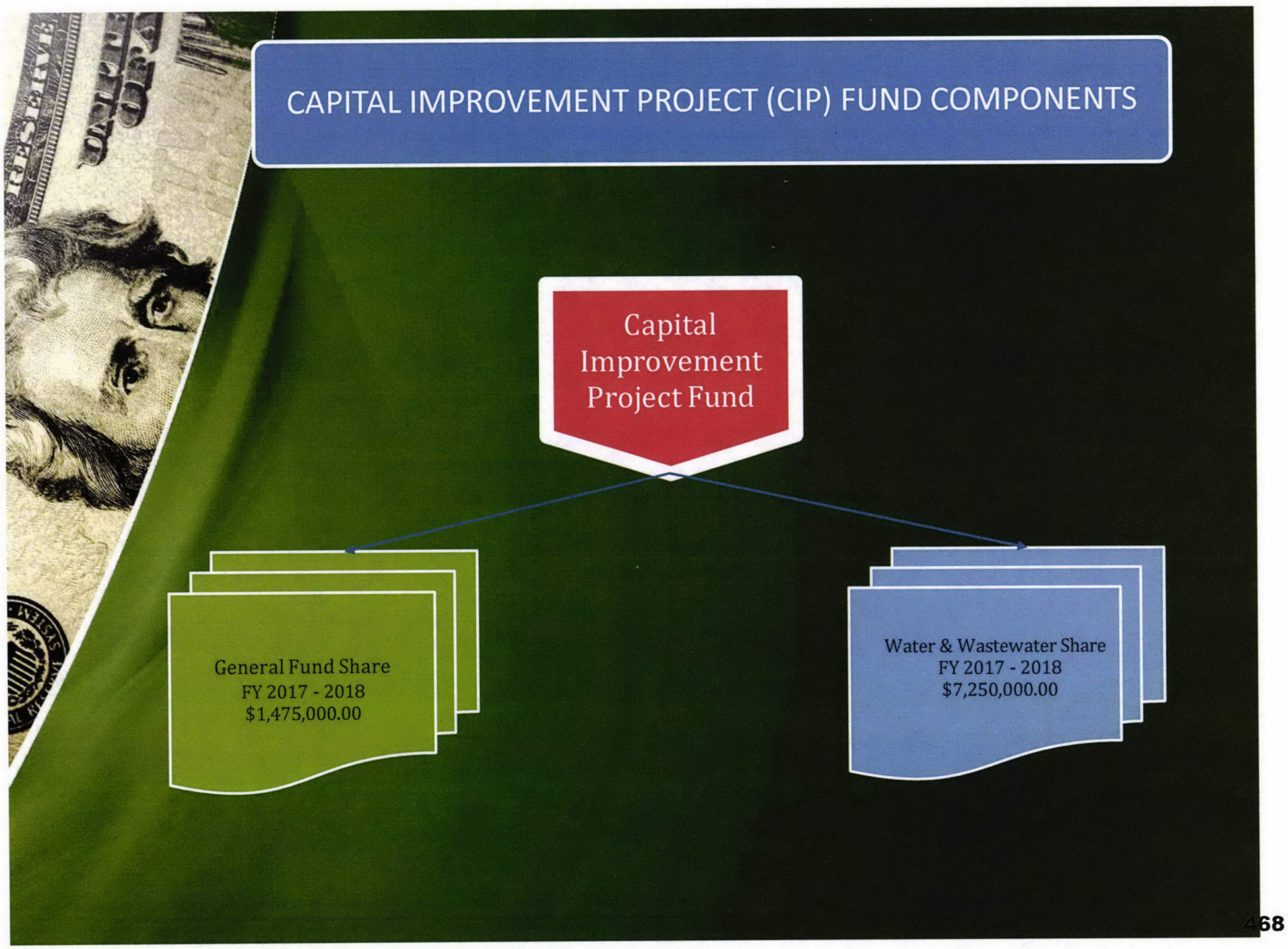
FY2017 - 2018 W/S Budgeted Revenues



W/WW Fund Revenue Allocations

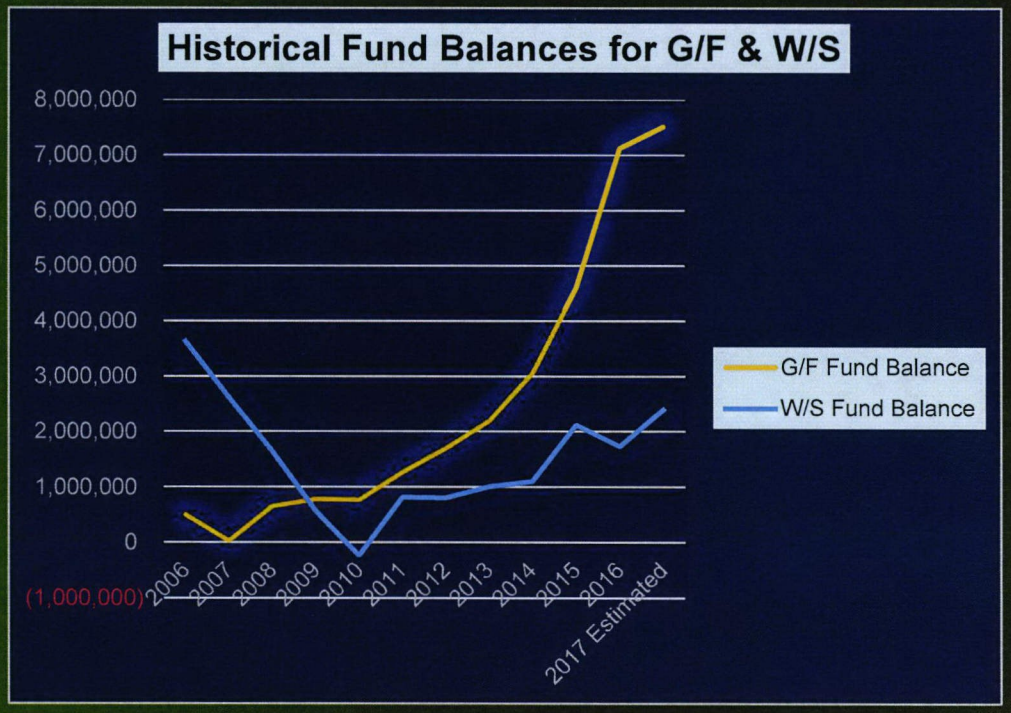


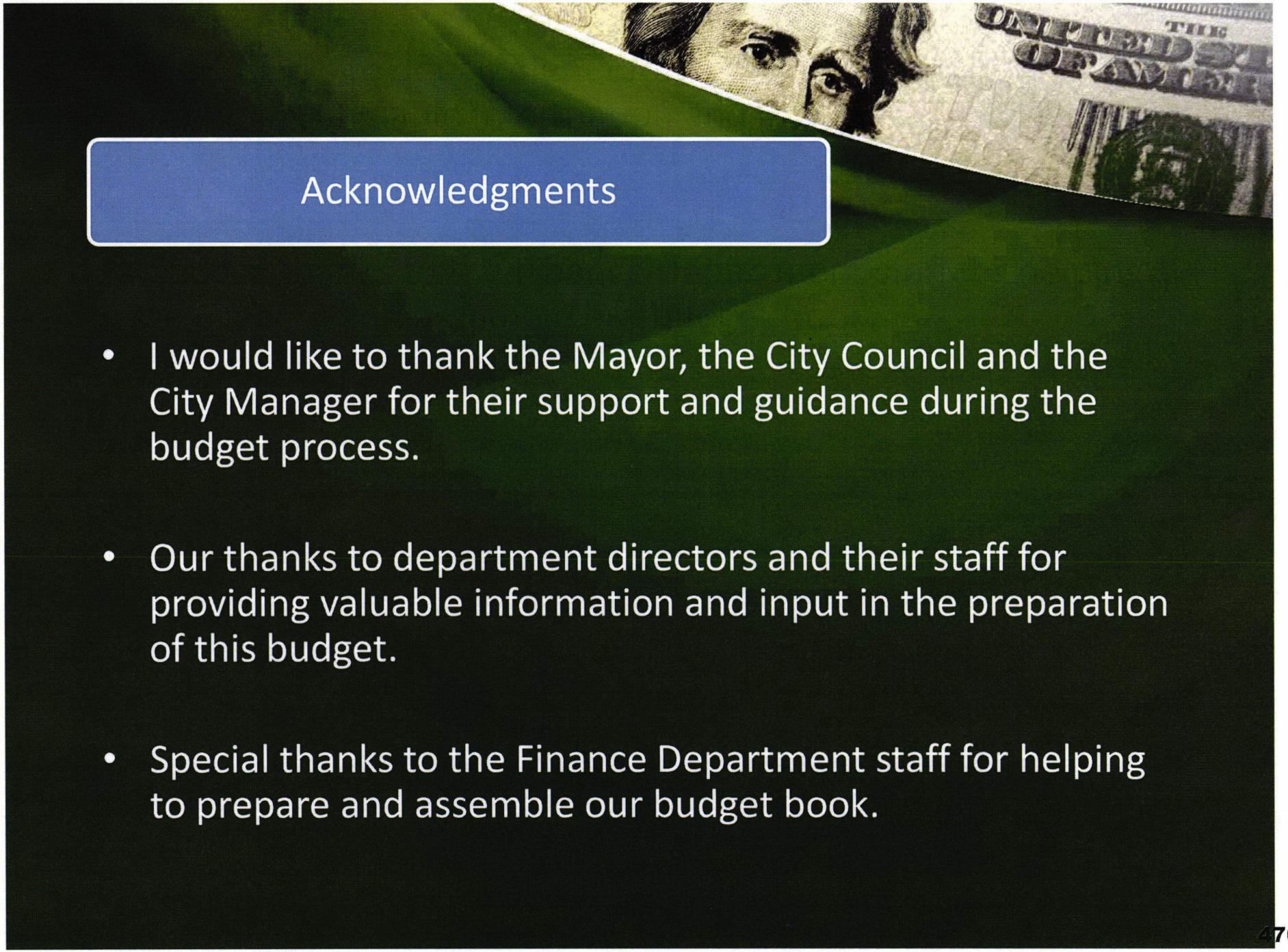

DEBT SERVICE COMPONENTS
FY 2018
Debt Service
General Fund Share
FY 2017 - 2018
$2,344,127.00
Water & Wastewater Share
FY 2017 - 2018
$3,403,358.00


CAPITAL IMPROVEMENT PROJECT (CIP) FUND COMPONENTS
Capital Improvement Project Fund
General Fund Share
FY 2017 - 2018
$1,475,000.00
Water & Wastewater Share
FY 2017 - 2018
$7,250,000.00

Historical Fund Balance for G/F and W/S

Fiscal Year	G/F Fund Balance	W/S Fund Balance
2006	498,746	3,636,874
2007	23,148	2,618,732
2008	649,125	1,651,702
2009	775,120	568,021
2010	764,794	(234,357)
2011	1,266,989	818,882
2012	1,694,945	809,175
2013	2,187,130	1,010,302
2014	3,057,960	1,103,837
2015	4,605,829	2,120,144
2016	7,132,235	1,733,702
2017 Estimated	7,522,439	2,399,931





Acknowledgments

- I would like to thank the Mayor, the City Council and the City Manager for their support and guidance during the budget process.
- Our thanks to department directors and their staff for providing valuable information and input in the preparation of this budget.
- Special thanks to the Finance Department staff for helping to prepare and assemble our budget book.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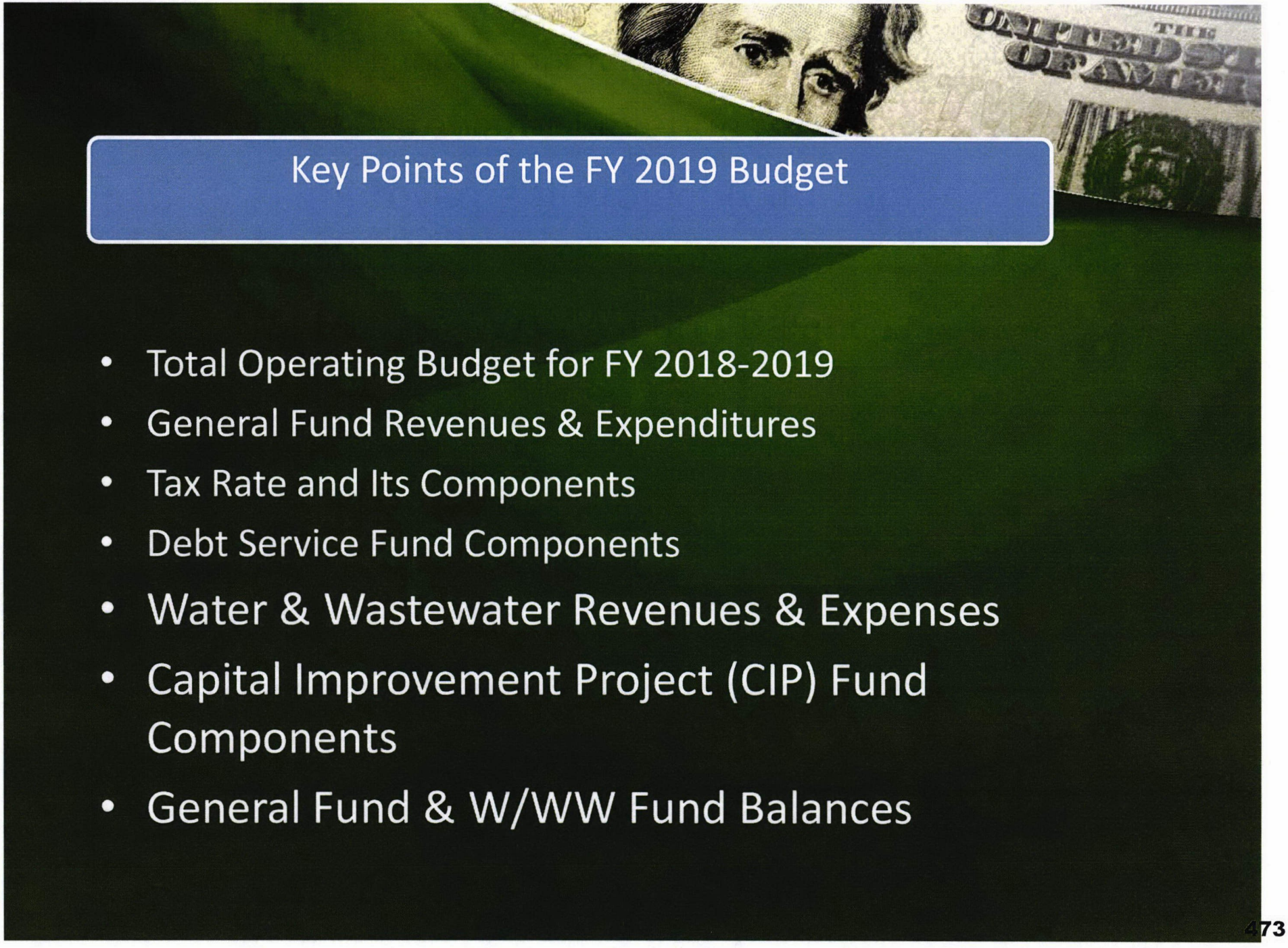
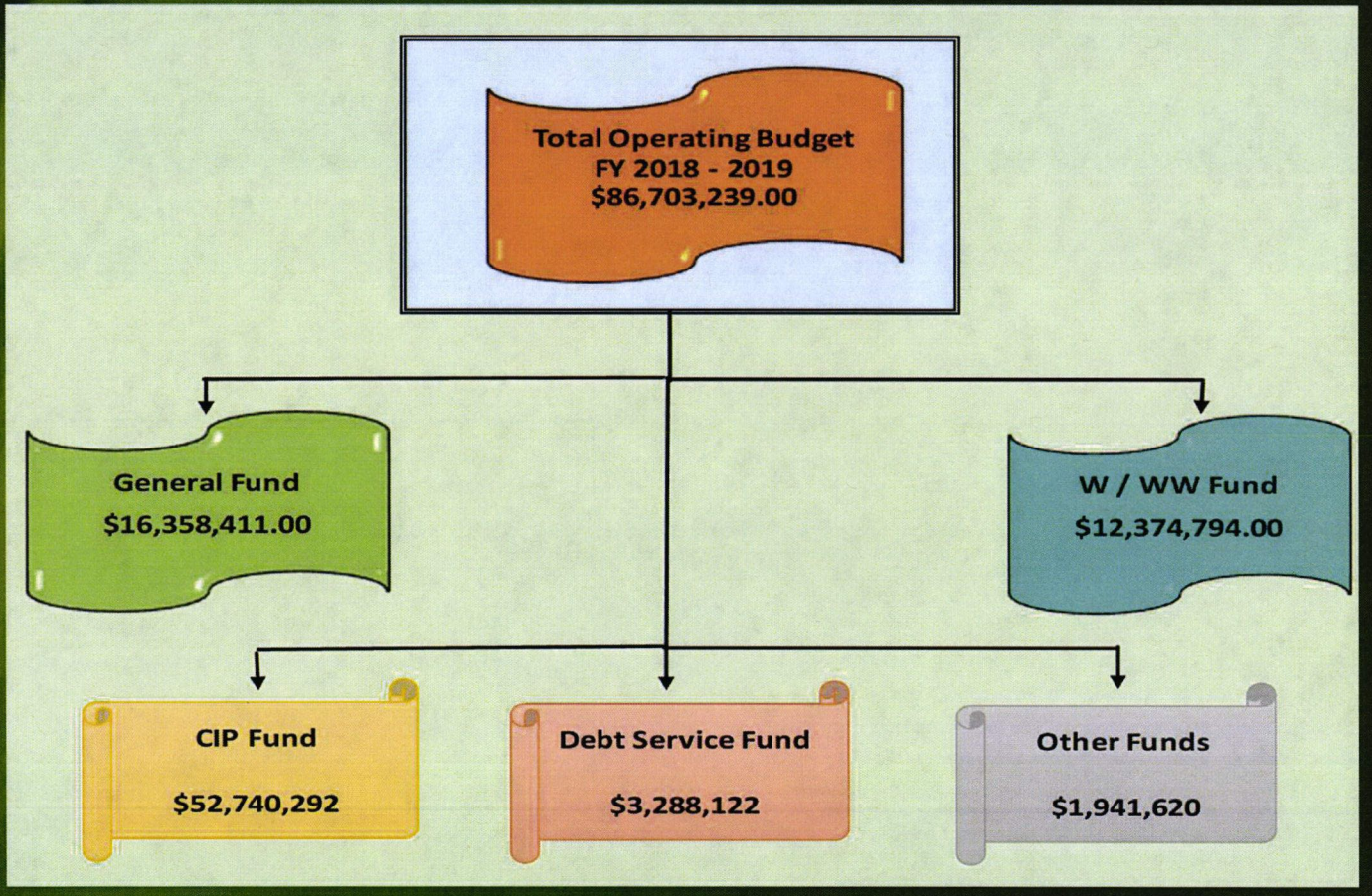
FISCAL YEAR 2018-2019
BUDGET PRESENTATION
Presented by: Jay Toutounchian



Key Points of the FY 2019 Budget

- Total Operating Budget for FY 2018-2019
- General Fund Revenues & Expenditures
- Tax Rate and Its Components
- Debt Service Fund Components
- Water & Wastewater Revenues & Expenses
- Capital Improvement Project (CIP) Fund Components
- General Fund & W/WW Fund Balances

TOTAL OPERATING BUDGET FOR FY 2018-2019



General Fund Revenue Highlights

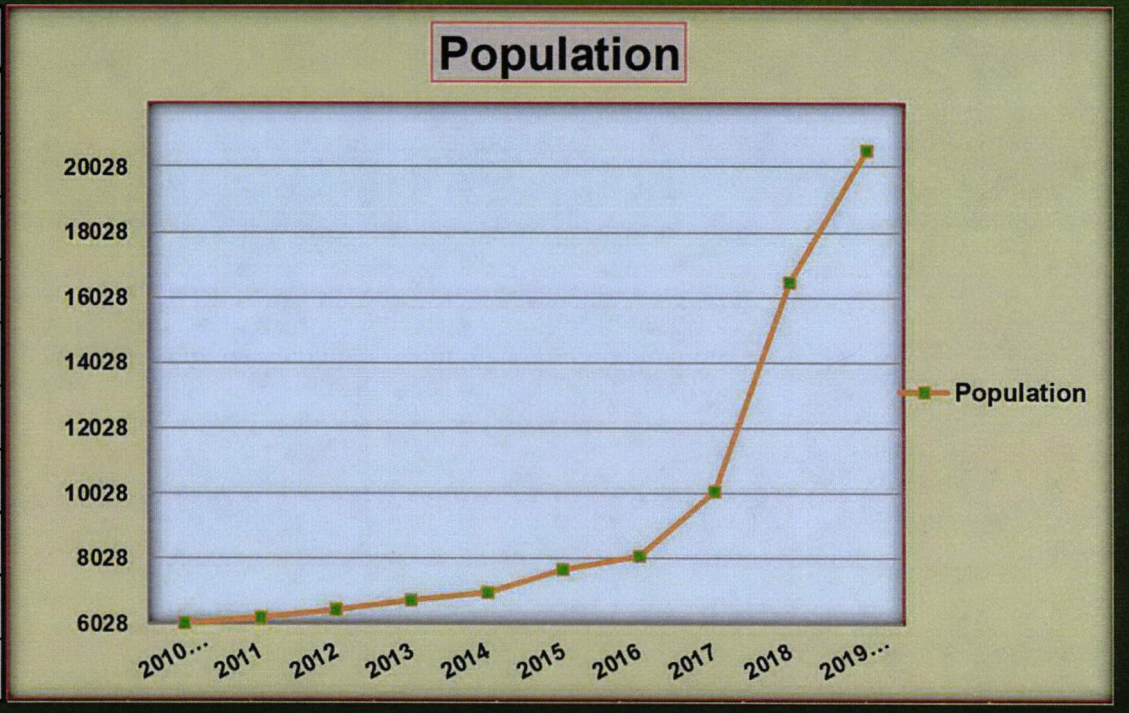
- Revenue Increased by $3,522,372 over previous fiscal year approved budget
  - Contributing Factors:
    - » Number of building permits increased by 16%
    - » Property tax increased by 32%
    - » Sales tax increased by 15%
    - » Other revenues increased by 63%

Residential Building Permits

Fiscal Year	# of Permits
2009	20
2010	60
2011	72
2012	81
2013	97
2014	346
2015	448
2016	573
2017	903
2018 Estimated	1185
2019 Budgeted	1275

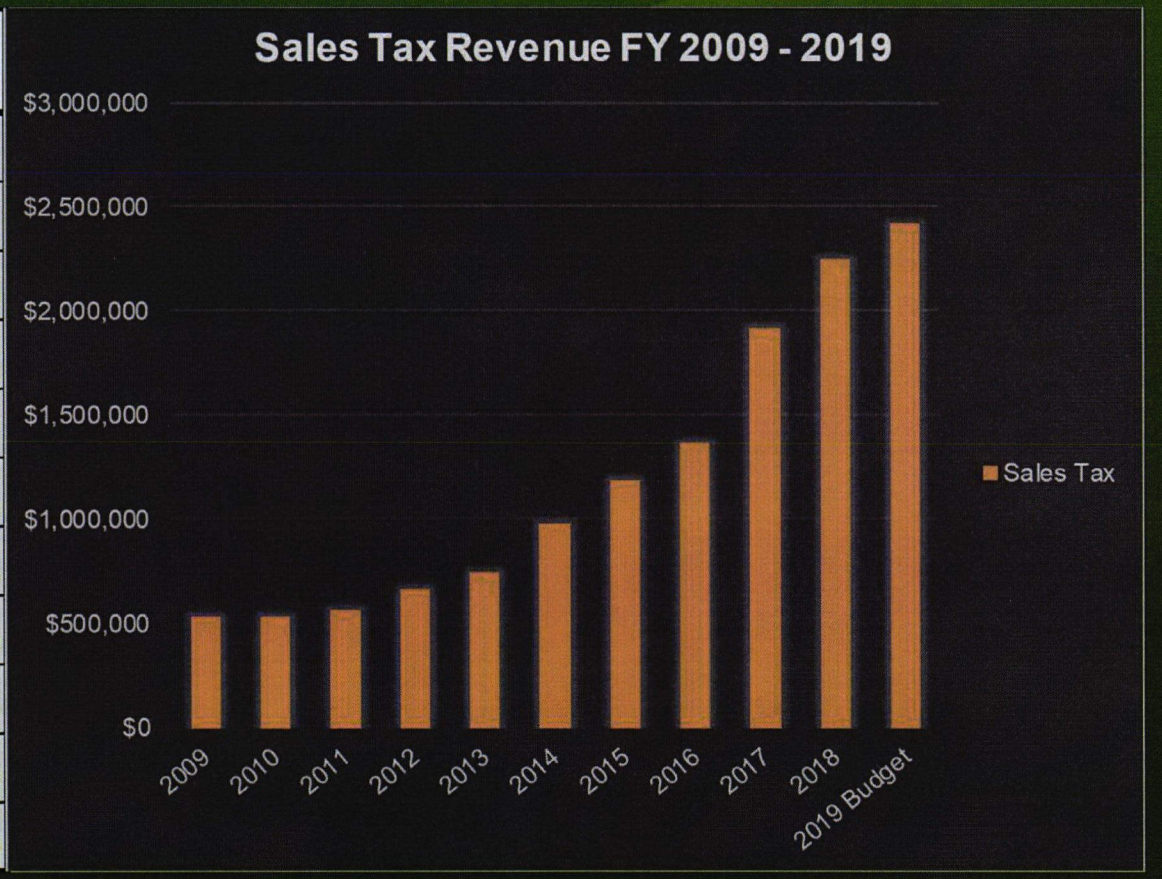
Population

Years	Population
2010 Census	6,028
2011	6,209
2012	6,457
2013	6,715
2014	6,984
2015	7,683
2016	8,067
2017	10,083
2018	16,451
2019 Est.	20,543



Sales Tax Revenue

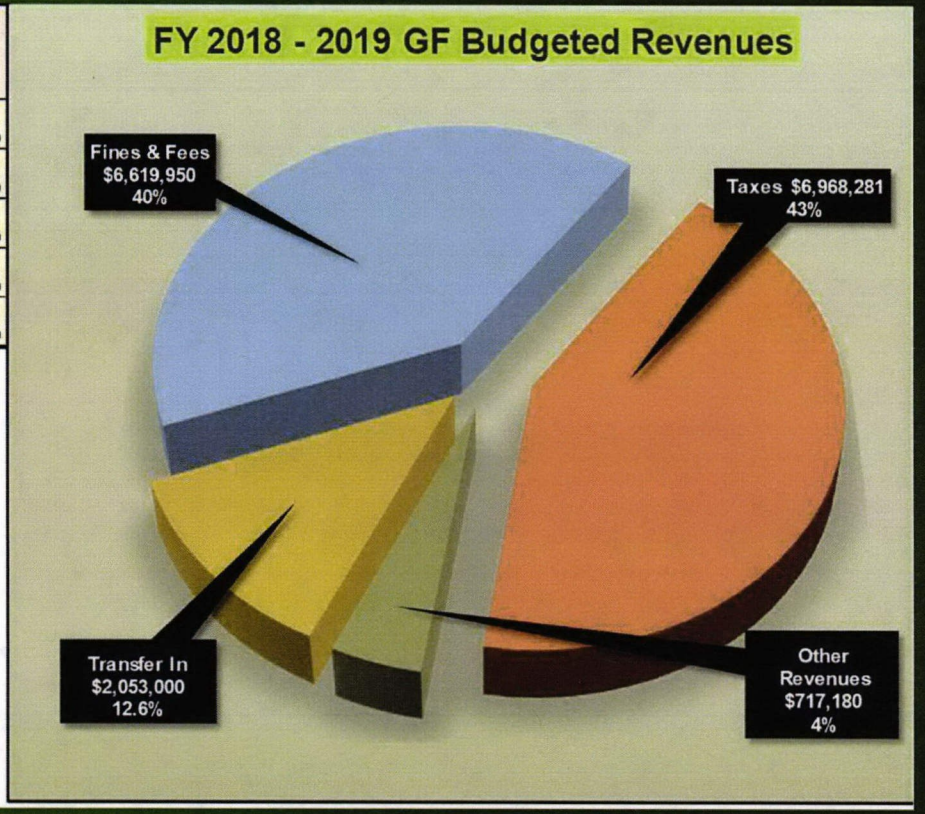
Fiscal Year	Sales Tax
2009	$ 526,847
2010	$ 526,607
2011	$ 561,849
2012	$ 655,529
2013	$ 737,081
2014	$ 968,298
2015	$ 1,184,753
2016	$ 1,360,795
2017	$ 1,916,701
2018	$ 2,243,802
2019 Budget	$ 2,410,000



GENERAL FUND REVENUES

FY 2018 – 2019 TOTAL REVENUES $16,358,411

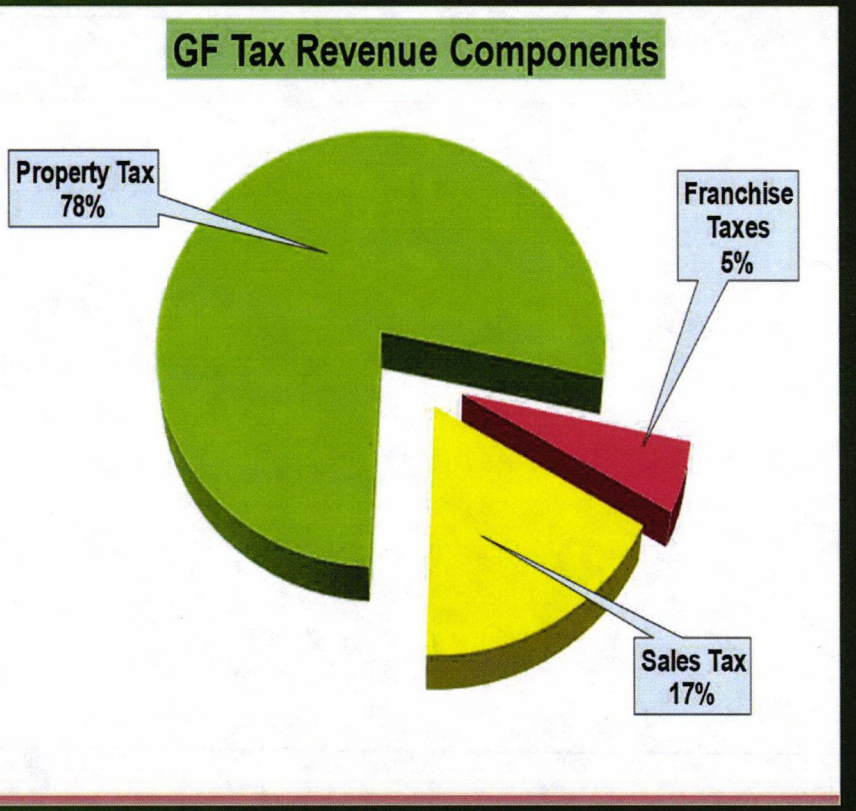
Sources of Funds	FY2019 Budgeted Revenue	%
Fines & Fees	$ 6,619,950	40%
Taxes	$ 6,968,281	43%
Other Revenues	$ 717,180	4%
Transfers In	$ 2,053,000	13%
Total	$ 16,358,411	100%



GENERAL FUND REVENUES

Tax Revenue Components

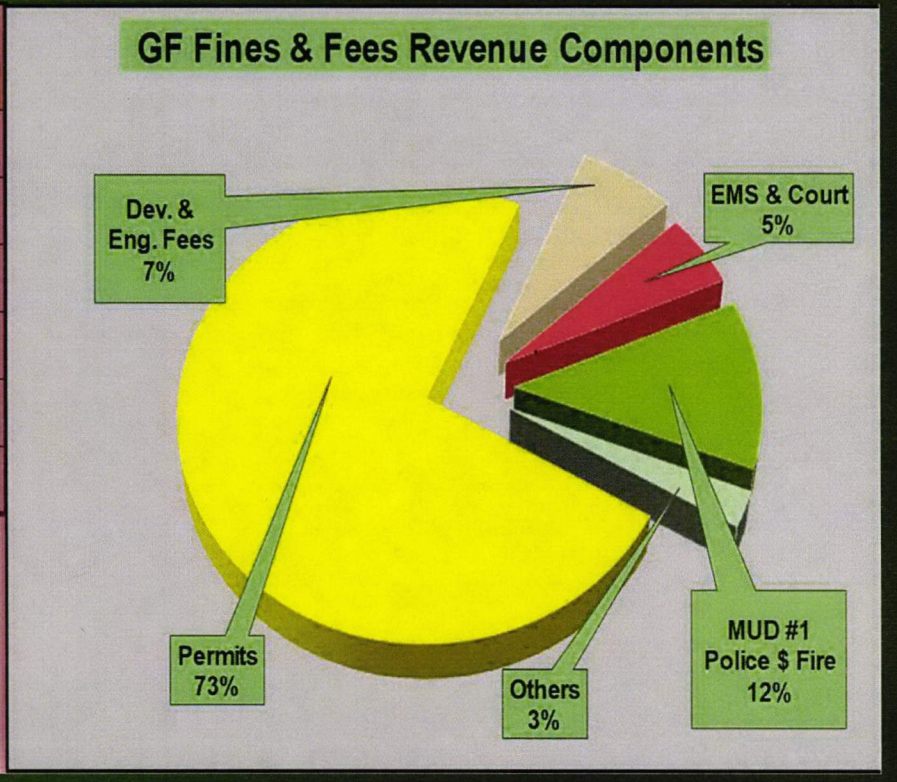
Taxes Category	FY2019 Budgeted Revenue	%
Sales Tax	$ 1,205,000	17%
Property Tax	$ 5,417,357	78%
Other Taxes	$ 345,924	5%
TOTAL	$ 6,968,281	100%



GENERAL FUND REVENUES

Fines & Fees Revenue Components

Fines & Fees Category	FY2019 Budgeted Revenue	%
Permits	$ 4,835,000	73%
Dev. & Eng. Fees	$ 460,000	7%
EMS & Court	$ 356,250	5%
MUD #1 Police $ Fire	$ 801,200	12%
Others	$ 167,500	3%
TOTAL	$ 6,619,950	100%



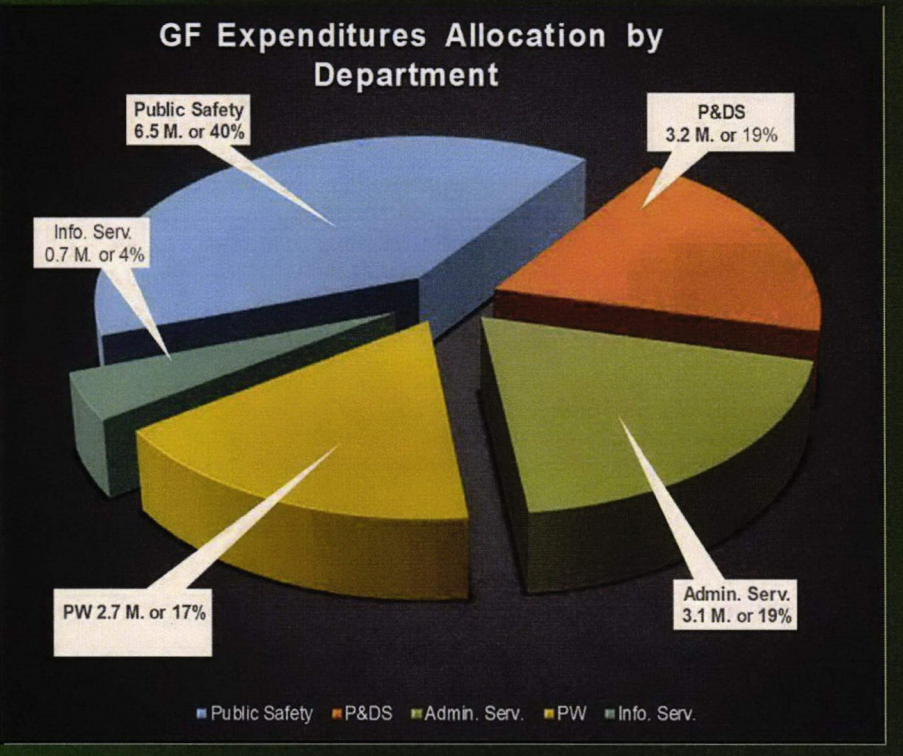
General Fund Highlights

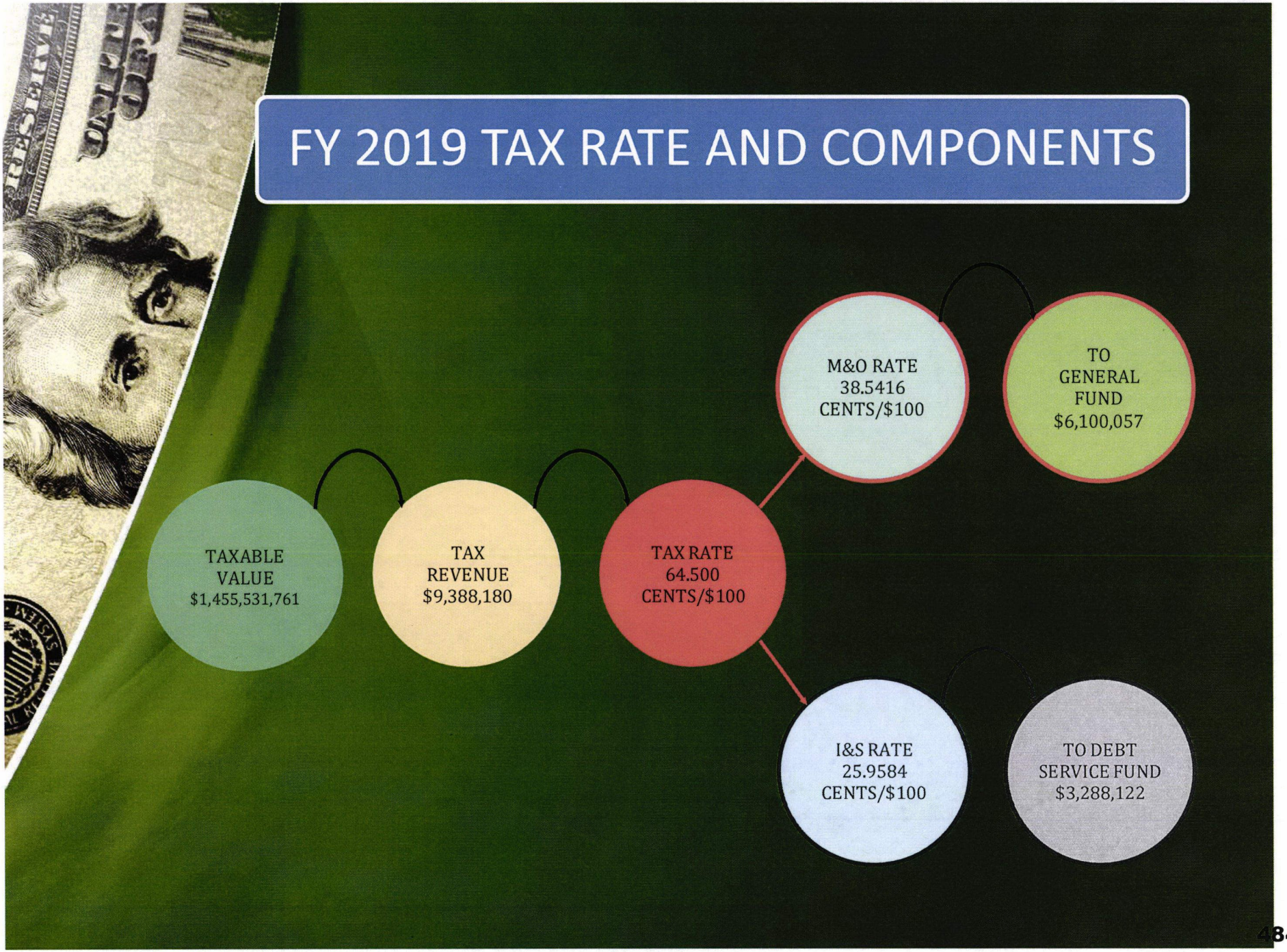
- Expenditures increased by $3,522,281 over the previous year approved budget
  - Contributing Factors:
    - » Added 6 new police officers (29% Budget Increase)
    - » Added 6 new fire fighters (18% budget increase)
    - » Added 4 new employees to Development Services (21% Increase)
    - » Added 7 new employees to other departments

GENERAL FUND EXPENDITURES

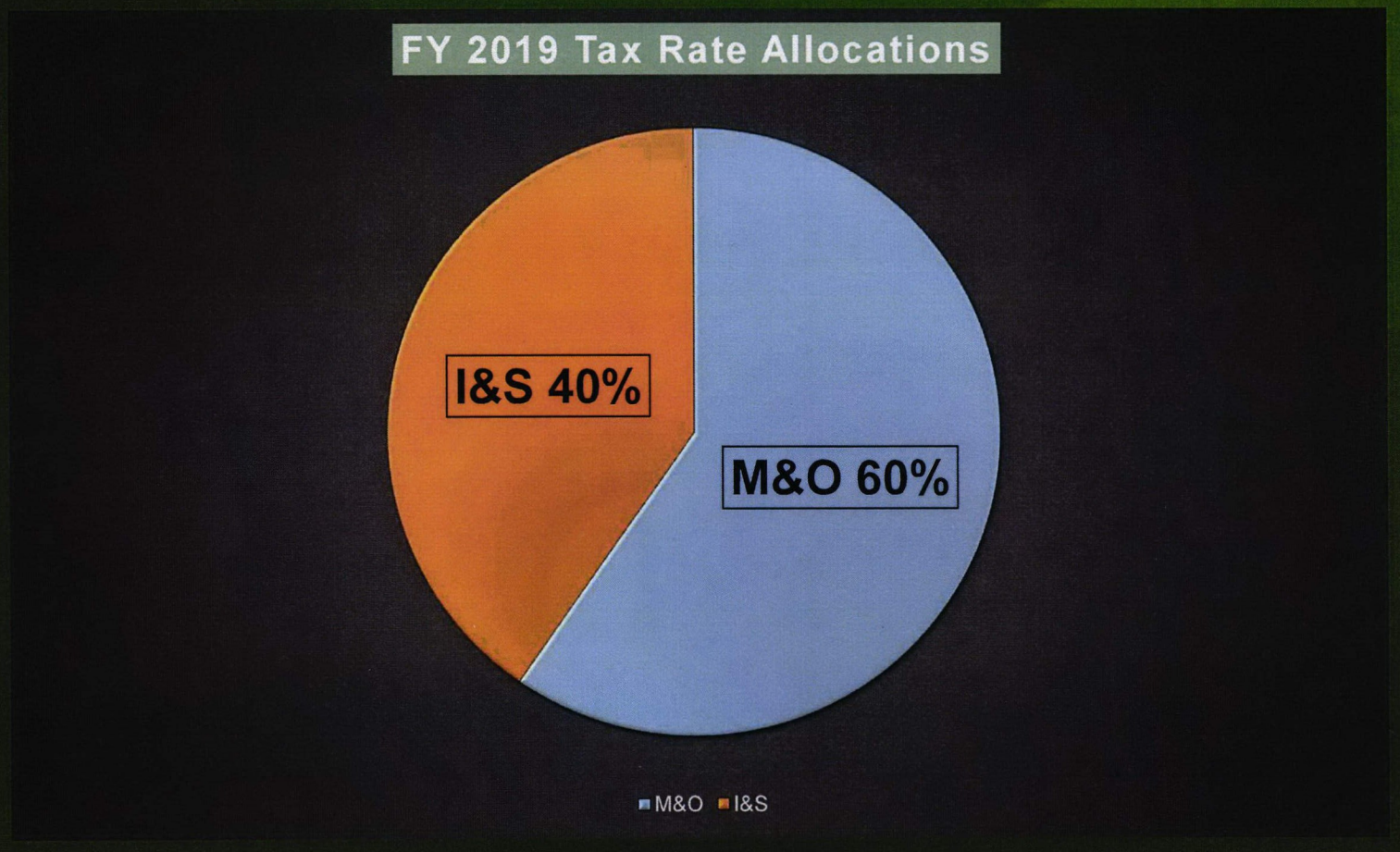
FY 2018 – 2019 TOTAL EXPENDITURES
$16,358,411

Exp. By Department	Amount	% of Total Budget
Public Safety:	6,566,539	40%
Police		
Fire / EMS		
Municipal Court		
Planning & Development Services	3,179,645	19%
Development		
Engineering		
Administration Services	3,141,374	19%
Office of City Manager		
Office of City Secretary		
Finance		
Human Resources		
Library		
Marketing		
Public Works	2,737,657	17%
Streets		
Facilities		
Parks		
Information Services	733,197	4%
GIS		
IT		
TOTAL	16,358,411	100%

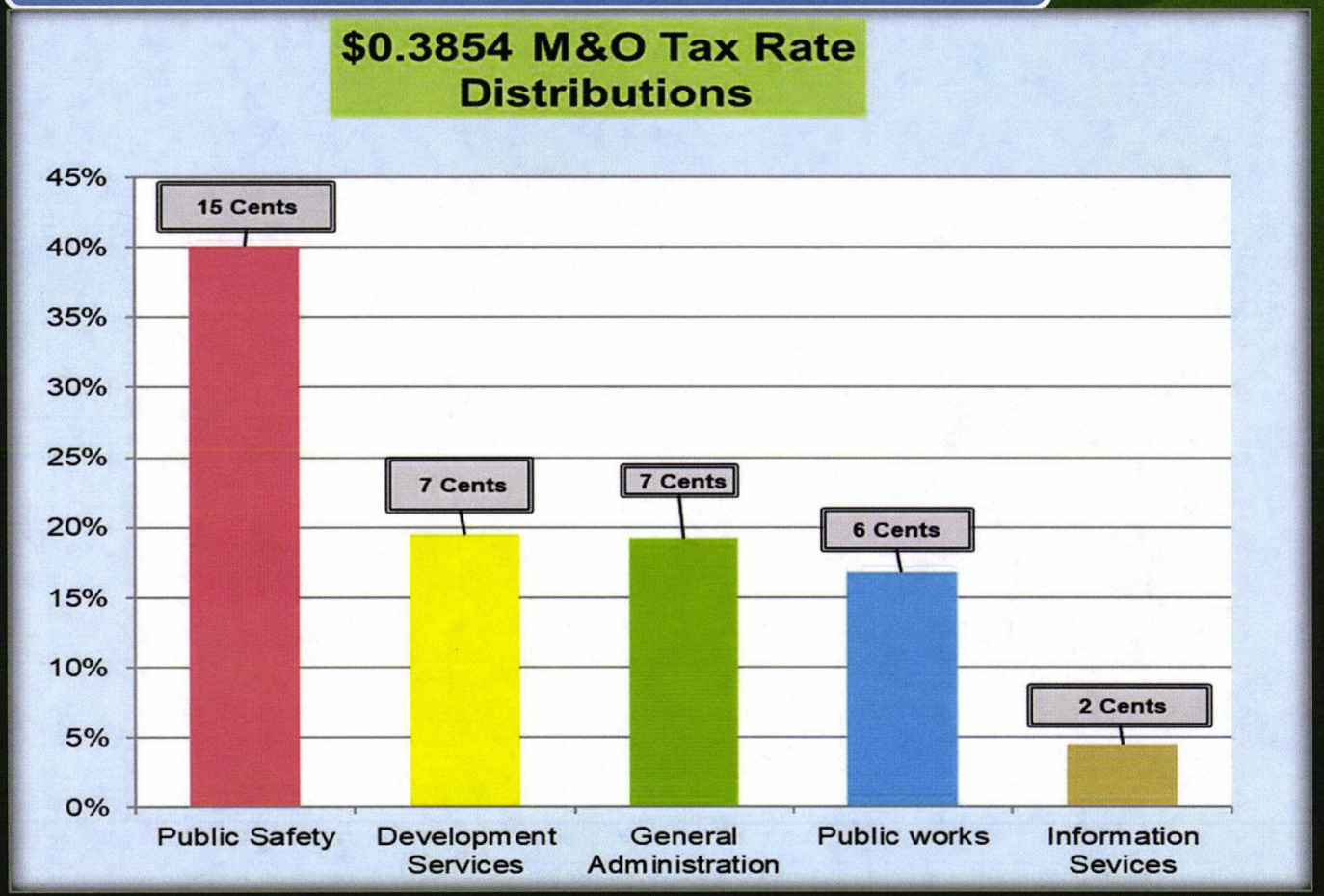



FY 2019 TAX RATE AND COMPONENTS
TAXABLE VALUE $1,455,531,761
TAX REVENUE $9,388,180
TAX RATE 64.500 CENTS/$100
M&O RATE 38.5416 CENTS/$100
TO GENERAL FUND $6,100,057
I&S RATE 25.9584 CENTS/$100
TO DEBT SERVICE FUND $3,288,122

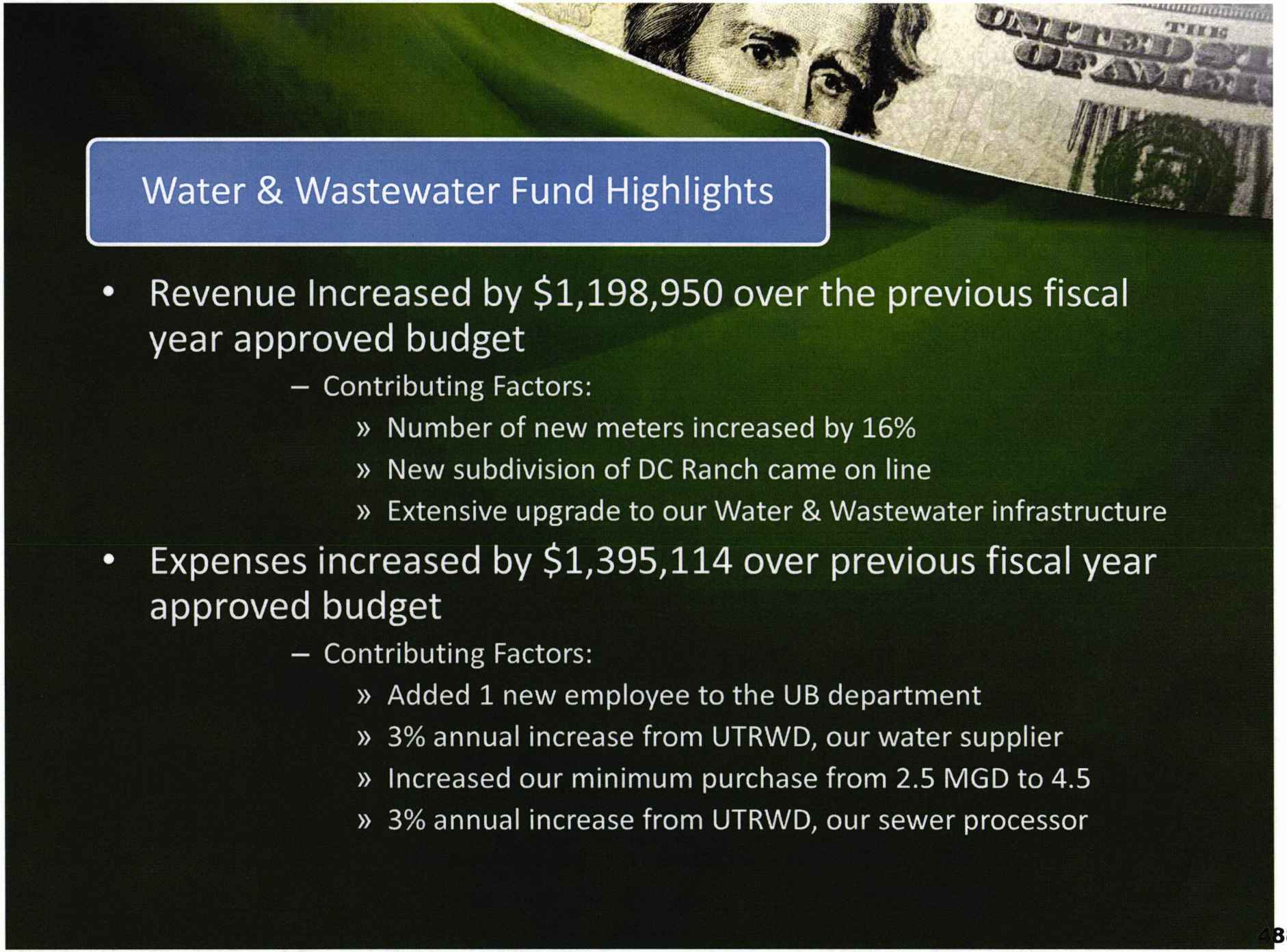
Current Tax Rate



M&O Tax Rate Distributions




DEBT SERVICE COMPONENTS
FY 2019
Debt Service
$6,073,315
General Fund Share
FY 2018 - 2019
$3,288,122
Water & Wastewater Share
FY 2018 - 2019
$2,785,193



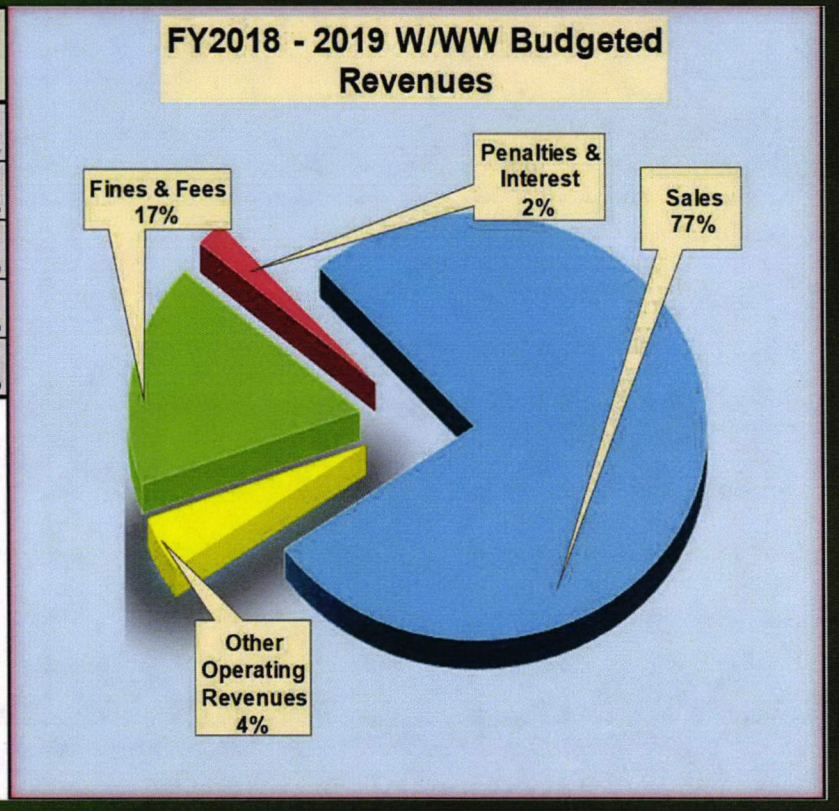
Water & Wastewater Fund Highlights

- Revenue Increased by $1,198,950 over the previous fiscal year approved budget
  - Contributing Factors:
    - » Number of new meters increased by 16%
    - » New subdivision of DC Ranch came on line
    - » Extensive upgrade to our Water & Wastewater infrastructure
- Expenses increased by $1,395,114 over previous fiscal year approved budget
  - Contributing Factors:
    - » Added 1 new employee to the UB department
    - » 3% annual increase from UTRWD, our water supplier
    - » Increased our minimum purchase from 2.5 MGD to 4.5
    - » 3% annual increase from UTRWD, our sewer processor

WATER AND WASTEWATER FUND REVENUES

Water & Wastewater Fund
$12,374,794

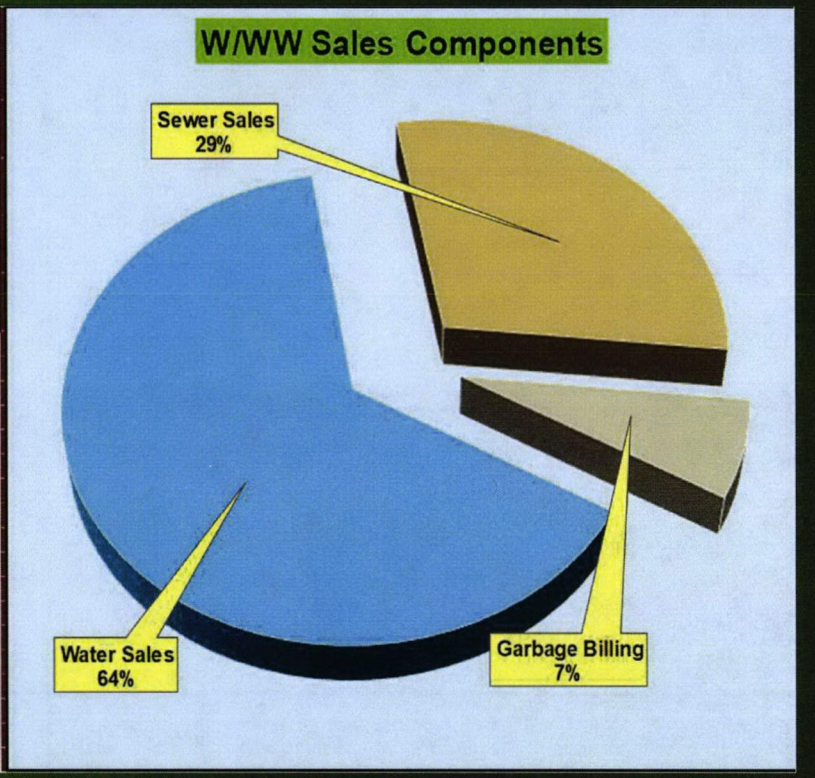
Sources of Funds	FY2019 Budgeted Revenue	%
Fines & Fees	$ 2,097,325	17%
Penalties & Interest	$ 243,750	2%
Sales	$ 9,521,997	77%
Other Revenues	$ 511,722	4%
TOTAL	$ 12,374,794	100%



WATER AND WASTEWATER FUND REVENUES

Sales Components of W / WW Revenues

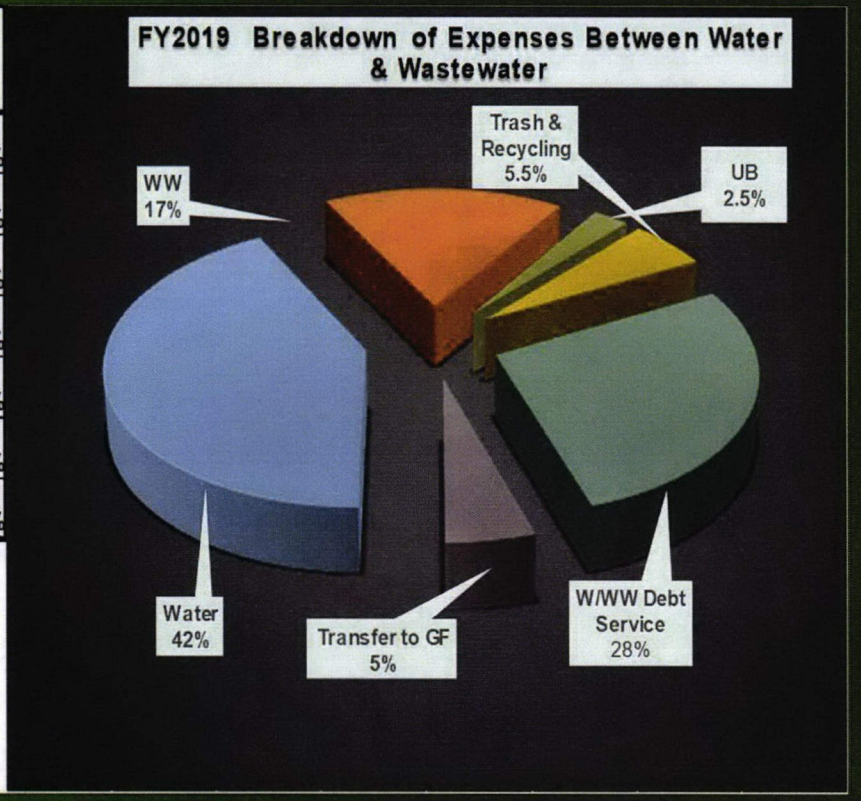
Sales Category	FY2019 Budgeted Revenue	%
Water Sales	$ 6,094,939	64%
Sewer Sales	$ 2,783,280	29%
Garbage Billing	$ 643,778	7%
TOTAL	$ 9,521,997	100%

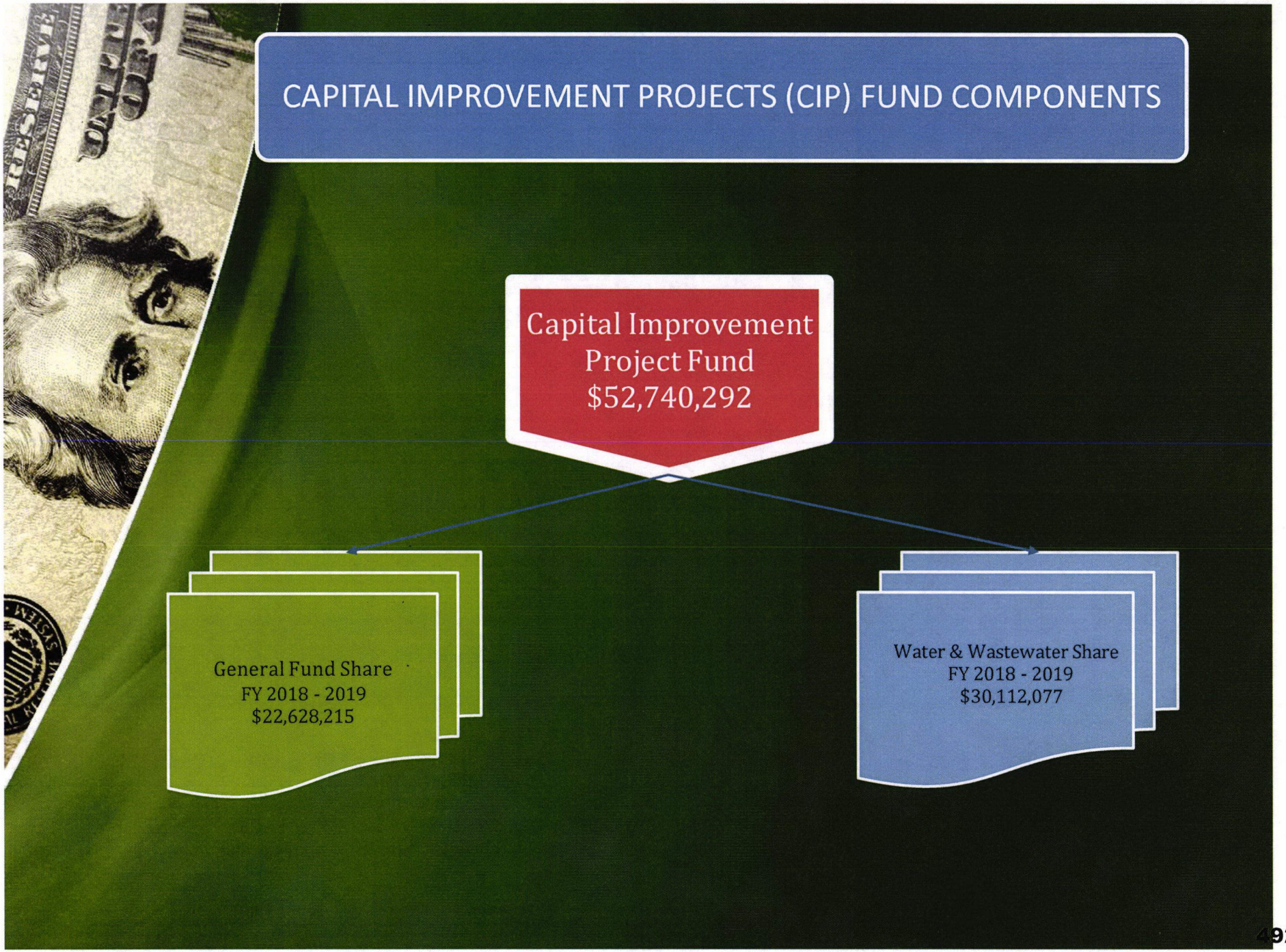


WATER AND WASTEWATER FUND EXPENSES

Water & Wastewater Fund
$12,284,365

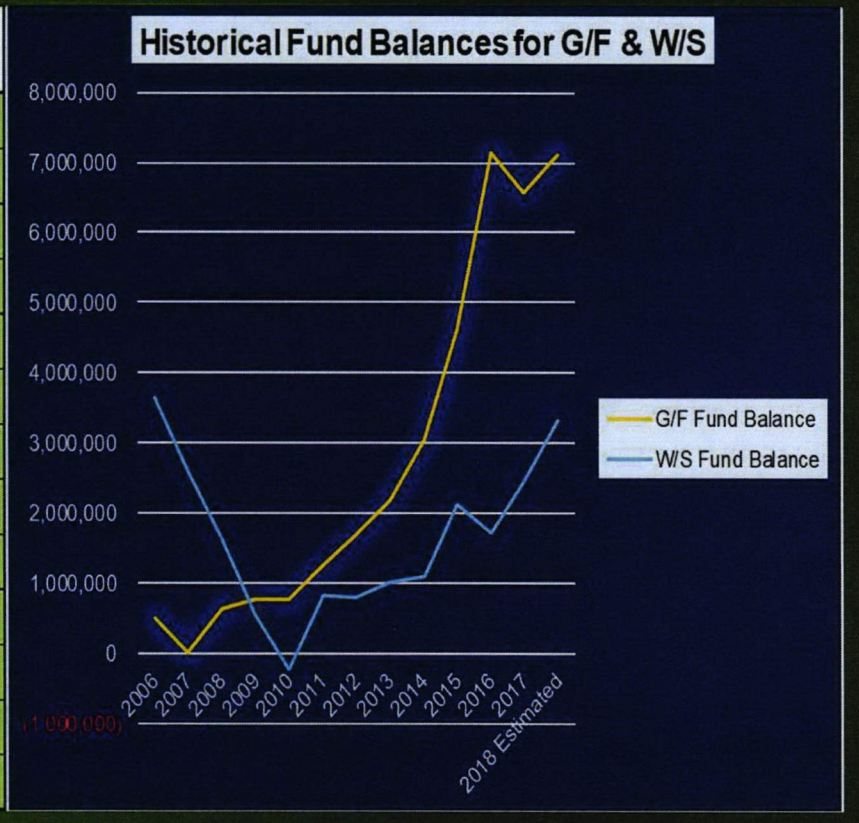
Activity Area	FY2019 Budgeted Expenses	%
W Department	5,181,803	42%
WW Department	2,084,614	17%
UB Department	310,337	3%
Trash & Recycling	690,775	6%
W/WW Debt Service	3,413,836	28%
Transfer to GF	603,000	5%
TOTAL	12,284,365	100%

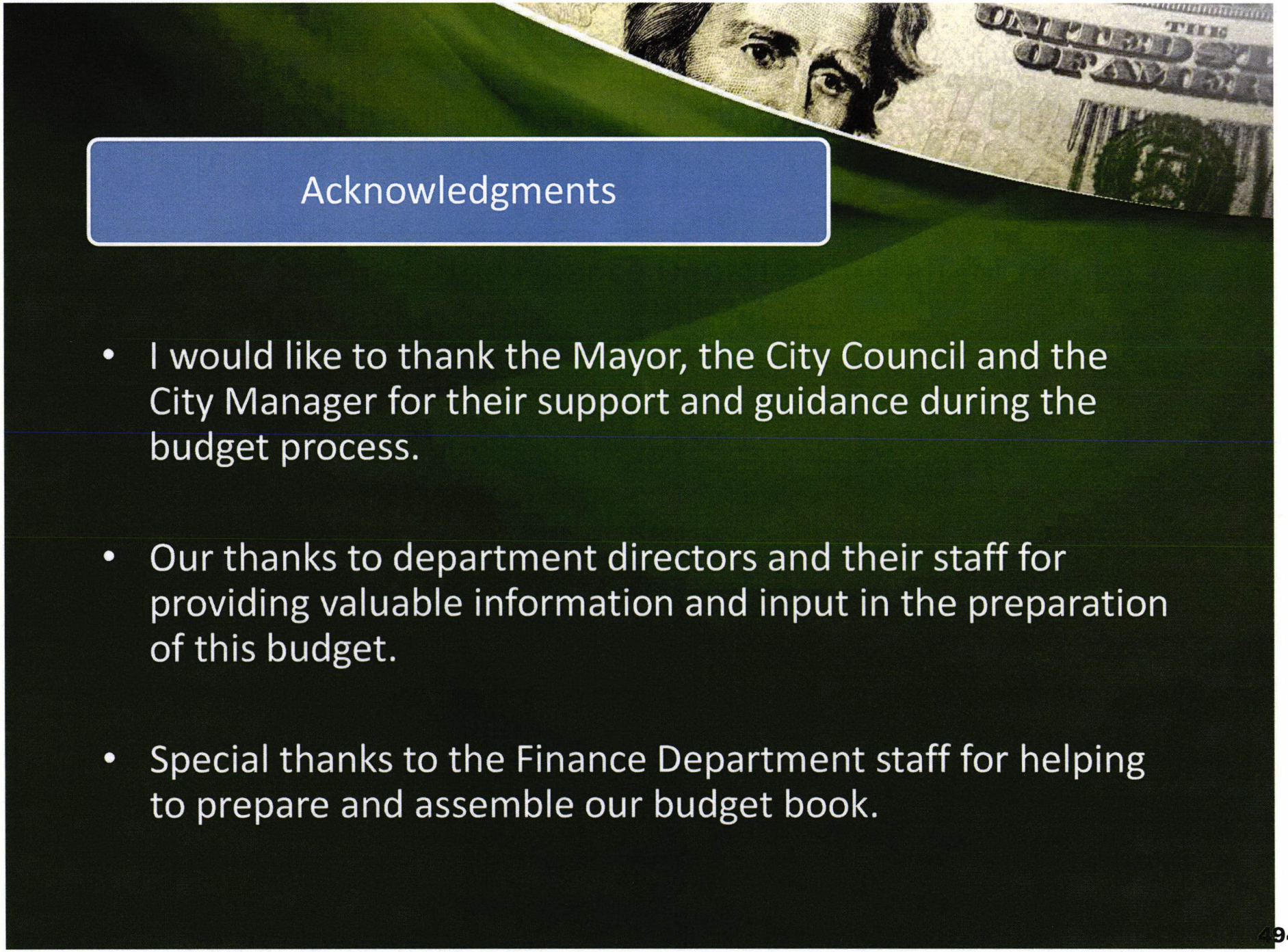



CAPITAL IMPROVEMENT PROJECTS (CIP) FUND COMPONENTS
Capital Improvement Project Fund $52,740,292
General Fund Share FY 2018 - 2019 $22,628,215
Water & Wastewater Share FY 2018 - 2019 $30,112,077

Historical Fund Balance for G/F and W/S

Fiscal Year	G/F Fund Balance	W/S Fund Balance
2006	498,746	3,636,874
2007	23,148	2,618,732
2008	649,125	1,651,702
2009	775,120	568,021
2010	764,794	(234,357)
2011	1,266,989	818,882
2012	1,694,945	809,175
2013	2,187,130	1,010,302
2014	3,057,960	1,103,837
2015	4,605,829	2,120,144
2016	7,132,235	1,733,702
2017	6,565,855	2,438,847
2018 Estimated	7,101,533	3,328,847





Acknowledgments

- I would like to thank the Mayor, the City Council and the City Manager for their support and guidance during the budget process.
- Our thanks to department directors and their staff for providing valuable information and input in the preparation of this budget.
- Special thanks to the Finance Department staff for helping to prepare and assemble our budget book.


RESERVE NOTE
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•QUESTIONS?