



CITY COUNCIL MEETING

August 05, 2024 at 6:00 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

AGENDA

CALL MEETING TO ORDER

INVOCATION - Councilmember Place 1 David Cooper

PLEDGE OF ALLEGIANCE - Councilmember Place 2 Wesley Houck

ROLL CALL AND ESTABLISH A QUORUM

SAFETY REVIEW

CITIZEN ENGAGEMENT

This is an opportunity for the public to address the City Council regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign-in sheet and state his/her name and city of residence before speaking. Speakers shall address the City Council with civility that is conducive to appropriate public discussion. Speakers can address only the City Council and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

CONSENT AGENDA

Items considered to be routine are enacted by one motion without separate discussion. If the City Council desires to discuss an item, the item is removed from the Consent Agenda and considered separately.

- 1.** Consider and take appropriate action on minutes from July 15, 2024 City Council Meeting
- 2.** Consider and take appropriate action on minutes from July 29, 2024 City Council Meeting
- 3.** Consider and take appropriate action on Pay Request No. 1 and Pay Request No. 2 from UCA for Wolfforth Disinfection System Improvements Phase 2

REGULAR SESSION

- 4.** PUBLIC HEARING: Consider and take appropriate action on an amendment to the Harvest Planned Development District.

A public hearing is held by the governing body in order for the public to hear the facts and offer their opinions. The governing body is not obligated to engage in dialogue with those present.

- 5.** Consider and take appropriate action on an amendment to Harvest Planned Development District.
- 6.** Consider and take appropriate action on approval of an amendment to Harvest Preliminary Plat.
- 7.** Consider and take appropriate action on Resolution 2024-024

RESOLUTION BY THE CITY OF WOLFFORTH, TEXAS (“CITY”) DENYING THE APPLICATION FILED BY WEST TEXAS GAS, LLC TO INCREASE RATES FILED ON ABOUT JULY 16, 2024; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

- 8.** Consider and take appropriate action on recommendation from OJD Engineering for award of bid for Wolfforth City Hall parking lot improvements
- 9.** Consider and take appropriate action on report from Newgen Strategies and staff regarding implementation of Water Impact Fees.
- 10.** Consider and take appropriate action on Budget Workshop #4 for Fiscal Year 2024-2025

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURN

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on August 2, 2024 at 5:00 p.m.

/s/ Terri Robinette, City Secretary



CITY COUNCIL MEETING

July 15, 2024 at 6:00 PM

WolfForth City Hall - 302 Main Street WolfForth, TX

MINUTES

CALL MEETING TO ORDER

The meeting was called to order by Mayor Addington at 6:00 PM.

INVOCATION – COUNCILMEMBER PLACE 4 CHARLOTTE MCDONALD

PLEDGE OF ALLEGIANCE – COUNCILMEMBER PLACE 1 DAVID COOPER

ROLL CALL AND ESTABLISH A QUORUM

PRESENT

Mayor Charles Addington

Councilmember Place 1 David Cooper

Councilmember Place 2 Wesley Houck

Mayor Pro Tem Doug Hutcheson

Councilmember Place 4 Charlotte McDonald

Councilmember Place 5 Austin Brashier

SAFETY REVIEW

CITIZEN ENGAGEMENT

This is an opportunity for the public to address the City Council regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign-in sheet and state his/her name and city of residence before speaking.

Speakers shall address the City Council with civility that is conducive to appropriate public discussion.

Speakers can address only the City Council and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

There were no public comments

CONSENT AGENDA

Items considered to be routine are enacted by one motion without separate discussion. If the City Council desires to discuss an item, the item is removed from the Consent Agenda and considered separately.

Motion to approve consent agenda.

Motion made by Mayor Pro Tem Hutcheson, Seconded by Councilmember Place 1 Cooper.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Mayor Pro Tem Hutcheson, Councilmember Place 4 McDonald, Councilmember Place 5 Brashier

1. Consider and take appropriate action on minutes from July 1, 2024 City Council Meeting
2. Consider and take appropriate action on June 2024 departmental reports
3. Consider and take appropriate action on Resolution 2024-022 Second Reading

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH
AUTHORIZING THE ECONOMIC DEVELOPMENT CORPORATION TO PURCHASE
LAND TO PROMOTE NEW AND EXPANDED BUSINESS.

4. Consider and take appropriate action on Resolution 2024-024

A RESOLUTION OF THE CITY OF WOLFFORTH, TEXAS, APPROVING THE
INVESTMENT PORTFOLIO SUMMARY FOR THE QUARTER ENDED JUNE 30, 2024
AND PROVIDING AN EFFECTIVE DATE.

REGULAR SESSION

5. PUBLIC HEARING: Consider and take appropriate action on a public hearing to consider an ordinance (1) approving the City of Wolfforth Public Improvement District No. 2 2024 Annual Service Plan Update and (2) levying maintenance assessments again certain property located within the Wolfforth Public Improvement District No. 2.

Casey Sclar with P3 Works presented the Annual Service Plan Update for the Public Improvement District #2. This update incorporates a budget approved by the PID#2 Advisory Board.

Public hearing was opened at 6:06 PM

There were no public comments

Public hearing was closed at 6:07 PM

6. Consider and take appropriate action on Ordinance 2024-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS APPROVING AN AMENDMENT TO THE SERVICE AND ASSESSMENT PLAN FOR WOLFFORTH PUBLIC IMPROVEMENT DISTRICT NO. 2

Motion to approve Ordinance 2024-016

Motion made by Mayor Pro Tem Hutcheson, Seconded by Councilmember Place 1 Cooper.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Mayor Pro Tem Hutcheson, Councilmember Place 4 McDonald, Councilmember Place 5 Brashier

7. PUBLIC HEARING: Consider and take appropriate action on an amendment to the Overlook Planned Development District.

Director of Development Tara Tomlinson presented a request for the PDD for Overlook.

Public hearing was opened at 6:09 PM

Concern over the 45' lot width voiced by citizen Ron Wilcox who resides in the Overlook Subdivision.

Jordan Wheatley with Overlook Land Group presented the request on behalf of the development. Due to market demand away from townhomes, the request would incorporate more single family homes.

Public hearing was closed at 6:13 PM

8. Consider and take appropriate action on amendment to Overlook Planned Development District.

Motion to approve an amendment to Overlook Planned Development District.

Motion made by Councilmember Place 4 McDonald, Seconded by Mayor Pro Tem Hutcheson.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Mayor Pro Tem Hutcheson, Councilmember Place 4 McDonald, Councilmember Place 5 Brashier

9. Consider and take appropriate action on final plat for Aidan Addition.

Motion to approve the final plat for Aidan Addition.

Motion made by Mayor Pro Tem Hutcheson, Seconded by Councilmember Place 4 McDonald.
 Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Mayor Pro Tem
 Hutcheson, Councilmember Place 4 McDonald, Councilmember Place 5 Brashier

10. Consider and take appropriate action on budget workshop for Fiscal Year 2025 Annual Budget.

City Manager Randy Criswell presented an update to Council on the Fiscal Year 2025 Annual Budget.

The General fund and utility fund both have a beginning deficit as the budget process begins. Cuts will have to be made by all departments.

Council feedback:

What would a water rate increase look like for the minimum bill and average customer? What will tax rates calculate at and what rate would be needed for public safety.

Next Budget Workshop meeting is July 29.

EXECUTIVE SESSION

In accordance with Texas Government Code, section 551-001, et seq., the City Council will recess into executive session (closed meeting) to discuss the following:

The City Council convened into executive session at 6:58 PM

11. 551.071 Consultation with Attorney: To consult with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 – Open Meetings (i) Pending or Contemplated Litigation
12. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. (i) Water Rights Acquisition (ii) To deliberate the purchase, exchange, lease, or value of real property.
13. 551.087 Deliberations Regarding Economic Development Negotiations: to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near

the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of financial or other incentive to a business prospect.

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

The City Council reconvened to open session at 7:28 PM

There was no action resulting from Executive Session

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Thank you to staff for 4th on the 5th event.

Update and thank you to staff regarding the monument sign construction.

ADJOURN

Motion to adjourn at 7:31 PM

Motion made by Mayor Pro Tem Hutcheson, Seconded by Councilmember Place 1 Cooper.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Mayor Pro Tem Hutcheson, Councilmember Place 4 McDonald, Councilmember Place 5 Brashier

PASSED AND APPROVED THIS THE 5TH DAY OF AUGUST, 2024.

Charles Addington, II, Mayor
City of Wolfforth, Texas

ATTEST:

Terri Robinette, City Secretary



CITY COUNCIL MEETING

July 29, 2024 at 6:00 PM

WolfForth City Hall - 302 Main Street WolfForth, TX

MINUTES

CALL MEETING TO ORDER

Meeting was called to order at 6:00 PM by Mayor Addington

INVOCATION- Councilmember Place 5 Austin Brashier

PLEDGE OF ALLEGIANCE- Councilmember Place 1 David Cooper

ROLL CALL AND ESTABLISH A QUORUM

PRESENT

Mayor Charles Addington

Councilmember Place 1 David Cooper

Councilmember Place 2 Wesley Houck

Mayor Pro Tem Doug Hutcherson

Councilmember Place 4 Charlotte McDonald

Councilmember Place 5 Austin Brashier

SAFETY REVIEW

CITIZEN ENGAGEMENT

This is an opportunity for the public to address the City Council regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign-in sheet and state his/her name and city of residence before speaking. Speakers shall address the City Council with civility that is conducive to appropriate public discussion. Speakers can address only the City Council and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

(Unapproved Draft)

There were no public comments

REGULAR SESSION

1. Consider and take appropriate action on budget workshop for Fiscal Year 2025 Annual Budget.

City Manager Randy Criswell presented information pertaining to the 2025 Annual Budget.

Certified tax role was received last week. We are still waiting on tax rate calculations from LCAD. Total Tax Value \$803,741,825 with new improvements at \$96,330,982. Tax rates are anticipated to be received by August 5.

Motion to direct City Manager to proceed with the development of the budget to include the provision for temporary sleeping quarters for Fire/EMS in the approximate amount of \$150,000 for Fiscal Year 2025

Motion made by Mayor Pro Tem Hutcheson, Seconded by Councilmember Place 5 Brashier.

Voting Yea: Mayor Addington, Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Mayor Pro Tem Hutcheson, Councilmember Place 4 McDonald, Councilmember Place 5 Brashier

Budget workshop continued with discussions of the Utility Fund. Figures on Option 1 at a 4.1% increase in water rates versus Option 2 which is a weighted approach which would increase rates on higher usage tiers were presented to Council. Option 2 is considered a conservation rate in which higher consumption users pay more than minimum consumption users. Mr Criswell advised the Council that Newgen Strategies would be consulted before bringing any final recommendations regarding water rates for approval.

Next Regular Meeting is Monday, August 5 which will also contain a budget workshop.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Impact Fees

ADJOURN

Motion to adjourn at 7:18 PM

Motion made by Mayor Pro Tem Hutcheson, Seconded by Councilmember Place 1 Cooper.

Voting Yea: Councilmember Place 1 Cooper, Councilmember Place 2 Houck, Mayor Pro Tem Hutcheson, Councilmember Place 4 McDonald, Councilmember Place 5 Brashier

PASSED AND APPROVED THIS THE 5TH DAY OF AUGUST, 2024.

Charles Addington, II, Mayor
City of Wolforth, Texas

ATTEST:

Terri Robinette, City Secretary

DRAFT



AGENDA ITEM COMMENTARY

MEETING NAME: City Council
MEETING DATE: August 5, 2024
ITEM TITLE: Consider and take appropriate action on Pay Request 1 and Pay Request 2 from UCA for Chloramine Conversion Phase 2 Project
STAFF INITIATOR: Randy Hall

BACKGROUND:

There are two Pay Requests for the Chloramine Conversion Phase 2 by UCA. Pay Request 1 has been received and is attached as an exhibit to this item. The work has been approved by City Engineer and is recommended for Payment. The breakdown is as follows:

- a. Original Contract Amount: \$596,375
 - b. Work Performed this Pay Request \$0
 - c. Materials stored \$ (32,150.52)
 - d. Total Work Performed + Materials Stored \$32,150.52
 - e. Retainage \$ 0
 - f. Paid Previous Applications \$0
- Amount Due: (d-e-f) \$ 32,150.52

Pay Request 2 has been received and is attached as an exhibit to this item. The work has been approved by the City Engineer and is recommended for payment. The breakdown is as follows:

- a. Original Contract Amount: \$596,375
 - b. Work Performed this Pay Request \$ 161.095
 - c. Materials stored \$ 0
 - d. Total Work Performed + Materials Stored \$161,095
 - e. Retainage \$ 0
 - f. Paid Previous Applications \$32,150.52
- Amount Due: (d-e-f) \$ 161.095

Total Amount Due for Pay Apps 1 & 2 \$193,245.52. Balance to Finish \$435,280

EXHIBITS:

- UCA Pay Request No. 1
- UCA Pay Request No. 2

COUNCIL ACTION/STAFF RECOMMENDATION:

Staff recommends payment as requested



Contractor's Application and Certificate for Payment

To: Kimley-Horn 4411 98th St., Suite 300 Lubbock, TX 79424	From: Utility Contractors of America, Inc. 5805 CR 7700 Lubbock, TX 79424	Application Number: 1 Application Period: 05/01/24 - 05/31/24 Application Date: 5/31/2024
---	--	---

24-240 - Wolfforth Disinfection System Improvements, Phase 2				Total This Period	Total to Date
Change Order Summary					
ORIGINAL CONTRACT SUM					\$596,375.00
Change Orders Approved by Owner					
NET CHANGE BY CHANGE ORDERS					\$0.00
Number	Date Approved	Additions	Deductions	CONTRACT SUM TO DATE (Line 1 + 2)	\$596,375.00
				WORK COMPLETED	\$0.00
				MATERIALS STORED	\$32,150.52
				TOTAL COMPLETED & STORED	\$32,150.52
				AMOUNT ELIGIBLE TO DATE	\$32,150.52
				LESS PREVIOUS APPLICATIONS	
TOTALS		\$0.00	\$0.00		
NET CHANGE BY CHANGE ORDERS					\$0.00
AMOUNT DUE THIS APPLICATION				\$32,150.52	\$32,150.52
BALANCE TO FINISH, PLUS RETAINAGE					\$596,375.00

Contractor's Certification

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Your check may be converted to ACH

Approved For Payment:

By: Chris Babos VP Date: 6/4/24
Utility Contractors of America, Inc.

By: [Signature] Date: 7/11/24
Kimley-Horn



Progress Estimate

Job Name:		24-240 - Wolfforth Disinfection System Improvements, Phase 2						Application Number:		1			
Application Period:		05/01/24 - 05/31/24						Application Date:		5/31/2024			
A		B				C		D		E		F	
Item				Scheduled Value		Work Completed							
						This Period		Previous Period		To Date			
Item	Description	Units	Quantity	Unit Price	Scheduled Value	Quantity	Amount	Quantity	Amount	Quantity	Amount	% (G/B)	Balance to Finish (B-G)
01	12"C900 Waterline, Mixer, & Tank Fill Pipe	LS	1	\$310,000.00	\$310,000.00		\$ -		\$ -	0.00	\$ -	0.00%	\$ 310,000.00
02	Sample Pex Tubing, Sample Port, & Analyze	LF	165	\$275.00	\$45,375.00		\$ -		\$ -	0.00	\$ -	0.00%	\$ 45,375.00
03	Electrical/Controls	LS	1	\$125,000.00	\$125,000.00		\$ -		\$ -	0.00	\$ -	0.00%	\$ 125,000.00
04	Flow Meter, Valve & Vault	EA	1	\$116,000.00	\$116,000.00		\$ -		\$ -	0.00	\$ -	0.00%	\$ 116,000.00
Totals					\$596,375.00		\$ -		\$ -		\$ -	0.00%	\$ 596,375.00



Stored Materials

Job Name:		24-240 - Wolfforth Disinfection System Improvements, Phase 2					Application Number: 1			
Application Period:		05/01/24 - 05/31/24					Application Date: 5/31/2024			
A	B	C	D	E	F	G	H	I	J	K
Item Number	Description	Unit Price	Previous Quantity On Hand	Received This Period	Installed This Period	Balance On Hand	Total Installed To Date	Plan Qty	Materials Owed This Period (\$)	Materials Remaining in Storage (\$)
04	Flow Meter, Valve & Vault	19,697.40		1.00	0.00	1.00	0.00	1.00	19,697.40	19,697.40
04	Flow Meter, Valve & Vault	12,453.12		1.00	0.00	1.00	0.00	1.00	12,453.12	12,453.12
									32,150.52	32,150.52



Contractor's Application and Certificate for Payment

To: Kimley-Horn 4411 98th St., Suite 300 Lubbock, TX 79424	From: Utility Contractors of America, Inc. 5805 CR 7700 Lubbock, TX 79424	Application Number: 2 Application Period: 06/01/24 - 06/30/24 Application Date: 6/30/2024
---	--	---

24-240 - Wolfforth Disinfection System Improvements, Phase 2				Total This Period	Total to Date
Change Order Summary					
ORIGINAL CONTRACT SUM					\$596,375.00
Change Orders Approved by Owner					
NET CHANGE BY CHANGE ORDERS					\$0.00
Number	Date Approved	Additions	Deductions	CONTRACT SUM TO DATE (Line 1 + 2)	\$596,375.00
				WORK COMPLETED	\$161,095.00
				MATERIALS STORED	\$0.00
				TOTAL COMPLETED & STORED	\$161,095.00
				AMOUNT ELIGIBLE TO DATE	\$193,245.52
				LESS PREVIOUS APPLICATIONS	\$32,150.52
TOTALS		\$0.00	\$0.00	AMOUNT DUE THIS APPLICATION	\$161,095.00
NET CHANGE BY CHANGE ORDERS		\$0.00		BALANCE TO FINISH, PLUS RETAINAGE	\$435,280.00

Contractor's Certification

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Your check may be converted to ACH

By: Chris Behos *rr* Date: 6/29/24
Utility Contractors of America, Inc.

Approved For Payment:

By: [Signature] Date: 7/11/24
Kimley-Horn



Progress Estimate

Job Name:		24-240 - Wolfforth Disinfection System Improvements, Phase 2						Application Number:		2			
Application Period:		06/01/24 - 06/30/24						Application Date:		6/30/2024			
A		B				C		D		E		F	
Item						Work Completed							
						This Period		Previous Period		To Date			
Item	Description	Units	Quantity	Unit Price	Scheduled Value	Quantity	Amount	Quantity	Amount	Quantity	Amount	% (G/B)	Balance to Finish (B-G)
01	12"C900 Waterline, Mixer, & Tank Fill Pipe	LS	1	\$310,000.00	\$310,000.00	0.52	\$ 161,095.00	0.00	\$ -	0.52	\$ 161,095.00	51.97%	\$ 148,905.00
02	Sample Pex Tubing, Sample Port, & Analyze	LF	165	\$275.00	\$45,375.00		\$ -	0.00	\$ -	0.00	\$ -	0.00%	\$ 45,375.00
03	Electrical/Controls	LS	1	\$125,000.00	\$125,000.00		\$ -	0.00	\$ -	0.00	\$ -	0.00%	\$ 125,000.00
04	Flow Meter, Valve & Vault	EA	1	\$116,000.00	\$116,000.00		\$ -	0.00	\$ -	0.00	\$ -	0.00%	\$ 116,000.00
Totals					\$596,375.00		\$ 161,095.00		\$ -		\$ 161,095.00	27.01%	\$ 435,280.00



Item # 3.

Stored Materials

Job Name:		24-240 - Wolfforth Disinfection System Improvements, Phase 2					Application Number: 2			
Application Period:		06/01/24 - 06/30/24					Application Date: 6/30/2024			
A	B	C	D	E	F	G	H	I	J	K
Item Number	Description	Unit Price	Previous Quantity On Hand	Received This Period	Installed This Period	Balance On Hand	Total Installed To Date	Plan Qty	Materials Owed This Period (\$)	Materials Remaining in Storage (\$)
04	Flow Meter, Valve & Vault	19,697.40	1.00		0.00	1.00	0.00	1.00	0.00	19,697.40
04	Flow Meter, Valve & Vault	12,453.12	1.00		0.00	1.00	0.00	1.00	0.00	12,453.12
									0.00	32,150.52



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council Meeting
MEETING DATE:	August 5, 2024
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on an amendment to the Harvest Planned Development District.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a public hearing on amendment to Harvest Planned Development District.**
- 2. Consider and take appropriate action on amendment to Harvest Planned Development District.**

On March 1, 2021, the City Council approved the Harvest Planned Development District and the site map that accompanied it at the time. Several minor revisions have been made administratively over time. Betenbough is asking for a new Planned District Zoning Variance. Currently, the allowable uses are as follows:

- Cottage Product 50' front width- minimum 3600 sq. ft.
- Duplex Product 60' front width- minimum 6000 sq. ft.
- Core Product 45' front width- minimum 5000 sq. ft.
- Core Product 50' front width- minimum 5000 sq. ft.
- Reserve Product 50' front width- minimum 6000 sq. ft.

Betenbough is wanting to add within their "Cottage Product" an allowable variance of a 40' front width at a minimum of 3350 sq. ft. This product would be intermixed with their current 50' front width cottage product.

Along with adding a new zoning variance, they are wanting to change several areas within their site map to include these products. Betenbough would like to incorporate a mix of their 40' and 50' Cottage product to the northeastern corner at E. 20th Street and Alcove Ave., along with the area just south running adjacent to Alcove Avenue. This would be replacing a duplex zone and 45'/50' lot area.

Attached is a map that includes their proposed amendment. The blue area, mixed with turquoise, that represents the new product (40' cottage homes), would be mixed with the 50' cottage homes. The green area would be a mix of their core 45'/50' lots, red is previously built/platted townhomes and duplexes, and the bright blue would be their reserve homes at 50' lots. Any area that is "grayed over" is an area that is built, in the process of being built, or has had a plat approved by the City Council. Those areas would have no change from the previous map.

EXHIBITS:

1. Public Hearing Notice
2. Letter sent to citizens explaining the change
3. Proposed Harvest PDD Map
4. Original Ordinance

COUNCIL ACTION/STAFF RECOMMENDATION:

Hold a public hearing.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Wolfforth City Council August 5, 2024 at 6:00pm in the City Hall Meeting Room, 302 Main Street, Wolfforth Texas to hold public hearings and take public comments regarding an amendment to the Harvest Planned Development District site map.

At this time and place all such persons shall have the right to appear and be heard.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 806-855-4120, fax 806-855-4121 or email city.secretary@wolfforthtx.us for further information.

July 19, 2024

Property Owner,

This letter is to inform you that Betenbough Homes LLC has requested an amendment to the current Harvest Planned Development District. The suggested revision is to change zoning in the northeastern portion from Single-Family Residence with 45' width lots to Single-Family Residence with 40' width lots. Below is reference to the area of change. The change will not affect every lot within the marked area.



If you have any questions, please contact me at 806-855-4130.

Thank you,

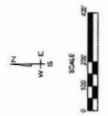
Tara Tomlinson
Director of Development Services

NO.	DATE	REVISIONS

HARVEST
AN ADDITION LOCATED IN THE CITY OF WOLFORTH
LUBBOCK COUNTY, TEXAS

AMD ENGINEERING
LAND SURVEYING
AMD ENGINEERING, LLC
P.O. Box 771, 53916
Lubbock, TX 79423
Agency - Efficiency - Integrity
Phone: 806-771-5391
Fax: 806-771-9252
TMR# Reg # 81913

DIAL BEFORE YOU DIG!
UTILITIES ARE APPROXIMATE. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.



- Planned District Zoning Variances**
- SC - Single-Care Cottages (2000 S.F. lot)
 - SC - Single-Care Cottages (3000 S.F. lot)
 - SC - Single-Care Cottages (4000 S.F. lot)
 - SC - Single-Care Cottages (5000 S.F. lot)
 - SC - Single-Care Cottages (6000 S.F. lot)
 - SC - Single-Care Cottages (7000 S.F. lot)
 - SC - Single-Care Cottages (8000 S.F. lot)
 - SC - Single-Care Cottages (9000 S.F. lot)
 - SC - Single-Care Cottages (10000 S.F. lot)
 - SC - Single-Care Cottages (11000 S.F. lot)
 - SC - Single-Care Cottages (12000 S.F. lot)
 - SC - Single-Care Cottages (13000 S.F. lot)
 - SC - Single-Care Cottages (14000 S.F. lot)
 - SC - Single-Care Cottages (15000 S.F. lot)
 - SC - Single-Care Cottages (16000 S.F. lot)
 - SC - Single-Care Cottages (17000 S.F. lot)
 - SC - Single-Care Cottages (18000 S.F. lot)
 - SC - Single-Care Cottages (19000 S.F. lot)
 - SC - Single-Care Cottages (20000 S.F. lot)
 - SC - Single-Care Cottages (21000 S.F. lot)
 - SC - Single-Care Cottages (22000 S.F. lot)
 - SC - Single-Care Cottages (23000 S.F. lot)
 - SC - Single-Care Cottages (24000 S.F. lot)
 - SC - Single-Care Cottages (25000 S.F. lot)
 - SC - Single-Care Cottages (26000 S.F. lot)
 - SC - Single-Care Cottages (27000 S.F. lot)
 - SC - Single-Care Cottages (28000 S.F. lot)
 - SC - Single-Care Cottages (29000 S.F. lot)
 - SC - Single-Care Cottages (30000 S.F. lot)
 - SC - Single-Care Cottages (31000 S.F. lot)
 - SC - Single-Care Cottages (32000 S.F. lot)
 - SC - Single-Care Cottages (33000 S.F. lot)
 - SC - Single-Care Cottages (34000 S.F. lot)
 - SC - Single-Care Cottages (35000 S.F. lot)
 - SC - Single-Care Cottages (36000 S.F. lot)
 - SC - Single-Care Cottages (37000 S.F. lot)
 - SC - Single-Care Cottages (38000 S.F. lot)
 - SC - Single-Care Cottages (39000 S.F. lot)
 - SC - Single-Care Cottages (40000 S.F. lot)
 - SC - Single-Care Cottages (41000 S.F. lot)
 - SC - Single-Care Cottages (42000 S.F. lot)
 - SC - Single-Care Cottages (43000 S.F. lot)
 - SC - Single-Care Cottages (44000 S.F. lot)
 - SC - Single-Care Cottages (45000 S.F. lot)
 - SC - Single-Care Cottages (46000 S.F. lot)
 - SC - Single-Care Cottages (47000 S.F. lot)
 - SC - Single-Care Cottages (48000 S.F. lot)
 - SC - Single-Care Cottages (49000 S.F. lot)
 - SC - Single-Care Cottages (50000 S.F. lot)
 - SC - Single-Care Cottages (51000 S.F. lot)
 - SC - Single-Care Cottages (52000 S.F. lot)
 - SC - Single-Care Cottages (53000 S.F. lot)
 - SC - Single-Care Cottages (54000 S.F. lot)
 - SC - Single-Care Cottages (55000 S.F. lot)
 - SC - Single-Care Cottages (56000 S.F. lot)
 - SC - Single-Care Cottages (57000 S.F. lot)
 - SC - Single-Care Cottages (58000 S.F. lot)
 - SC - Single-Care Cottages (59000 S.F. lot)
 - SC - Single-Care Cottages (60000 S.F. lot)
 - SC - Single-Care Cottages (61000 S.F. lot)
 - SC - Single-Care Cottages (62000 S.F. lot)
 - SC - Single-Care Cottages (63000 S.F. lot)
 - SC - Single-Care Cottages (64000 S.F. lot)
 - SC - Single-Care Cottages (65000 S.F. lot)
 - SC - Single-Care Cottages (66000 S.F. lot)
 - SC - Single-Care Cottages (67000 S.F. lot)
 - SC - Single-Care Cottages (68000 S.F. lot)
 - SC - Single-Care Cottages (69000 S.F. lot)
 - SC - Single-Care Cottages (70000 S.F. lot)
 - SC - Single-Care Cottages (71000 S.F. lot)
 - SC - Single-Care Cottages (72000 S.F. lot)
 - SC - Single-Care Cottages (73000 S.F. lot)
 - SC - Single-Care Cottages (74000 S.F. lot)
 - SC - Single-Care Cottages (75000 S.F. lot)
 - SC - Single-Care Cottages (76000 S.F. lot)
 - SC - Single-Care Cottages (77000 S.F. lot)
 - SC - Single-Care Cottages (78000 S.F. lot)
 - SC - Single-Care Cottages (79000 S.F. lot)
 - SC - Single-Care Cottages (80000 S.F. lot)
 - SC - Single-Care Cottages (81000 S.F. lot)
 - SC - Single-Care Cottages (82000 S.F. lot)
 - SC - Single-Care Cottages (83000 S.F. lot)
 - SC - Single-Care Cottages (84000 S.F. lot)
 - SC - Single-Care Cottages (85000 S.F. lot)
 - SC - Single-Care Cottages (86000 S.F. lot)
 - SC - Single-Care Cottages (87000 S.F. lot)
 - SC - Single-Care Cottages (88000 S.F. lot)
 - SC - Single-Care Cottages (89000 S.F. lot)
 - SC - Single-Care Cottages (90000 S.F. lot)
 - SC - Single-Care Cottages (91000 S.F. lot)
 - SC - Single-Care Cottages (92000 S.F. lot)
 - SC - Single-Care Cottages (93000 S.F. lot)
 - SC - Single-Care Cottages (94000 S.F. lot)
 - SC - Single-Care Cottages (95000 S.F. lot)
 - SC - Single-Care Cottages (96000 S.F. lot)
 - SC - Single-Care Cottages (97000 S.F. lot)
 - SC - Single-Care Cottages (98000 S.F. lot)
 - SC - Single-Care Cottages (99000 S.F. lot)
 - SC - Single-Care Cottages (100000 S.F. lot)



PROPOSED COMMERCIAL (NOT BETERBOURGHS)

PROPOSED COMMERCIAL (NOT BETERBOURGHS)

PROPOSED COMMERCIAL (NOT BETERBOURGHS)

F.M. 1585 "130TH STREET"

F.M. 179 "INLER AVENUE"

SECTION 29 - BLOCK CR

NORTHEAST CORNER OF SECTION 17, BLOCK AF

SOUTHWEST CORNER OF SECTION 17, BLOCK AF

SOUTHWEST CORNER OF SECTION 17, BLOCK AF

ORDINANCE NO. 558

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING ORDINANCE NO. 256 CHANGING THE ZONING DESIGNATION FROM R-1 TO PLANNED DEVELOPMENT DISTRICT AS IT PERTAINS TO A 268.310 ACRE TRACT OF LAND LOCATED IN THE WEST PORTION OF SECTION 17, BLOCK AK, H.E. & W.T. RR. CO. SURVEY ABSTRACT NUMBER 266, LUBBOCK COUNTY, TEXAS AND A 270.734 ACRE TRACT OF LAND LOCATED IN THE EAST PORTION OF SECTION 17, BLOCK AK, H.E. & W.T. RR. CO. SURVEY ABSTRACT NUMBER 266, LUBBOCK COUNTY, TEXAS (COLLECTIVELY THE "PROPERTY"); AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES AND PORTIONS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council passed and approved Ordinance No. 256 the City of Wolfforth Zoning Ordinance on August 18, 2003;

WHEREAS, the City published notice and conducted public hearings as required by Chapter 211 of the Texas Local Government Code and the City Code of Ordinances;

WHEREAS, on February 23, 2021, the Planning Commission met and voted 5-0 to recommend approval of the creation of the Planned Development District;

WHEREAS, the City Council finds that the proposed Planned Development District is consistent with the existing land use adjacent to the Property and that the creation of such district is in the best interest of the City; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS, THAT:

Part 1. Enacted.

THAT the City of Wolfforth Ordinance No. 256 Section 1 is hereby amended to read as follows:

SECTION 1:

THAT, Ordinance No. 256, the Zoning Ordinance of the City of Wolfforth, Texas is hereby amended changing the zoning designation for the Property, described in Exhibit "A", from R-1 to Planned Development District. The conditions in the Planned Development District on the Property (the "District") are as follows:

- a. Duplexes and single family homes, including homes on smaller lots referred to as "cottage style" homes, will be allowed in the District.

- b. "Cottage style" home lots will have at least fifty (50) feet of frontage and be at least 3,600 square feet.
- c. Single family lots, other than cottage style home lots, will have at least forty-five (45) feet of frontage and be at least 5,000 square feet.
- d. No alleys will be required.
- e. Corner lots, except corner lots on a thoroughfare street or highway as defined in Sec. 10.02.002 of the Wolfforth Code of Ordinances, may have a five (5) feet side yard.
- f. All lots must have at least a ten (10) foot rear yard.
- g. Adhere to Site Plan (Exhibit A) for lot variation.

Part 2. Official Zoning Map

The Director of Planning and Community Development is directed to amend the official zoning map of the City to show the change in the zoning designation set forth herein.

Part 3. Severability.

If any section, sub-section, clause, phrase or portion of this Ordinance shall be held unconstitutional or invalid by a court of competent jurisdiction, such section, sub-section, sentence, clause, phrase or portion shall be deemed to be a separate, distinct and independent provision and such invalidity shall not affect the validity of the remaining portions.

Part 4. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.


Part 5. Open Meetings

That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code and Chapter 211, Texas Local Government Code.

Part 6. Effective Date.


This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED and ADOPTED this 1st day of March 2021.



Michael Wright, Mayor
City of Wolfforth, Texas

ATTEST:



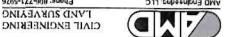
Lauren Field, City Secretary



No.	DATE	REVISIONS

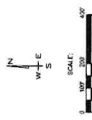
AN ADDITION LOCATED IN THE CITY OF WOLFORTH,
LUBBOCK COUNTY, TEXAS

Accuracy - Efficiency - Integrity



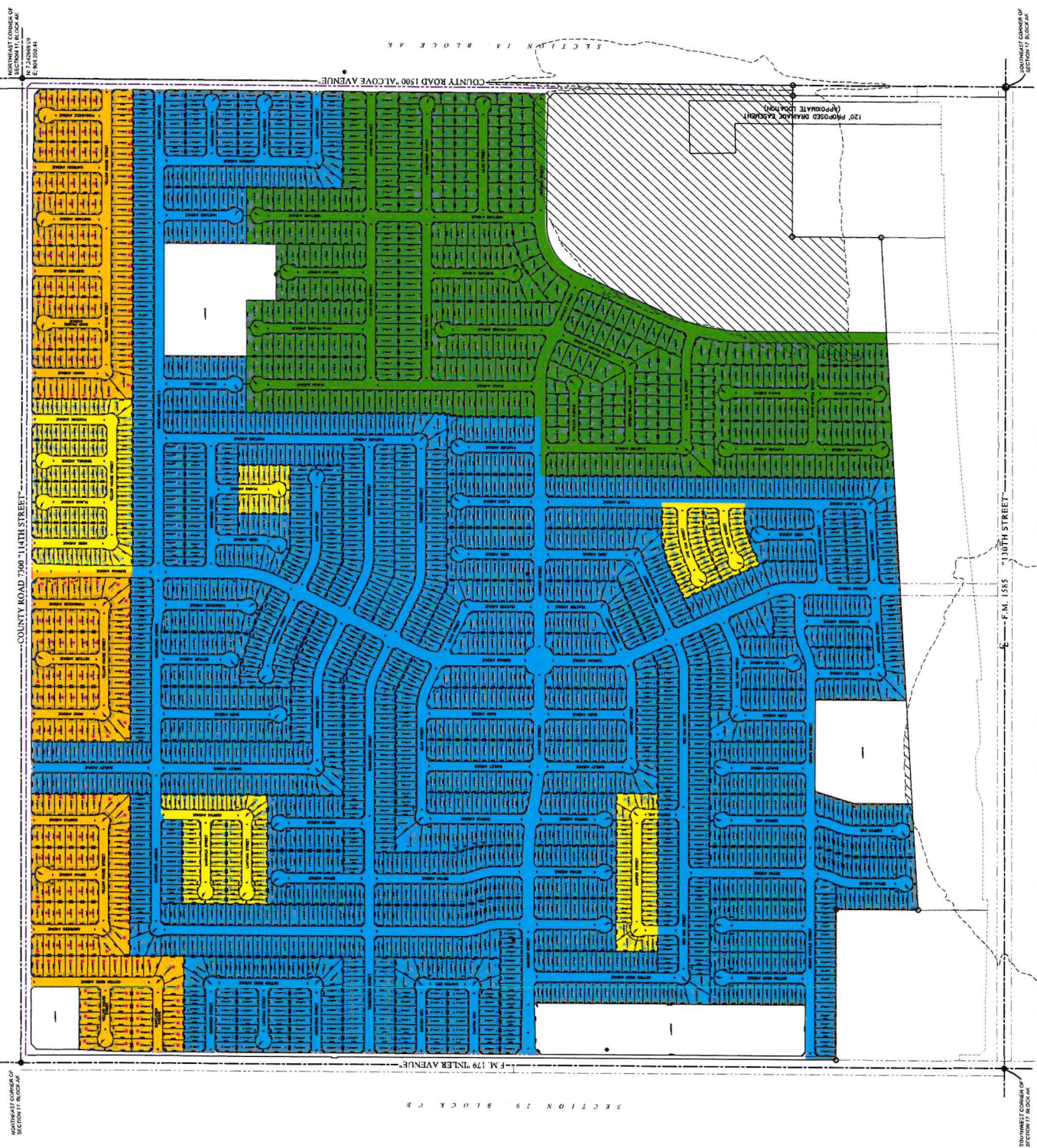
ZMD CIVIL ENGINEERING
LAMP SURVEYING
AND ENGINEERING LLC
2402 VAN SICKLE DRIVE
LUBBOCK, TX 79401
PH: 806-771-9276
FAX: 806-771-9278
E: 806.780.84

DIAL BEFORE YOU DIG!
LIMITED AND APPROXIMATE CONSTRUCTION SHALL
BE USED TO DETERMINE THE LOCATION OF UTILITIES
BEFORE CONSTRUCTION.



- Planned District Zoning Variances
- 20' Front Yard - 232
 - 30' Front Yard - 232
 - 40' Front Yard - 232
 - 50' Front Yard - 232
 - 60' Front Yard - 232
 - 70' Front Yard - 232
 - 80' Front Yard - 232
 - 90' Front Yard - 232
 - 100' Front Yard - 232
 - 110' Front Yard - 232
 - 120' Front Yard - 232
 - 130' Front Yard - 232
 - 140' Front Yard - 232
 - 150' Front Yard - 232
 - 160' Front Yard - 232
 - 170' Front Yard - 232
 - 180' Front Yard - 232
 - 190' Front Yard - 232
 - 200' Front Yard - 232
 - 210' Front Yard - 232
 - 220' Front Yard - 232
 - 230' Front Yard - 232
 - 240' Front Yard - 232
 - 250' Front Yard - 232
 - 260' Front Yard - 232
 - 270' Front Yard - 232
 - 280' Front Yard - 232
 - 290' Front Yard - 232
 - 300' Front Yard - 232
 - 310' Front Yard - 232
 - 320' Front Yard - 232
 - 330' Front Yard - 232
 - 340' Front Yard - 232
 - 350' Front Yard - 232
 - 360' Front Yard - 232
 - 370' Front Yard - 232
 - 380' Front Yard - 232
 - 390' Front Yard - 232
 - 400' Front Yard - 232
 - 410' Front Yard - 232
 - 420' Front Yard - 232
 - 430' Front Yard - 232
 - 440' Front Yard - 232
 - 450' Front Yard - 232
 - 460' Front Yard - 232
 - 470' Front Yard - 232
 - 480' Front Yard - 232
 - 490' Front Yard - 232
 - 500' Front Yard - 232
 - 510' Front Yard - 232
 - 520' Front Yard - 232
 - 530' Front Yard - 232
 - 540' Front Yard - 232
 - 550' Front Yard - 232
 - 560' Front Yard - 232
 - 570' Front Yard - 232
 - 580' Front Yard - 232
 - 590' Front Yard - 232
 - 600' Front Yard - 232
 - 610' Front Yard - 232
 - 620' Front Yard - 232
 - 630' Front Yard - 232
 - 640' Front Yard - 232
 - 650' Front Yard - 232
 - 660' Front Yard - 232
 - 670' Front Yard - 232
 - 680' Front Yard - 232
 - 690' Front Yard - 232
 - 700' Front Yard - 232
 - 710' Front Yard - 232
 - 720' Front Yard - 232
 - 730' Front Yard - 232
 - 740' Front Yard - 232
 - 750' Front Yard - 232
 - 760' Front Yard - 232
 - 770' Front Yard - 232
 - 780' Front Yard - 232
 - 790' Front Yard - 232
 - 800' Front Yard - 232
 - 810' Front Yard - 232
 - 820' Front Yard - 232
 - 830' Front Yard - 232
 - 840' Front Yard - 232
 - 850' Front Yard - 232
 - 860' Front Yard - 232
 - 870' Front Yard - 232
 - 880' Front Yard - 232
 - 890' Front Yard - 232
 - 900' Front Yard - 232
 - 910' Front Yard - 232
 - 920' Front Yard - 232
 - 930' Front Yard - 232
 - 940' Front Yard - 232
 - 950' Front Yard - 232
 - 960' Front Yard - 232
 - 970' Front Yard - 232
 - 980' Front Yard - 232
 - 990' Front Yard - 232
 - 1000' Front Yard - 232

Exhibit A - Site Plan



NORTHEAST CORNER OF
SECTION 28, BLOCK 28
COUNTY ROAD 7300 - 114TH STREET

F.M. 179 INTER AVENUE
SECTION 28, BLOCK 28

F.M. 1585
SECTION 29, BLOCK 29
110TH STREET



February 28, 2022

Betenbough Homes, LLC

Attn: Ronnie Wallace

6305 82nd Street

Lubbock, TX 79424

RE: Site Plan Amendment to Wolfforth City Ordinance 558

This letter is to inform you that your request for a minor site plan adjustment to allow for a 5' rear setback within the Harvest Subdivision Planned Development District Ordinance 558 has been approved. This approval will be incorporated into the current zoning and all building permits from this date forward will be reviewed under this condition.

Please let me know if you have any questions.

Terri Robinette

Director of Planning and Community Development

BETENBOUGH HOMES®





February 18, 2022

Terri Robinette
 Director of Planning & Community Development
 City of Wolfforth
 302 Main Street
 Wolfforth, TX 79382

Dear Ms. Robinette,

We would like to make a zone change request to our current Planned Development District. Our original zoning request letter showed a 10' Rear Set Back, but the Site Plan showed a 5' Rear Set Back, and your City Ordinance indicates a 10' Rear Set Back. The only change we are requesting is a 5' Rear Set Back.

We want this letter, our updated Site Plan (submitted 2/18/22), and the City Ordinance to all reflect the same information which is listed below:

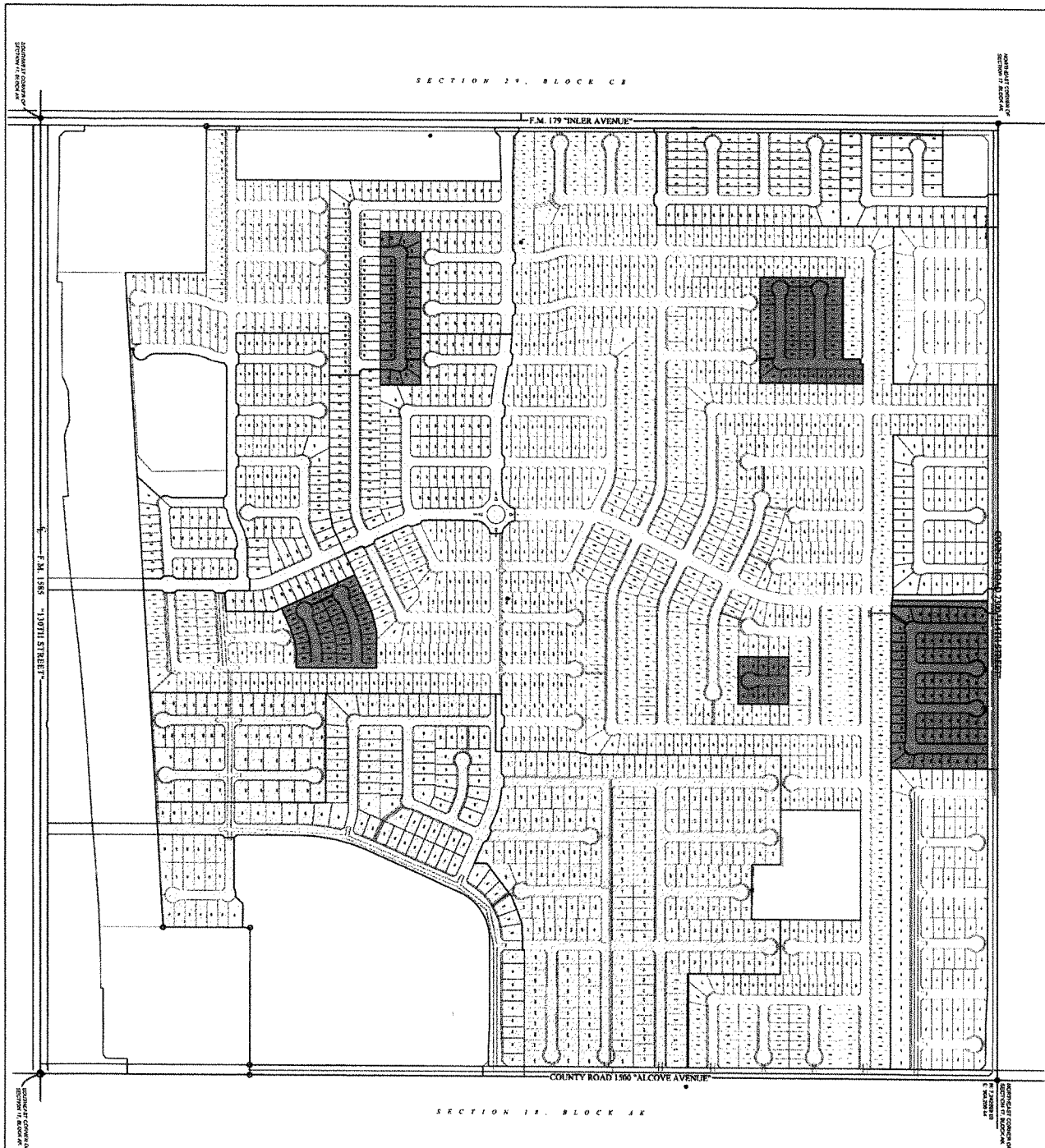
-  50' Cottage Product
50' Front Width – Minimum Sq. Ft. 3600 sq. ft.
-  Duplex Product
60' Front Width – Minimum Sq. Ft. 6000 sq. ft.
1 Unit/2 Front Doors
-  45' and 50' Core Product
45' Front Width – Minimum Sq. Ft. 5000 sq. ft.
50' Front Width – Minimum Sq. Ft. 5000 sq. ft.
-  Reserve Product
50' Min. Front Width – Minimum Sq. Ft. 6000 sq. ft.
- Set Back Request
 - 20' Front Set Backs
 - 5' Rear Set Backs
 - 5' Side Set Backs
 - (except corner lots adjacent to a Thoroughfare being 114th Street, F.M. 179, and Alcove Avenue)
- Cut-De-Sacs
 - 43' Radius
 - 15' Front Set Backs
 - (20' Drive Still Required)
- Knuckles
 - 43' Radius
 - 20' Front Set Backs

We apologize for any confusion. Thanks for your consideration.

Sincerely,



Ronrie Wallace
 Land Planner
 Bettenbough Homes



SECTION 12, BLOCK 1K

- Planned District Zoning Ordinance**
- Single-Family Residential - SF 1, 1.5, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



OVERALL

No.	DATE	REVISIONS

HARVEST

AN ADDITION LOCATED IN THE CITY OF WOLFFORTH,
LUBBOCK COUNTY, TEXAS

AMD CIVIL ENGINEERING
LAND SURVEYING

AMD Engineering, LLC
2807 Park Drive, Suite #
Lubbock, TX 79423

Phone: 806-771-5276
Fax: 806-771-8128
1812 Fax: 41-9128

Accuracy - Efficiency - Integrity



February 28, 2022

Betenbough Homes, LLC

Attn: Ronnie Wallace

6305 82nd Street

Lubbock, TX 79424

RE: Site Plan Amendment to Wolfforth City Ordinance 558

This letter is to inform you that your request for a minor site plan adjustment to allow for a 5' rear setback within the Harvest Subdivision Planned Development District Ordinance 558 has been approved. This approval will be incorporated into the current zoning and all building permits from this date forward will be reviewed under this condition.

Please let me know if you have any questions.

Terri Robinette

Director of Planning and Community Development

City of Wolfforth

302 Main Street | P.O. Box 36 | Wolfforth, TX 79382 | PHONE: 806-855-4120 | FAX: 806-855-4121 | wolfforthtx.us | info@wolfforthtx.us

BETENBOUGH HOMES®

February 18, 2022

Terri Robinette
 Director of Planning & Community Development
 City of Wolfforth
 302 Main Street
 Wolfforth, TX 79382


Dear Ms. Robinette,


We would like to make a zone change request to our current Planned Development District. Our original zoning request letter showed a 10' Rear Set Back, but the Site Plan showed a 5' Rear Set Back, and your City Ordinance indicates a 10' Rear Set Back. The only change we are requesting is a 5' Rear Set Back.

We want this letter, our updated Site Plan (submitted 2/18/22), and the City Ordinance to all reflect the same information which is listed below:

 50' Cottage Product
 50' Front Width - Minimum Sq. Ft. 3600 sq. ft.

 Duplex Product
 60' Front Width - Minimum Sq. Ft. 6000 sq. ft.
 1 Unit/2 Front Doors

 45' and 50' Core Product
 45' Front Width - Minimum Sq. Ft. 5000 sq. ft.
 50' Front Width - Minimum Sq. Ft. 5000 sq. ft.

 Reserve Product
 50' Min. Front Width - Minimum Sq. Ft. 6000 sq. ft.

Set Back Request

- 20' Front Set Backs
- 5' Rear Set Backs
- 5' Side Set Backs
- (except corner lots adjacent to a Thoroughfare being 114th Street, F.M. 179, and Alcove Avenue)

Cut-De-Sacs


- 43' Radius
- 15' Front Set Backs
- (20' Drive Still Required)

Knuckles

- 43' Radius
- 20' Front Set Backs

We apologize for any confusion. Thanks for your consideration.

Sincerely,


 Ronnie Wallace
 Land Planner
 Betenbough Homes



AGENDA ITEM COMMENTARY

MEETING NAME: City Council Meeting
MEETING DATE: August 5, 2024
ITEM TITLE: Consider and take appropriate action on an amendment to Harvest Planned Development District.
STAFF INITIATOR: Tara Tomlinson, Director of Development Services

BACKGROUND:

The previous item was to hold a Public Hearing to receive comments on an amendment to the Harvest Planned Development District.

EXHIBITS:

COUNCIL ACTION/STAFF RECOMMENDATION:

Council's discretion.



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council Meeting
MEETING DATE:	August 5, 2024
ITEM TITLE:	Consider and take appropriate action on approval of an amendment to Harvest Preliminary Plat.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

The following item is contingent on approval of amendment to Harvest PDD

The City Council approved Betenbough's original preliminary plat for Harvest on March 15, 2021. Currently, Betenbough is submitting an amendment to the original preliminary plat that would change the northeastern portion of the plat from its original form. This area would change from their core product (45' and 50' wide lots) and duplexes, to their cottage product (40' and 50' wide lots).

Attached are two plat documents. One is the proposed preliminary plat with amendments. The other one is a proposed plat, but areas in gray are plats that have already been approved by the City Council.

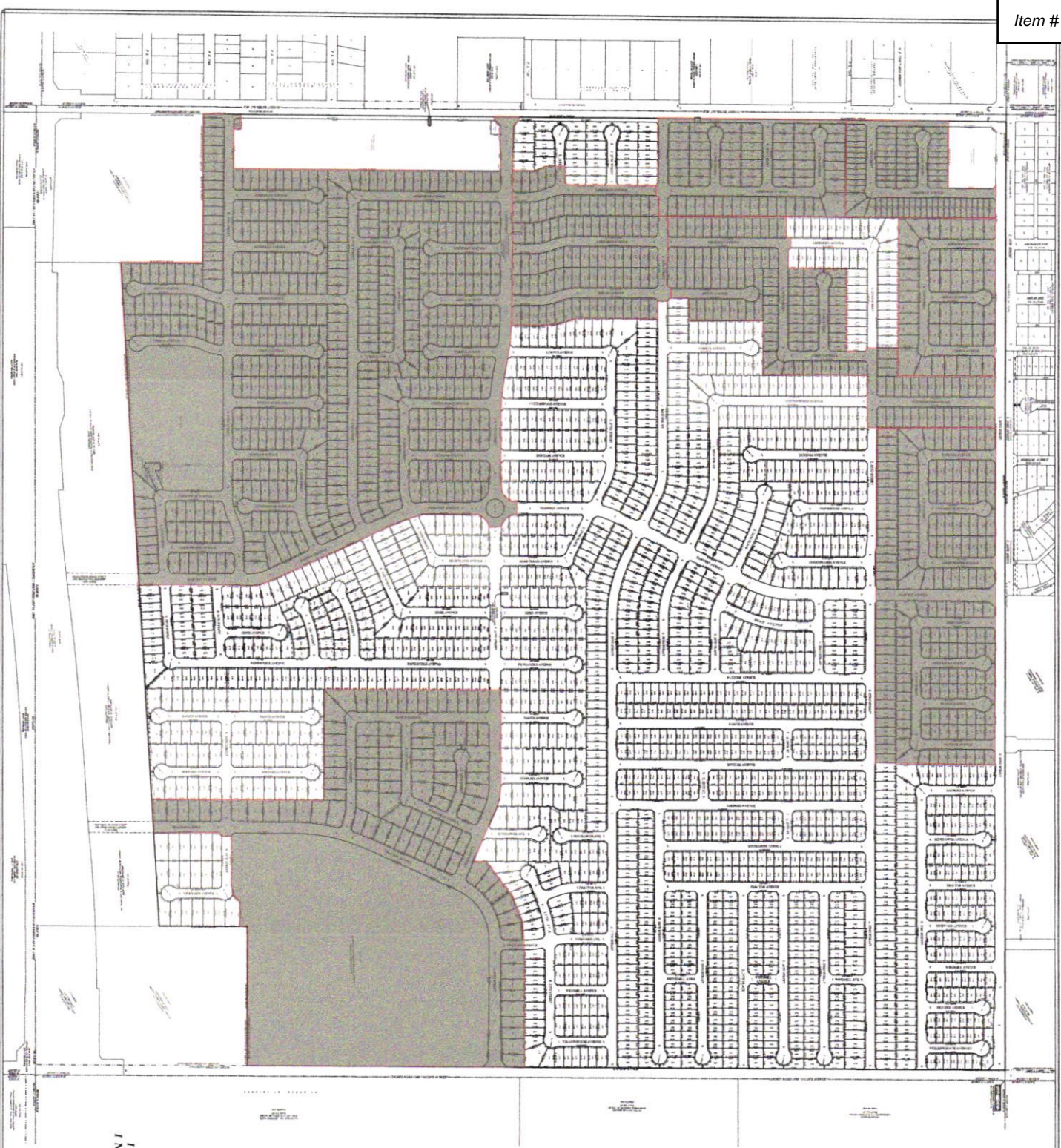
The attached plat has been reviewed by staff and third parties and meets the City's ordinances for approval with the condition that the amended Harvest PDD is approved prior. Final plats for each section will still have to follow City's ordinances and have TCEQ approval prior to submission.

EXHIBITS:

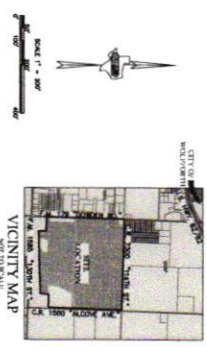
1. Harvest Preliminary Plat
2. Harvest Preliminary Plat with areas marked as City Council approved

COUNCIL ACTION/STAFF RECOMMENDATION:

City staff recommends approval with the condition of prior approval of amended Harvest PDD.

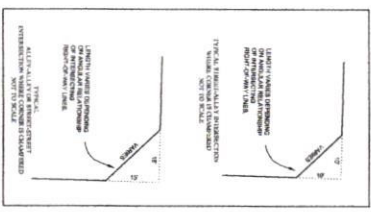
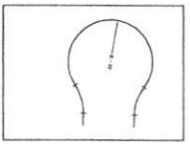


(PRELIMINARY PLAT OF)
HARVEST
 AN ADDITION TO THE CITY OF WOODFORTH,
 LOCATED IN SECTION 11, BLOCK 406,
 H.E. & W.T. RR. CO. ABSTRACT NO. 246
 LUBBOCK COUNTY, TEXAS
 (PARENT DEEDS RECORDED IN COUNTY
 CLERK'S FILE NUMBER 38081251 AND 3822619145
 OF LUBBOCK COUNTY, TEXAS)



1. THIS PLAT IS A PRELIMINARY PLAT OF A RESIDENTIAL SUBDIVISION OF LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.
 2. THE PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE CITY OF WOODFORTH, TEXAS.
 3. THE PLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
 4. THE PLAT IS SUBJECT TO ALL APPLICABLE DEEDS, MORTGAGES, AND OTHER INSTRUMENTS AFFECTING THE LAND.
 5. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHTS, AND INTERESTS.
 6. THE PLAT IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
 7. THE PLAT IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
 8. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING REQUIREMENTS.
 9. THE PLAT IS SUBJECT TO ALL APPLICABLE TITLE CURATIVE REQUIREMENTS.
 10. THE PLAT IS SUBJECT TO ALL APPLICABLE CONVEYANCE REQUIREMENTS.
 11. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING REQUIREMENTS.
 12. THE PLAT IS SUBJECT TO ALL APPLICABLE TITLE CURATIVE REQUIREMENTS.
 13. THE PLAT IS SUBJECT TO ALL APPLICABLE CONVEYANCE REQUIREMENTS.
 14. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING REQUIREMENTS.
 15. THE PLAT IS SUBJECT TO ALL APPLICABLE TITLE CURATIVE REQUIREMENTS.
 16. THE PLAT IS SUBJECT TO ALL APPLICABLE CONVEYANCE REQUIREMENTS.
 17. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING REQUIREMENTS.
 18. THE PLAT IS SUBJECT TO ALL APPLICABLE TITLE CURATIVE REQUIREMENTS.
 19. THE PLAT IS SUBJECT TO ALL APPLICABLE CONVEYANCE REQUIREMENTS.
 20. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING REQUIREMENTS.

**PRELIMINARY PLAT - FOR
 INSPECTION PURPOSES ONLY AND
 IN NO WAY OFFICIAL OR APPROVED
 FOR RECORDING PURPOSES**
 7/16/24 @ 11:45 A.M.



AMP CIVIL ENGINEERING
 LAND SURVEYING
 1000 W. 10th Street, Suite 200
 Lubbock, TX 79401
 Phone: 806.791.1100
 Fax: 806.791.1101
 Website: www.amp-engineering.com
 PROJECT: HARVEST PRELIMINARY PLAT OF A RESIDENTIAL SUBDIVISION
 DATE: 7/16/24



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	August 5, 2024
ITEM TITLE:	Consider and take appropriate action on resolution denying West Texas Gas Utility, LLC's proposed increase in rates filed on or about July 16, 2024.
STAFF INITIATOR:	Randy Criswell, City Manager

BACKGROUND:

West Texas Gas has filed a Statement of Intent to increase its base rate revenues by approximately \$6.78 million, their first request to increase base rates since 2020. Since 2020, WTG has raised its rates by means of "GRIP" filings. Wolfforth is a member of a group of municipalities called The Alliance of WTG Municipalities (AWM) and has been represented in the past by Alfred R. Herrera, with the firm of Herrera Law and Associates, PLLC. A memo from Mr. Herrera is included with this item, containing more details about the filing.

We have three options regarding this application:

1. Take no action and the increase goes into effect on August 20, 2024;
2. Suspend the proposed effective date for 90 days, in which case the rate increase will take effect no later than November 18, 2024; or
3. Deny the proposed increase. Under this scenario, WTG will appeal the denial to the Railroad Commission of Texas and the RRC will determine the final outcome.

The Resolution attached will provide the following actions: We will continue to participate in AWM, we select Herrera Law & Associates to represent us, and denies the rate increase.

EXHIBITS:

COUNCIL ACTION/STAFF RECOMMENDATION:

The Resolution should be approved as presented.

AGENDA INFORMATION SHEET

DENIAL OF WEST TEXAS GAS UTILITY, LLC'S PROPOSED INCREASE IN RATES FILED ON ABOUT JULY 16, 2024; AUTHORIZING PARTICIPATION IN THE ALLIANCE OF WTG MUNICIPALITIES (AWM); AUTHORIZING INTERVENTION IN PROCEEDINGS RELATED TO WTG'S STATEMENT OF INTENT; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; AUTHORIZING REPRESENTATION OF THE CITY BY SPECIAL COUNSEL

BACKGROUND

On about July 16, 2024, West Texas Gas Utility, LLC. ("WTG") filed a Statement of Intent to increase its base rate revenues by approximately **\$6.78 million**; this equates to an **increase in annual revenue of about 35.75% including gas costs, and 51.40% excluding gas costs**. This is WTG's first request to increase its base rates since 2020. Following the conclusion of its 2020 rate gas (Gas Utilities Docket No. 10998), WTG has raised its rates by means of four Interim Rates Adjustment ("IRA") filings, also known as "GRIP" filings.

WTG proposes an effective date of August 20, 2024 for its change in rates. As is explained below, the proposed Resolution related to WTG's application to increase its base rate revenues, if adopted, denies WTG's proposed increase in rates.

BILL IMPACT:

WTG proposes to increase base rates for its "Domestic Customers," i.e., residential customers, and its "Non-Domestic Customers," i.e., industrial and commercial customers. The table below shows WTG's current rates and its proposed rates:

Domestic Customers		
	Current	Proposed
Customer Charge	\$23.42 per month	\$29.50 per month
All Consumption	\$4.84 per Mcf	\$7.68 per Mcf
Non-Domestic Customers		
	Current	Proposed
Customer Charge	\$43.57 per month	\$79.00 per month
All Consumption	\$2.69 per Mcf	\$4.89 per Mcf

The impact on an average bill of WTG's proposed increase in rates is shown in the table below:

Customer Class and Gas Cost Zone	Current Average Monthly Bill with Gas Cost	Proposed Average Monthly Bill with Gas Cost	Proposed Monthly Increase	Percentage Increase with Gas Cost	Percentage Increase without Gas Cost
North Zone					
Domestic	\$73.96	\$96.83	\$22.87	30.9%	44.0%
Non-Domestic	\$164.10	\$240.97	\$76.86	46.8%	81.6%
West Zone					
Domestic	\$60.83	\$580.67	\$19.84	32.6%	42.3%
Non-Domestic	\$179.22	\$268.22	\$89.01	49.7%	81.6%
South Zone					
Domestic	\$42.50	\$55.33	\$12.83	30.2%	36.7%
Non-Domestic	\$184.46	\$272.60	\$88.14	47.8%	81.6%

NORTH GAS COST ZONE: Cities of Amarillo, Cactus, Canadian, Canyon, Claude, Dalhart, Darrrouzett, Farwell, Follett, Groom, Higgins, Miami, Mobeetie, Shamrock, Stratford, Texhoma, Texline, Wheeler and White Deer.

SOUTH GAS COST ZONE: Cities of Devine, Eden, Junction, La Vernia, Lockhart, Luling, Menard, Natalia, Paint Rock, Seguin, Somerset and Sonora.

WEST GAS COST ZONE: Cities of Balmorhea, Kermit, Lubbock, Van Horn, and Wolfforth.

REVENUE IMPACT:

Assuming WTG's proposed increase is approved, the effect on the change in base rate revenue not including gas costs, for each customer class is shown below:

Class of Customer	Current Revenue	Proposed Revenue	Percentage Increase
Domestic	\$10,183,324	\$14,510,622	42.5%
Non-Domestic	\$3,005,044	\$5,456,636	81.5%
TOTAL	\$13,188,368	\$19,967,258	51.4%

Because of the substantial increase in rates to the Domestic class and Non-Domestic class of customers the City should closely scrutinize WTG's proposed increase as well as its proposed allocation of costs to the customer classes.

ACTION REQUIRED BY AUGUST 20, 2024

The City must take action on WTG’s Statement of Intent before August 20, 2024.
Absent such action, WTG’s proposed rates are deemed approved by operation of law.

ALLIANCE OF WTG MUNICIPALITIES

The Alliance of WTG Municipalities (“AWM”) was organized by a number of municipalities served by WTG. Alfred R. Herrera, with the law firm of Herrera Law & Associates, PLLC, has previously represented AWM in rate cases involving WTG.

CITY JURISDICTION TO SET WTG’S RATES

Unless a city ceded its original jurisdiction to the Railroad Commission of Texas, the Gas Utility Regulatory Act § 103.001 grants a city exclusive original jurisdiction over a gas utility’s rates, services, and operations within the city limits. But even if a city has ceded its jurisdiction to the Railroad Commission, the Gas Utility Regulatory Act § 103.023 (“GURA”), grants a city the statutory right to participate in rate proceedings before the Railroad Commission.

RATE CASE EXPENSES

Cities by statute are entitled to recover their reasonable rate case expenses from the utility. See GURA § 103.022. Legal counsel and consultants approved by AWM will submit monthly invoices to the coalition-designated city that will be forwarded to WTG for reimbursement. No individual city’s budget is negatively affected.

OPTIONS FOR CITY ACTION:

The City has three options with respect to the action it takes regarding WTG’s application to increase rates:

1. The City could take no action, and under state law, WTG’s proposed increase in revenue and change rates would be deemed approved by operation of law and go into effect on WTG’s proposed effective date, August 20, 2024;
2. The City may suspend WTG’s proposed effective date of August 20, 2024, for its increase its, for the statutorily allowed period of 90 days, which means the suspension would expire on November 18, 2024. If the City suspends WTG’s proposed effective date, the City will need to take final action on the merits of WTG’s proposed increase in revenue and rates by no later than November 18, 2024;
3. The City may deny WTG’s proposed increase in revenue and rates; if the City denies WTG’s proposed increase, WTG will have the right to appeal the City’s action to the Railroad Commission of Texas, which it would do.

RECOMMENDATION

It is recommended that the City join or continue its participation in AWM and retain the law firm of Herrera Law & Associates, PLLC to represent the City's interest in matters related to WTG's rate case and to advise the City with regard to WTG's application, and that, if WTG either submits its application to the Railroad Commission of Texas, or appeals the City's final decision to the Railroad Commission, the City intervene in the proceeding before the Railroad Commission of Texas, should such proceedings develop, and court appeals, if any.

Also, WTG's rate-filing package is complex and voluminous as it contains thousands of pages of data, and thus, it is unlikely that the City's Special Counsel and consultants could complete their analysis and present it the City in time for the City to take final action before the end of the City's statutory timeframe. Consequently, AWM's Special Counsel recommends that the City adopt a Resolution denying WTG's proposed increase in revenue and rates.

The City must take action no later than August 20, 2024. If the City does not take action by August 20, 2024, WTG's proposed rates will be deemed approved by operation of law.

RESOLUTION NO. 2024-XXX

RESOLUTION BY THE CITY OF WOLFFORTH, TEXAS (“CITY”) DENYING THE APPLICATION FILED BY WEST TEXAS GAS, LLC TO INCREASE RATES FILED ON ABOUT JULY 16, 2024; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE

WHEREAS, West Texas Gas, LLC. (“WTG” or “Company”) filed a Statement of Intent with the City on about July 16, 2024, to change its rate schedules within the corporate limits of this municipality, specifically to increase its annual revenue requirement by approximately \$6.78 million, which represents an increase in base rates of about 51.40%; and

WHEREAS, the City is a regulatory authority under the Gas Utility Regulatory Act (“GURA”) and under Chapter 104, §103.001 et seq. of GURA has exclusive original jurisdiction over WTG’s rates, operations, and services within the municipality; and

WHEREAS, in order to maximize the efficient use of resources and expertise in reviewing, analyzing and investigating WTG’s rate request and its changes in tariffs, it is prudent to coordinate the City’s efforts with a coalition of similarly situated municipalities; and

WHEREAS, to maximize the efficient use of resources and expertise in reviewing, analyzing and investigating WTG’s rate request and its changes in tariffs, the City joins with other local regulatory authorities to form an alliance of cities known as the Alliance of WTG Municipalities (“AWM”); and

WHEREAS, WTG’s rate request consists of a voluminous amount of information including WTG’s rate-filing package, exhibits, schedules, and workpapers; and

WHEREAS, WTG’s rate application is the Company’s first general rate case since about 2020, and follows four consecutive annual increases in rates pursuant to the Interim Rate Adjustment (“IRA”) mechanism, also known as “GRIP” filings; and

WHEREAS, WTG proposed August 20, 2024, as the effective date for its requested increase in rates; and

WHEREAS, the City will require the assistance of specialized legal counsel and rate experts to review the merits of WTG's application to increase rates; and

WHEREAS, WTG's application fails to establish that its overall revenue request resulted in no more than an amount that will permit WTG a reasonable opportunity to earn a reasonable return on the utility's invested capital used and useful in providing service to the public in excess of its reasonable and necessary operating expenses; and

WHEREAS, WTG's application fails to establish that its proposed rates are just and reasonable; and

WHEREAS, WTG may exercise its statutory right to appeal a City decision regarding WTG's request to increase rates to the Railroad Commission of Texas; and

WHEREAS, WTG filed its Statement of Intent to increase its revenue and change its rate with the City and with the Railroad Commission of Texas on the same date, July 16, 2024, and the decision of the Railroad Commission of Texas will have a direct impact on the City and its citizens who are customers of WTG, and in order for the City's participation to be meaningful, it is important that the City intervene in any such proceedings at the Railroad Commission of Texas related to WTG's application to increase rates.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS THAT:

Section 1. The findings set out in the preamble are in all things approved and incorporated herein as if fully set forth.

Section 2. WTG's application fails to show that its proposed rates are just and reasonable.

Section 3. The City hereby **DENIES** WTG's request to increase its revenue and change its rates and in support of **DENIAL** finds that:

- A. WTG failed in its burden of proof to establish that its requested increase in revenue or the changes set forth in its tariffs attached to WTG's Statement of Intent to change rates, results in just and reasonable rates;
- B. WTG failed in its burden of proof to establish that adoption of its proposed rate base, expenses, investment, return on equity, and other rate issues as presented in WTG's Statement of Intent to increase rates, result in just and reasonable rates.

Section 4. The City shall participate in a coalition of cities known as the Alliance of WTG Municipalities ("AWM"), and authorizes intervention in proceedings related to WTG's Statement of Intent before the Railroad Commission of Texas and related proceedings in courts of law; and

Section 5. The City hereby orders WTG to reimburse the City's rate case expenses consistent with the Gas Utility Regulatory Act and that WTG shall do so on a monthly basis and within 30 days after submission of the City's invoices for the City's reasonable costs associated with the City's activities related to this rate review or related to proceedings involving WTG before the City, the Railroad Commission of Texas, or any court of law.

Section 6. Subject to the right to terminate employment at any time, the City retains and authorizes the law firm of Herrera Law & Associates, PLLC to act as Special Counsel with regard to rate proceedings involving WTG before the City, the Railroad Commission of Texas, or any court of law, and to retain such experts as may be reasonably necessary for review of WTG's rate application subject to approval by the steering committee of the AWM.

Section 7. The City, in coordination with the WTG Steering Committee, shall review the invoices of the lawyers and rate experts for reasonableness before submitting the invoices to WTG for reimbursement.

Section 8. A copy of this resolution shall be sent to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, P.O. Box 302799, Austin, Texas 78703, and a courtesy copy to WTG's local representative.

Section 9. The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. This resolution shall become effective from and after its passage.

PASSED AND APPROVED this 5th day of August, 2024.

Mayor

ATTEST:

City Secretary



AGENDA ITEM COMMENTARY

MEETING NAME: City Council Meeting
MEETING DATE: August 5, 2024
ITEM TITLE: Consider and take appropriate action on recommendation from OJD Engineering for award of bid for WolfForth City Hall parking lot improvements
STAFF INITIATOR: Rick Scott, ACM

BACKGROUND:

Improvements to the City Hall parking lot were budgeted in the 23/24 budget year. Remaining funds in that budget line item are \$96,115.52.

The city received 2 bids for improvements to the City Hall parking lot.

W.A. Paving, LLC: \$88,559.78

Pavecon: 131,198.82

A recommendation has been made by OJD Engineering in support of W.A. Paving, LLC.

EXHIBITS:

Bid Tab – Prepared by OJD Engineering

OJD Engineering letter of recommendation

COUNCIL ACTION/STAFF RECOMMENDATION:

Staff would recommend awarding the City Hall parking lot bid to W.A. Paving, LLC.

City of Wolfforth Parking Lot Improvements
Bid Opening: July 24, 2024 @2:00 PM
Location: Wolfforth City Hall

Bid Item	Description	Qty	Unit	W.A. Paving, LLC		Pavecon	
				Unit Price	Ext. Price	Unit Price	Ext. Price
1	Remove and Haul Away Existing Parking Lot Asphalt	2,533	SY	\$ 4.50	\$ 11,398.50	\$ 6.95	\$ 17,604.35
2	Rework Subgrade and Repair Any Existing Areas of Failed Subgrade	2,533	SY	\$ 5.66	\$ 14,336.78	\$ 18.27	\$ 46,277.91
3	2" Type D HMAC	2,533	SY	\$ 22.50	\$ 56,992.50	\$ 23.62	\$ 59,829.46
4	4' Concrete Sidewalk	54	SY	\$ 108.00	\$ 5,832.00	\$ 138.65	\$ 7,487.10
Total				\$ 88,559.78		\$ 131,198.82	



July 25, 2024

Randy Criswell, City Manager
City of Wolfforth
P.O. Box 36
Wolfforth, TX 79382

Re: Wolfforth City Hall Parking Lot Improvements Bid Recommendation

Dear Mr. Criswell,

Bids for the Wolfforth City Hall Parking Lot Improvements were opened on Wednesday, July 24, 2024. A total of two bids were received. The apparent low bidder was W.A. Paving, LLC with a bid of \$88,559.78. The second lowest bid was from Pavecon with a bid of \$131,198.82. OJD Engineering is familiar with W.A. Paving's work. W.A. Paving was the contractor that built the Wolfforth Library parking lot expansion. OJD Engineering recommends the City of Wolfforth award the contract to W.A. Paving, LLC.

Upon your approval and awarding of the contract and both parties signed the contract, we will setup a pre-construction meeting with the OJD, W.A. Paving, City of Wolfforth and any affected utility companies to discuss all of the construction and contract issues.

If there are any questions, please don't hesitate to contact our office at (806) 791-2300.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael J. Adams'.

Michael J. Adams, P.E.
OJD Engineering, LLC
Engineering Firm #4393
Surveying Firm # 10090900



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	August 5, 2024
ITEM TITLE:	Consider and take appropriate action on report from Newgen Strategies and staff regarding implementation of Water Impact Fees.
STAFF INITIATOR:	Randy Criswell, City Manager

BACKGROUND:

On July 18, 2022, Council approved a proposal from Newgen Strategies for a Water Impact Fee study. The information gathering portion of this project took quite some time, and of course the analysis and calculations are complex. Approximately 11 months later, we received the first draft of that study (attached as an exhibit) and Newgen presented it to Council on July 10, 2023. NewGen presented a second time at the July 31, 2023, Council meeting, and City Council appointed the Planning and Zoning Commission as the Capital Improvements Advisory Committee (The CIAC). The CIAC met August 8, 2023, and considered the Capital Improvements Plan (CIP) and Land Use Assumptions (LUAs). They agreed with the components of the CIP and the LUAs, and recommended their approval to the City Council, which occurred on September 12, 2023. On September 18, 2023, Council conducted a public hearing, and because of comments received, directed staff to engage in conversation with our local development community and involve them in the process of bringing forth a final recommendation.

Meetings were held with the developers on October 11, 2023, December 20, 2023, and February 28, 2024), and the developers ultimately appointed Mr. Jordan Wheatley and Mr. Chris Berry as their representatives/spokesmen. Meetings were then held on June 27, 2024 and August 1, 2024. There were two primary concerns raised by the developers, and those were our focus as we worked toward a mutually agreeable and beneficial solution. One was the cost of the Impact Fee (calculated at the maximum amount of \$4372/lot), and the other was the concern of a negative effect on lot/home sales if the impact fee were implemented fully and all at once.

Throughout the course of these meetings, Newgen was asked to provide various iterations of their calculations so we could see multiple scenarios.

We worked together toward a compromise that would be mutually beneficial and with little to no negative impact on our system rate payers. We have two options for your consideration. Option 1 is to implement the full impact fee of \$4372. Option 2 is to start with a fee of \$2000 in FY 2025, and phase in the full fee over a five-year period through FY 2029. The full presentation packet is attached as an exhibit.

When we started this effort, I was of the opinion the fee should be full and immediate. However, as we continued the conversation, our developers/builders shared thoughts that made me reconsider my initial opinion. One of their key points and requests was that we phase in the fee implementation and not create the shock factor of going, literally, from zero one day to \$4372 the next day. They believe an increase of this size and this immediate would cause many builders and potential buyers to simply take their business elsewhere. If there is truth to that possibility, I urge caution in taking that risk. Our

situation is different than a city considering impact fees so they can build the infrastructure to *start* the growth; we're already growing and need the infrastructure now. If we implement impact fees, then take out the debt to fund the first portion of the CIP (we need the impact fees to help pay that debt) and the growth stops after we've started some of the projects, then servicing the debt will look much different. We would have to raise all system rates to service our debt at that point. Our development partners tell us the five-year phase in is one they can work with, seems fair, and one that won't cause our momentum to stop.

One of the primary concerns expressed by the Council was, if the impact fee isn't implemented fully and immediately, what is the impact on the other customers in town? Based on the calculations from Newgen, the impact of a phased in approach on the average water customer using 8,000 gallons per month is \$0.00 in FY 2025, \$8.09/month in FY 2026, and \$0.98/month in FY 2027 when we anticipate the Loop 88 water to come online. We also expect the Lubbock North water connection to be completed by mid-2026, so proposed rates in 2027 rise regardless of the impact fee implementation.

Our meetings with our development partners have been fruitful and positive, and I believe it is in the overall best interest of Wolfforth to support the phased-in approach to Water Impact Fees.

Mr. Chris Ekrut of Newgen Strategies will be present virtually to present his final report. I've also asked Mr. Wheatley and Mr. Berry to attend, as I think it could be beneficial for you to hear their thoughts, too.

EXHIBITS:

COUNCIL ACTION/STAFF RECOMMENDATION:

The next step of the process is to conduct a public hearing on the proposed impact fees, so the **action needed today is a motion to Call for a Public Hearing on the proposed Impact Fees, to be held on September 16, 2024.** After that public hearing is held, an ordinance will need to be adopted to formally implement the fees. It is important to note today's action is not adopting the fees, only taking the next step.



August 5, 2024

CITY OF WOLFFORTH, TX WATER & WASTEWATER RATE STUDY



IMPACT FEE PHASE-IN

- With a Phase-In, Impact Fees are Proposed to Start at \$2,000 in FY 2025 and Increase by \$600 Until the Full Amount of \$4,372 is Reached in FY 2029

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Impact Fee Revenue						
New Connections	406	406	406	406	406	406
Full Impact Fee	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372
Impact Fee Phase In (%)	0%	46%	59%	73%	87%	100%
Impact Fee charge per Connection	\$ 0	\$ 2,000	\$ 2,600	\$ 3,200	\$ 3,800	\$ 4,372

IMPACT FEE METER EQUIVALENCIES WITH PHASE-IN

Meter Size	Meter Equivalents	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1" or less	1.00	2,000	2,600	3,200	3,800	4,372
1 1/2"	2.00	4,000	5,200	6,400	7,600	8,744
2"	3.20	6,400	8,320	10,240	12,160	13,990
3"	6.00	12,000	15,600	19,200	22,800	26,232
4"	10.00	20,000	26,000	32,000	38,000	43,720
6"	20.00	40,000	52,000	64,000	76,000	87,440
8"	32.00	64,000	83,200	102,400	121,600	139,904

RESIDENTIAL BILL IMPACT COMPARISON – 1” (8,000 GALLONS)



WATER RATES

Scenario 1: No Impact Fee Phase-In

	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Fixed Charges (\$ / Month)							
EDR Fee	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29
All meters	75.62	75.62	77.66	77.66	82.66	82.66	82.66
Volumetric Charges (\$ / kgal)							
Excluding Cost of Purchased Water							
0 – 3,000 gal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
3,000 – 15,000 gal	3.32	3.32	3.41	3.41	3.41	3.41	3.41
15,000 – 30,000 gal	4.49	4.49	4.61	4.61	4.61	4.61	4.61
30,000 – 50,000 gal	6.05	6.05	6.21	6.21	6.21	6.21	6.21
50,000+ gal	8.17	8.17	8.39	8.39	8.39	8.39	8.39
Cost of Water¹	\$ 4.47	\$ 4.47	\$ 4.47	\$ 4.47	\$ 6.14	\$ 6.14	\$ 6.14
Including Cost of Purchased Water							
0 – 3,000 gal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
3,000 – 15,000 gal	7.79	7.79	7.88	7.88	9.55	9.55	9.55
15,000 – 30,000 gal	8.96	8.96	9.08	9.08	10.75	10.75	10.75
30,000 – 50,000 gal	10.52	10.52	10.68	10.68	12.35	12.35	12.35
50,000+ gal	12.64	12.64	12.86	12.86	14.53	14.53	14.53

¹Assumes Loop 88 comes on as water provider in FY 2027

WATER RATES

Scenario 2: Impact Fee Phase-In

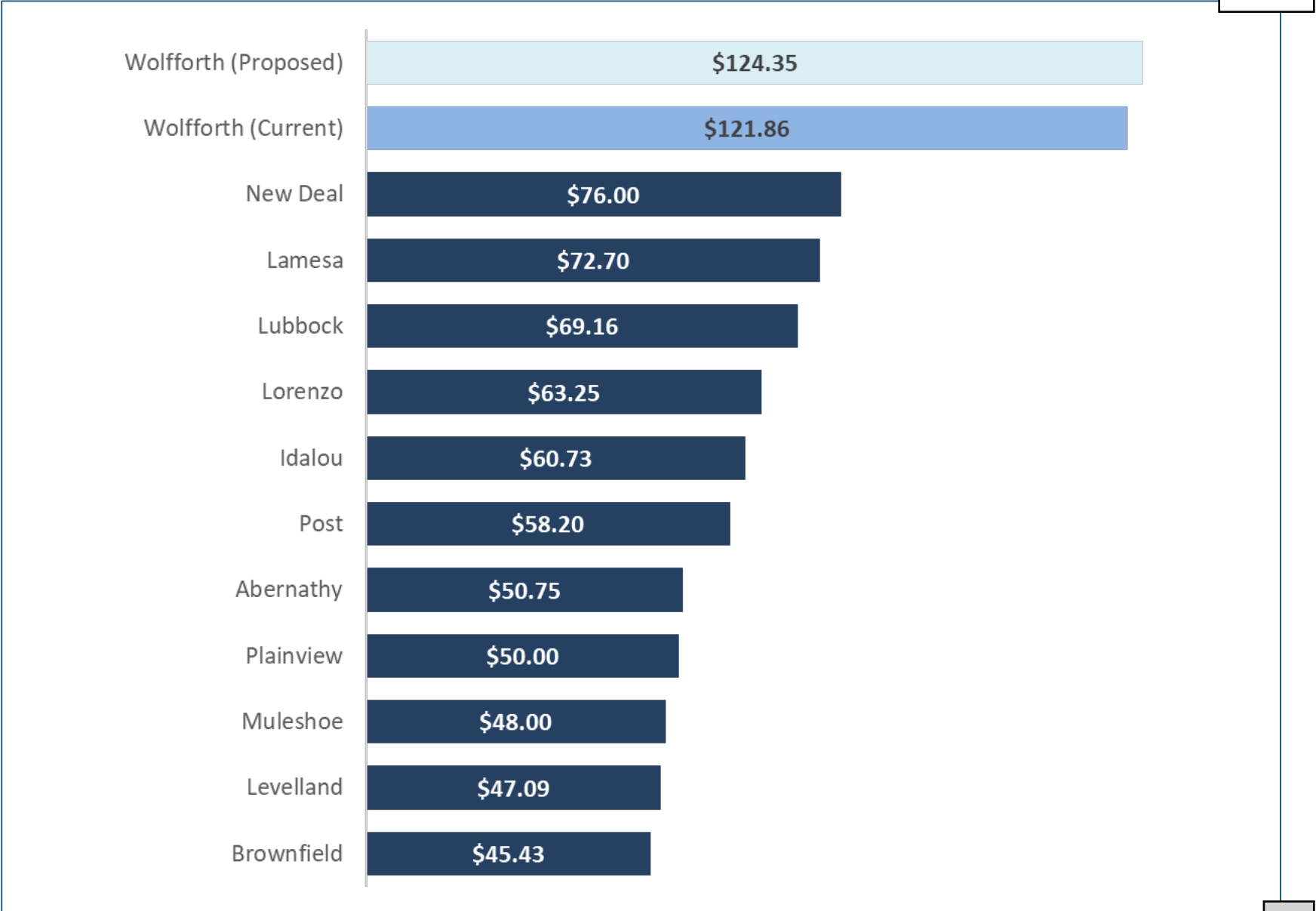
	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Fixed Charges (\$ / Month)							
EDR Fee	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29
All meters	75.62	75.62	77.66	84.70	90.08	90.08	90.08
Volumetric Charges (\$ / kgal)							
Excluding Cost of Purchased Water							
0 – 3,000 gal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
3,000 – 15,000 gal	3.32	3.32	3.41	3.73	3.73	3.73	3.73
15,000 – 30,000 gal	4.49	4.49	4.61	5.04	5.04	5.04	5.04
30,000 – 50,000 gal	6.05	6.05	6.21	6.79	6.79	6.79	6.79
50,000+ gal	8.17	8.17	8.39	9.17	9.17	9.17	9.17
Cost of Water¹	\$ 4.47	\$ 4.47	\$ 4.47	\$ 4.36	\$ 6.15	\$ 6.15	\$ 6.15
Including Cost of Purchased Water							
0 – 3,000 gal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
3,000 – 15,000 gal	7.79	7.79	7.88	8.09	9.88	9.88	9.88
15,000 – 30,000 gal	8.96	8.96	9.08	9.40	11.19	11.19	11.19
30,000 – 50,000 gal	10.52	10.52	10.68	11.15	12.94	12.94	12.94
50,000+ gal	12.64	12.64	12.86	13.53	15.32	15.32	15.32

¹Assumes Loop 88 comes on as water provider in FY 2027

RESIDENTIAL BILL COMPARISON

1" Residential – 8,000
gallons

*Regional Bill Comparison is based
on publicly available data and
NewGen's understanding and
interpretation of this data*





QUESTIONS AND DISCUSSION

NEWGEN STRATEGIES AND SOLUTIONS
275 W. CAMPBELL ROAD, SUITE 440
RICHARDSON, TEXAS 75080

CHRIS EKRU, PARTNER AND CFO
(972) 232-2234
CEKRUT@NEWGENSTRATEGIES.NET

MEGAN KIRKLAND, MANAGER
(972) 432-6218
MKIRKLAND@NEWGENSTRATEGIES.NET



Water Capital Improvement Plan and Funding

Project Description	Cost Estimate>>>					Total
	2025	2026	2027	2028	2029	2025 - 2029
Elevated Storage Tank - Alcove	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Distribution Improvements for Elevated Tank	-	-	-	-	-	-
EDR Plant #2	14,750,000	-	-	-	-	14,750,000
Lubbock North Connection and Ground Storage	-	-	-	-	-	-
Loop 88 East Connection and Ground Storage	-	-	-	-	-	-
Loop 88 North Connection and Ground Storage	250,000	2,750,000	-	-	-	3,000,000
Harvest Wells	-	-	-	-	-	-
Overlook Wells	-	-	-	-	-	-
TOTAL	\$ 16,000,000	\$ 2,750,000	\$ -	\$ -	\$ -	\$ 18,750,000
<u>Total CIP Funding</u>						
Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Debt	16,000,000	2,750,000	-	-	-	18,750,000
Existing Funds	-	-	-	-	-	-
TOTAL	\$ 16,000,000	\$ 2,750,000	\$ -	\$ -	\$ -	\$ 18,750,000



Water Impact Fee Fund

	2024	2025	2026	2027	2028	2029
Impact Fee Fund						
Beginning Balance	\$ -	\$ -	\$ 1,150,014	\$ 1,263,271	\$ 1,234,617	\$ 1,205,963
Revenues						
Impact Fee Revenue	\$ -	\$ 1,775,032	\$ 1,775,032	\$ 1,775,032	\$ 1,775,032	\$ 1,775,032
Total Impact Fee Revenue Available	\$ -	\$ 1,775,032	\$ 2,925,046	\$ 3,038,303	\$ 3,009,649	\$ 2,980,995
Expenses						
Projected Debt (P&I), Growth Related	\$ -	\$ 625,018	\$ 1,661,775	\$ 1,803,686	\$ 1,803,686	\$ 1,803,686
Impact Fee Revenues Used	\$ -	\$ 625,018	\$ 1,661,775	\$ 1,803,686	\$ 1,803,686	\$ 1,803,686
Impact Fee Ending Balance	\$ -	\$ 1,150,014	\$ 1,263,271	\$ 1,234,617	\$ 1,205,963	\$ 1,177,309
Impact Fee Revenue						
Connections at Start of Year	3,021	3,427	3,833	4,239	4,645	5,051
New Connections (Rate Model)	406	406	406	406	406	406
New Connections (Impact Fee model)	406	406	406	406	406	406
Full Impact Fee (\$ / new connection) ¹	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372
Impact Fee (\$ / new connection) ¹	\$ -	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372
Impact Fee Phase In	0%	100%	100%	100%	100%	100%
Projected Revenue	\$ -	\$ 1,775,032	\$ 1,775,032	\$ 1,775,032	\$ 1,775,032	\$ 1,775,032



Water Purchases and Consumption

Water Purchases / Consumption	2024	2025	2026	2027	2028	2029
Loop 88 LLC						
Volumes Purchased (kgal)	0	0	0	182,500	273,750	365,000
Rate (\$ / kgal)	\$ -	\$ -	\$ -	\$ 2.00	\$ 2.00	\$ 2.00
Cost of Water Purchased	\$ -	\$ -	\$ -	\$ 365,000	\$ 547,500	\$ 730,000
Lubbock, TX						
Volumes Purchased (kgal)	182,500	182,500	212,917	273,750	273,750	273,750
Rate (\$ / kgal)	\$ 7.34	\$ 7.57	\$ 7.81	\$ 8.05	\$ 8.30	\$ 8.56
Cost of Water Purchased	\$ 1,339,550	\$ 1,381,528	\$ 1,662,291	\$ 2,204,206	\$ 2,273,280	\$ 2,344,518
Total Cost of Water Purchased	\$ 1,339,550	\$ 1,381,528	\$ 1,662,291	\$ 2,569,206	\$ 2,820,780	\$ 3,074,518
Projected Water Consumption						
Water Consumption over Full Year (kgal)	302,209	342,259	382,483	418,828	458,675	498,521
Share of Consumption Charged	100%	100%	100%	100%	100%	100%
Water Consumption Charged (kgal)	302,209	342,259	382,483	418,828	458,675	498,521
Effective Rate of Purchased Water (\$ / kgal)						
Loop 88 LLC	\$ -	\$ -	\$ -	\$ 0.87	\$ 1.19	\$ 1.46
Lubbock, TX	\$ 4.43	\$ 4.04	\$ 4.35	\$ 5.26	\$ 4.96	\$ 4.70
Total Effective Rate	\$ 4.43	\$ 4.04	\$ 4.35	\$ 6.13	\$ 6.15	\$ 6.17



Water Fund Balance Summary Under Current Rates

FINANCIAL SUMMARY	2024	2025	2026	2027	2028	2029
REVENUES						
Water Sales ¹	\$ 4,639,391	\$ 5,262,858	\$ 5,887,064	\$ 6,494,800	\$ 7,117,403	\$ 7,740,006
Impact Fees	-	-	-	-	-	-
Other Revenues	334,927	367,062	400,977	436,754	474,474	514,226
TOTAL REVENUES	\$ 4,974,319	\$ 5,629,919	\$ 6,288,041	\$ 6,931,553	\$ 7,591,877	\$ 8,254,233
EXPENSES						
O&M	\$ 2,768,964	\$ 2,918,739	\$ 3,075,767	\$ 3,219,478	\$ 3,371,230	\$ 3,533,882
Water Purchases	1,339,550	1,381,528	1,662,291	2,569,206	2,820,780	3,074,518
Cash Capital Outlays	-	-	-	-	-	-
Existing Debt Service	1,106,967	1,076,440	1,079,761	1,083,765	1,080,866	1,078,883
Projected Debt Service	-	766,248	1,807,071	1,996,285	1,996,285	1,996,285
TOTAL EXPENSES	\$ 5,215,482	\$ 6,142,955	\$ 7,624,889	\$ 8,868,734	\$ 9,269,160	\$ 9,683,569
CHANGE IN NET POSITION	\$ (241,163)	\$ (513,035)	\$ (1,336,848)	\$ (1,937,181)	\$ (1,677,283)	\$ (1,429,336)
Beginning Fund Balance	\$ 1,317,259	\$ 1,076,096	\$ 563,061	\$ (773,787)	\$ (2,710,968)	\$ (4,388,252)
Change in Fund Balance	(241,163)	(513,035)	(1,336,848)	(1,937,181)	(1,677,283)	(1,429,336)
Ending Fund Balance	\$ 1,076,096	\$ 563,061	\$ (773,787)	\$ (2,710,968)	\$ (4,388,252)	\$ (5,817,588)
KEY FINANCIAL STATISTICS						
Debt Service Coverage:						
Total Revenues	\$ 4,974,319	\$ 5,629,919	\$ 6,288,041	\$ 6,931,553	\$ 7,591,877	\$ 8,254,233
Less: O&M Expenses	4,108,514	4,300,267	4,738,058	5,788,684	6,192,009	6,608,400
Available for Debt Service Requirements	\$ 865,804	\$ 1,329,653	\$ 1,549,983	\$ 1,142,869	\$ 1,399,868	\$ 1,645,832
Total Debt Service Requirements	1,106,967	1,842,688	2,886,831	3,080,050	3,077,151	3,075,169
Actual Debt Service Coverage	0.78	0.72	0.54	0.37	0.45	0.54
DSC Target	1.10	1.10	1.10	1.10	1.10	1.10
Additional Funds to Meet Target DSC	\$ 351,860	\$ 697,304	\$ 1,625,532	\$ 2,245,186	\$ 1,984,998	\$ 1,736,853
Days Cash on Hand:						
Operating Expenditures	\$ 4,108,514	\$ 4,300,267	\$ 4,738,058	\$ 5,788,684	\$ 6,192,009	\$ 6,608,400
Daily O&M Requirement	11,256	11,782	12,981	15,859	16,964	18,105
Ending Fund Balance	\$ 1,076,096	\$ 563,061	\$ (773,787)	\$ (2,710,968)	\$ (4,388,252)	\$ (5,817,588)
Days of Operating Expenses	96	48	(60)	(171)	(259)	(321)
Fund Balance Requirement (\$)	\$ 1,013,058	\$ 1,060,340	\$ 1,168,288	\$ 1,427,347	\$ 1,526,797	\$ 1,629,469
Over (Short of) Requirement	63,038	(497,279)	(1,942,076)	(4,138,315)	(5,915,048)	(7,447,056)

Notes:

[1] Assuming 5% uncollectible revenue



Projected Water Rates

FY	Current	2024	2025	2026	2027	2028	2029
----	---------	------	------	------	------	------	------

Inside City Water & Outside City Water

Fixed Charges:

EDR Fee (\$ per month)

EDR Fee	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29
---------	---------	---------	---------	---------	---------	---------	---------

Minimum Monthly Fee (\$ per month)

5/8"	\$ 75.62	\$ 75.62	\$ 76.91	\$ 76.91	\$ 81.90	\$ 81.90	\$ 81.90
3/4"	75.62	75.62	76.91	76.91	81.90	81.90	81.90
1"	75.62	75.62	76.91	76.91	81.90	81.90	81.90
1 1/2"	75.62	75.62	76.91	76.91	81.90	81.90	81.90
2"	75.62	75.62	76.91	76.91	81.90	81.90	81.90

Total Fixed Monthly Fee (\$ per month)

5/8"	\$ 82.91	\$ 82.91	\$ 84.20	\$ 84.20	\$ 89.19	\$ 89.19	\$ 89.19
3/4"	82.91	82.91	84.20	84.20	89.19	89.19	89.19
1"	82.91	82.91	84.20	84.20	89.19	89.19	89.19
1 1/2"	82.91	82.91	84.20	84.20	89.19	89.19	89.19
2"	82.91	82.91	84.20	84.20	89.19	89.19	89.19

Volumetric Charges:

Volumetric Rate (\$ per kgal), Exc. Cost of Purchased Water

0-3,000 gal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3,000-15,000 gal	3.32	3.32	3.38	3.38	3.38	3.38	3.38
15,000-30,000 gal	4.49	4.49	4.57	4.57	4.57	4.57	4.57
30,000-50,000 gal	6.05	6.05	6.16	6.16	6.16	6.16	6.16
50,000+ gal	8.17	8.17	8.32	8.32	8.32	8.32	8.32

Frenship Volumetric Rate (\$ per kgal), Exc. Cost of Purchased Water

0-3,000 gal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3,001+ gal	1.89	1.89	1.92	1.92	1.92	1.92	1.92

<i>Cost of Water (\$ per kgal)</i>	\$ 4.47	\$ 4.47	\$ 4.47	\$ 4.47	\$ 6.13	\$ 6.13	\$ 6.13
------------------------------------	---------	---------	---------	---------	---------	---------	---------

Total Volumetric Rate (\$ per kgal)

0-3,000 gal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3,000-15,000 gal	7.79	7.79	7.85	7.85	9.51	9.51	9.51
15,000-30,000 gal	8.96	8.96	9.04	9.04	10.70	10.70	10.70
30,000-50,000 gal	10.52	10.52	10.63	10.63	12.29	12.29	12.29
50,000+ gal	12.64	12.64	12.79	12.79	14.45	14.45	14.45

Frenship Total Volumetric Rate (\$ per kgal)

0-3,000 gal	-	-	-	-	-	-	-
3,001+ gal	6.36	6.36	6.39	6.39	8.05	8.05	8.05

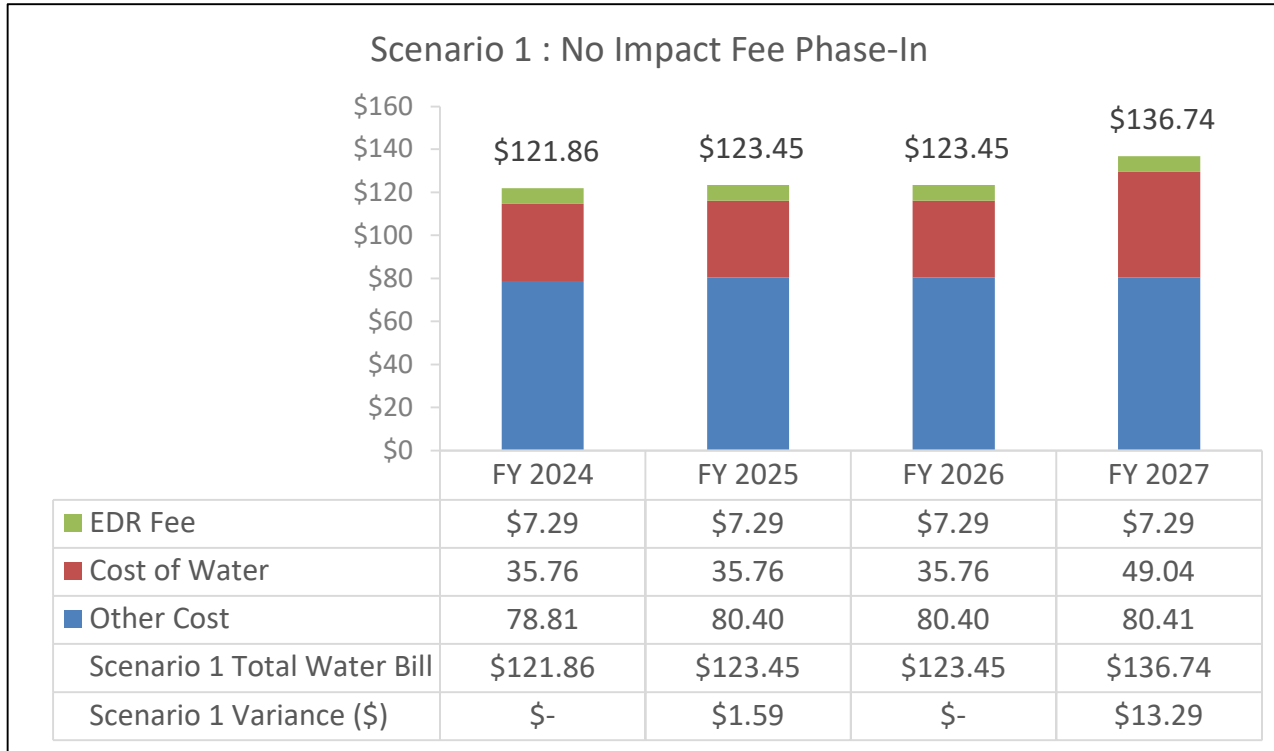
Annual Changes:

Fixed Charge Rate Increase %*	0.00%	1.71%	0.00%	6.49%	0.00%	0.00%
Volumetric Charge Rate Increase %*	0.00%	1.81%	0.00%	0.00%	0.00%	0.00%

* Excluding the EDR fee and cost of purchased water



Residential Customer Bill Impact - 5/8" (8,000 gallons)





Water Fund Balance Summary Under Projected Rates

FINANCIAL SUMMARY	2024	2025	2026	2027	2028	2029
REVENUES						
Water Sales	\$ 4,647,096	\$ 5,337,398	\$ 5,969,533	\$ 7,284,039	\$ 7,981,197	\$ 8,678,354
Impact Fees	-	625,018	1,661,775	1,803,686	1,803,686	1,803,686
Other Revenues	334,927	367,062	400,977	436,754	474,474	514,226
TOTAL REVENUES	\$ 4,982,023	\$ 6,329,477	\$ 8,032,285	\$ 9,524,479	\$ 10,259,357	\$ 10,996,266
EXPENSES						
O&M	\$ 2,768,964	\$ 2,918,739	\$ 3,075,767	\$ 3,219,478	\$ 3,371,230	\$ 3,533,882
Water Purchases	1,339,550	1,381,528	1,662,291	2,569,206	2,820,780	3,074,518
Cash Capital Outlays	-	-	-	-	-	-
Existing Debt Service	1,106,967	1,076,440	1,079,761	1,083,765	1,080,866	1,078,883
Projected Debt Service	-	766,248	1,807,071	1,996,285	1,996,285	1,996,285
TOTAL EXPENSES	\$ 5,215,482	\$ 6,142,955	\$ 7,624,889	\$ 8,868,734	\$ 9,269,160	\$ 9,683,569
CHANGE IN NET POSITION	\$ (233,458)	\$ 186,523	\$ 407,395	\$ 655,745	\$ 990,197	\$ 1,312,697
Beginning Fund Balance	\$ 1,317,259	\$ 1,083,801	\$ 1,270,323	\$ 1,677,719	\$ 2,333,464	\$ 3,323,660
Change in Fund Balance	(233,458)	186,523	407,395	655,745	990,197	1,312,697
Ending Fund Balance	\$ 1,083,801	\$ 1,270,323	\$ 1,677,719	\$ 2,333,464	\$ 3,323,660	\$ 4,636,357
KEY FINANCIAL STATISTICS						
Debt Service Coverage:						
Total Revenues	\$ 4,982,023	\$ 6,329,477	\$ 8,032,285	\$ 9,524,479	\$ 10,259,357	\$ 10,996,266
Less: O&M Expense	4,108,514	4,300,267	4,738,058	5,788,684	6,192,009	6,608,400
Available for Debt Service Requirements	\$ 873,509	\$ 2,029,210	\$ 3,294,227	\$ 3,735,795	\$ 4,067,348	\$ 4,387,866
Total Debt Service Requirements	1,106,967	1,842,688	2,886,831	3,080,050	3,077,151	3,075,169
Actual Debt Service Coverage	0.79	1.10	1.14	1.21	1.32	1.43
DSC Target	1.10	1.10	1.10	1.10	1.10	1.10
Additional Funds to Meet Target DSC	\$ 344,155	\$ -	\$ -	\$ -	\$ -	\$ -
Days Cash on Hand:						
Operating Expenditures	\$ 4,108,514	\$ 4,300,267	\$ 4,738,058	\$ 5,788,684	\$ 6,192,009	\$ 6,608,400
Daily O&M Requirement	11,256	11,782	12,981	15,859	16,964	18,105
Ending Fund Balance	\$ 1,083,801	\$ 1,270,323	\$ 1,677,719	\$ 2,333,464	\$ 3,323,660	\$ 4,636,357
Days of Operating Expenses	96	108	129	147	196	256
Fund Balance Requirement (\$)	\$ 1,013,058	\$ 1,060,340	\$ 1,168,288	\$ 1,427,347	\$ 1,526,797	\$ 1,629,469
Over (Short of) Requirement	70,742	209,984	509,430	906,117	1,796,863	3,006,889

Notes:

[1] Assuming 5% uncollectible revenue



Water Capital Improvement Plan and Funding

Project Description	Cost Estimate>>>					Total
	2025	2026	2027	2028	2029	2025 - 2029
Elevated Storage Tank - Alcove	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Distribution Improvements for Elevated Tank	-	-	-	-	-	-
EDR Plant #2	14,750,000	-	-	-	-	14,750,000
Lubbock North Connection and Ground Storage	-	-	-	-	-	-
Loop 88 East Connection and Ground Storage	-	-	-	-	-	-
Loop 88 North Connection and Ground Storage	250,000	2,750,000	-	-	-	3,000,000
Harvest Wells	-	-	-	-	-	-
Overlook Wells	-	-	-	-	-	-
TOTAL	\$ 16,000,000	\$ 2,750,000	\$ -	\$ -	\$ -	\$ 18,750,000
<u>Total CIP Funding</u>						
Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Debt	16,000,000	2,750,000	-	-	-	18,750,000
Existing Funds	-	-	-	-	-	-
TOTAL	\$ 16,000,000	\$ 2,750,000	\$ -	\$ -	\$ -	\$ 18,750,000



Water Impact Fee Fund

	2024	2025	2026	2027	2028	2029
Impact Fee Fund						
Beginning Balance	\$ -	\$ -	\$ 186,982	\$ -	\$ -	\$ -
Revenues						
Impact Fee Revenue	\$ -	\$ 812,000	\$ 1,116,500	\$ 1,421,000	\$ 1,775,032	\$ 1,775,032
Total Impact Fee Revenue Available	\$ -	\$ 812,000	\$ 1,303,482	\$ 1,421,000	\$ 1,775,032	\$ 1,775,032
Expenses						
Projected Debt (P&I), Growth Related	\$ -	\$ 625,018	\$ 1,661,775	\$ 1,803,686	\$ 1,803,686	\$ 1,803,686
Impact Fee Revenues Used	\$ -	\$ 625,018	\$ 1,303,482	\$ 1,421,000	\$ 1,775,032	\$ 1,775,032
Impact Fee Ending Balance	\$ -	\$ 186,982	\$ -	\$ -	\$ -	\$ -
Impact Fee Revenue						
Connections at Start of Year	3,021	3,427	3,833	4,239	4,645	5,051
New Connections (Rate Model)	406	406	406	406	406	406
New Connections (Impact Fee model)	406	406	406	406	406	406
Full Impact Fee (\$ / new connection) ¹	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372	\$ 4,372
Impact Fee (\$ / new connection)	\$ -	\$ 2,000	\$ 2,750	\$ 3,500	\$ 4,372	\$ 4,372
Impact Fee Phase In	0%	46%	63%	80%	100%	100%
Projected Revenue	\$ -	\$ 812,000	\$ 1,116,500	\$ 1,421,000	\$ 1,775,032	\$ 1,775,032



Water Purchases and Consumption

Water Purchases / Consumption	2024	2025	2026	2027	2028	2029
Loop 88 LLC						
Volumes Purchased (kgal)	0	0	0	182,500	273,750	365,000
Rate (\$ / kgal)	\$ -	\$ -	\$ -	\$ 2.00	\$ 2.00	\$ 2.00
Cost of Water Purchased	\$ -	\$ -	\$ -	\$ 365,000	\$ 547,500	\$ 730,000
Lubbock, TX						
Volumes Purchased (kgal)	182,500	182,500	212,917	273,750	273,750	273,750
Rate (\$ / kgal)	\$ 7.34	\$ 7.57	\$ 7.81	\$ 8.05	\$ 8.30	\$ 8.56
Cost of Water Purchased	\$ 1,339,550	\$ 1,381,528	\$ 1,662,291	\$ 2,204,206	\$ 2,273,280	\$ 2,344,518
Total Cost of Water Purchased	\$ 1,339,550	\$ 1,381,528	\$ 1,662,291	\$ 2,569,206	\$ 2,820,780	\$ 3,074,518
Projected Water Consumption						
Water Consumption over Full Year (kgal)	302,209	342,259	381,930	418,013	457,780	497,547
Share of Consumption Charged	100%	100%	100%	100%	100%	100%
Water Consumption Charged (kgal)	302,209	342,259	381,930	418,013	457,780	497,547
Effective Rate of Purchased Water (\$ / kgal)						
Loop 88 LLC	\$ -	\$ -	\$ -	\$ 0.87	\$ 1.20	\$ 1.47
Lubbock, TX	\$ 4.43	\$ 4.04	\$ 4.35	\$ 5.27	\$ 4.97	\$ 4.71
Total Effective Rate	\$ 4.43	\$ 4.04	\$ 4.35	\$ 6.15	\$ 6.16	\$ 6.18



Water Fund Balance Summary Under Current Rates

FINANCIAL SUMMARY	2024	2025	2026	2027	2028	2029
REVENUES						
Water Sales ¹	\$ 4,639,391	\$ 5,262,858	\$ 5,884,717	\$ 6,491,337	\$ 7,113,603	\$ 7,735,869
Impact Fees	-	-	-	-	-	-
Other Revenues	334,927	367,062	400,977	436,754	474,474	514,226
TOTAL REVENUES	\$ 4,974,319	\$ 5,629,919	\$ 6,285,694	\$ 6,928,091	\$ 7,588,077	\$ 8,250,095
EXPENSES						
O&M	\$ 2,768,964	\$ 2,918,739	\$ 3,075,573	\$ 3,219,186	\$ 3,370,903	\$ 3,533,519
Water Purchases	1,339,550	1,381,528	1,662,291	2,569,206	2,820,780	3,074,518
Cash Capital Outlays	-	-	-	-	-	-
Existing Debt Service	1,106,967	1,076,440	1,079,761	1,083,765	1,080,866	1,078,883
Projected Debt Service	-	766,248	1,807,071	1,996,285	1,996,285	1,996,285
TOTAL EXPENSES	\$ 5,215,482	\$ 6,142,955	\$ 7,624,695	\$ 8,868,442	\$ 9,268,833	\$ 9,683,205
CHANGE IN NET POSITION	\$ (241,163)	\$ (513,035)	\$ (1,339,001)	\$ (1,940,351)	\$ (1,680,756)	\$ (1,433,110)
Beginning Fund Balance	\$ 1,317,259	\$ 1,076,096	\$ 563,061	\$ (775,940)	\$ (2,716,291)	\$ (4,397,047)
Change in Fund Balance	(241,163)	(513,035)	(1,339,001)	(1,940,351)	(1,680,756)	(1,433,110)
Ending Fund Balance	\$ 1,076,096	\$ 563,061	\$ (775,940)	\$ (2,716,291)	\$ (4,397,047)	\$ (5,830,157)
KEY FINANCIAL STATISTICS						
Debt Service Coverage:						
Total Revenues	\$ 4,974,319	\$ 5,629,919	\$ 6,285,694	\$ 6,928,091	\$ 7,588,077	\$ 8,250,095
Less: O&M Expenses	4,108,514	4,300,267	4,737,864	5,788,392	6,191,682	6,608,036
Available for Debt Service Requirements	\$ 865,804	\$ 1,329,653	\$ 1,547,830	\$ 1,139,699	\$ 1,396,395	\$ 1,642,059
Total Debt Service Requirements	1,106,967	1,842,688	2,886,831	3,080,050	3,077,151	3,075,169
Actual Debt Service Coverage	0.78	0.72	0.54	0.37	0.45	0.53
DSC Target	1.10	1.10	1.10	1.10	1.10	1.10
Additional Funds to Meet Target DSC	\$ 351,860	\$ 697,304	\$ 1,627,684	\$ 2,248,356	\$ 1,988,471	\$ 1,740,627
Days Cash on Hand:						
Operating Expenditures	\$ 4,108,514	\$ 4,300,267	\$ 4,737,864	\$ 5,788,392	\$ 6,191,682	\$ 6,608,036
Daily O&M Requirement	11,256	11,782	12,980	15,859	16,964	18,104
Ending Fund Balance	\$ 1,076,096	\$ 563,061	\$ (775,940)	\$ (2,716,291)	\$ (4,397,047)	\$ (5,830,157)
Days of Operating Expenses	96	48	(60)	(171)	(259)	(322)
Fund Balance Requirement (\$)	\$ 1,013,058	\$ 1,060,340	\$ 1,168,240	\$ 1,427,275	\$ 1,526,716	\$ 1,629,379
Over (Short of) Requirement	63,038	(497,279)	(1,944,180)	(4,143,566)	(5,923,763)	(7,459,536)

Notes:

[1] Assuming 5% uncollectible revenue



Projected Water Rates

FY	Current	2024	2025	2026	2027	2028	2029
----	---------	------	------	------	------	------	------

Inside City Water & Outside City Water

Fixed Charges:

EDR Fee (\$ per month)

EDR Fee	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29	\$ 7.29
---------	---------	---------	---------	---------	---------	---------	---------

Minimum Monthly Fee (\$ per month)

5/8"	\$ 75.62	\$ 75.62	\$ 76.91	\$ 81.63	\$ 87.01	\$ 87.01	\$ 87.01
3/4"	75.62	75.62	76.91	81.63	87.01	87.01	87.01
1"	75.62	75.62	76.91	81.63	87.01	87.01	87.01
1 1/2"	75.62	75.62	76.91	81.63	87.01	87.01	87.01
2"	75.62	75.62	76.91	81.63	87.01	87.01	87.01

Total Fixed Monthly Fee (\$ per month)

5/8"	\$ 82.91	\$ 82.91	\$ 84.20	\$ 88.92	\$ 94.30	\$ 94.30	\$ 94.30
3/4"	82.91	82.91	84.20	88.92	94.30	94.30	94.30
1"	82.91	82.91	84.20	88.92	94.30	94.30	94.30
1 1/2"	82.91	82.91	84.20	88.92	94.30	94.30	94.30
2"	82.91	82.91	84.20	88.92	94.30	94.30	94.30

Volumetric Charges:

Volumetric Rate (\$ per kgal), Exc. Cost of Purchased Water

0-3,000 gal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3,000-15,000 gal	3.32	3.32	3.38	3.60	3.60	3.60	3.60
15,000-30,000 gal	4.49	4.49	4.57	4.87	4.87	4.87	4.87
30,000-50,000 gal	6.05	6.05	6.16	6.56	6.56	6.56	6.56
50,000+ gal	8.17	8.17	8.32	8.86	8.86	8.86	8.86

Frenship Volumetric Rate (\$ per kgal), Exc. Cost of Purchased Water

0-3,000 gal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3,001+ gal	1.89	1.89	1.92	2.05	2.05	2.05	2.05

Cost of Water (\$ per kgal)	\$ 4.47	\$ 4.47	\$ 4.47	\$ 4.35	\$ 6.15	\$ 6.15	\$ 6.15
-----------------------------	---------	---------	---------	---------	---------	---------	---------

Total Volumetric Rate (\$ per kgal)

0-3,000 gal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3,000-15,000 gal	7.79	7.79	7.85	7.95	9.75	9.75	9.75
15,000-30,000 gal	8.96	8.96	9.04	9.22	11.02	11.02	11.02
30,000-50,000 gal	10.52	10.52	10.63	10.91	12.71	12.71	12.71
50,000+ gal	12.64	12.64	12.79	13.21	15.01	15.01	15.01

Frenship Total Volumetric Rate (\$ per kgal)

0-3,000 gal	-	-	-	-	-	-	-
3,001+ gal	6.36	6.36	6.39	6.40	8.20	8.20	8.20

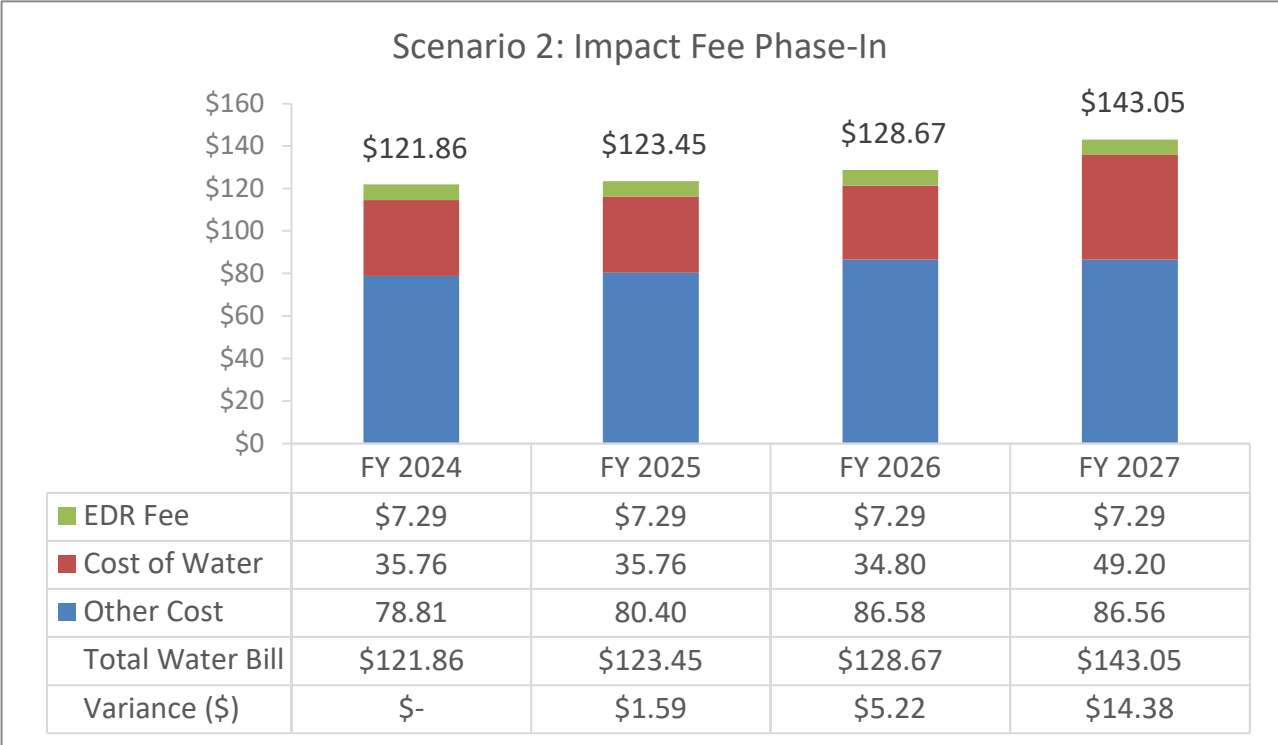
Annual Changes:

Fixed Charge Rate Increase %*	0.00%	1.71%	6.14%	6.59%	0.00%	0.00%
Volumetric Charge Rate Increase %*	0.00%	1.81%	6.51%	0.00%	0.00%	0.00%

* Excluding the EDR fee and cost of purchased water



Residential Customer Bill Impact - 5/8" (8,000 gallons)





Water Fund Balance Summary Under Projected Rates

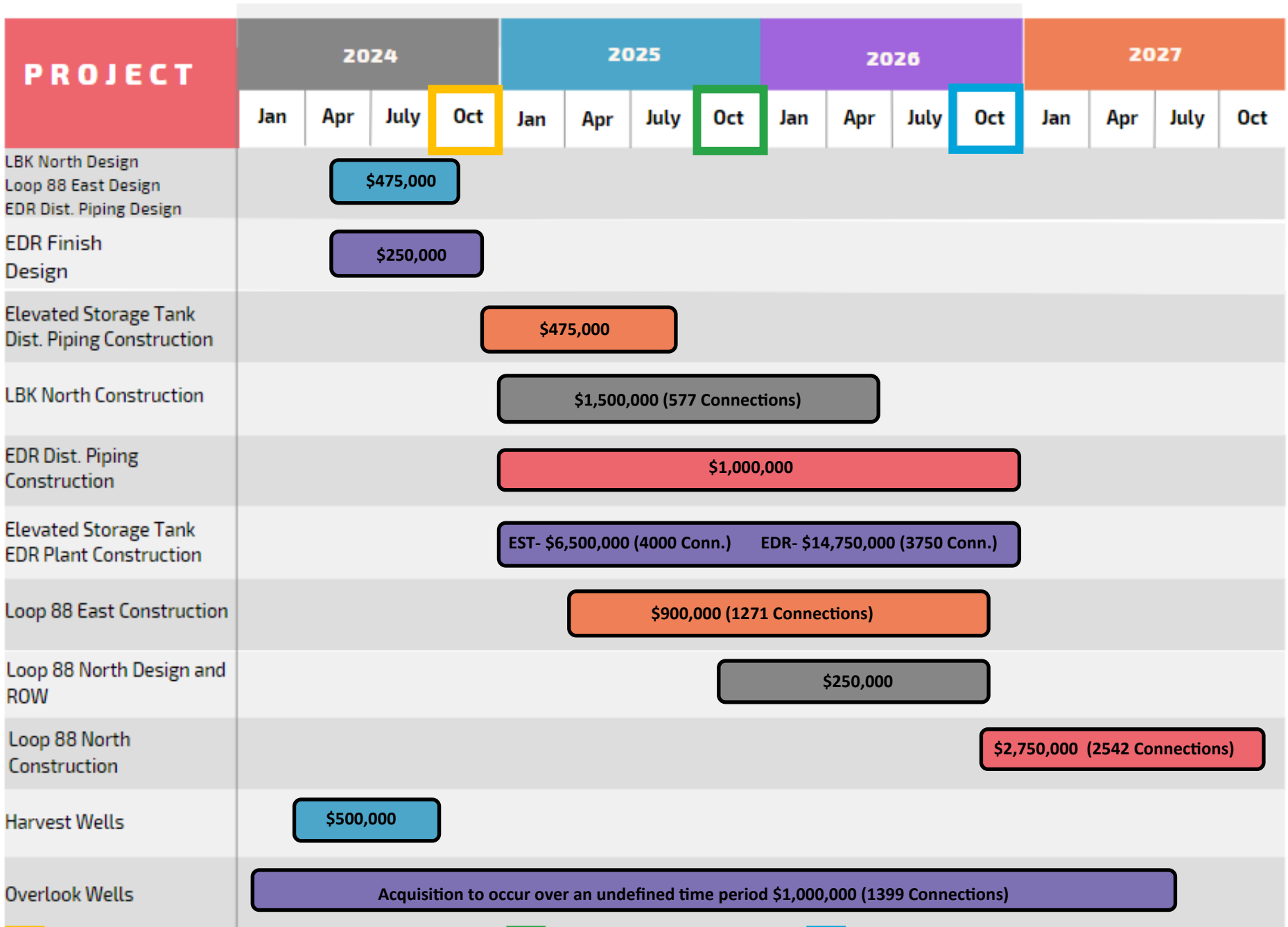
FINANCIAL SUMMARY	2024	2025	2026	2027	2028	2029
REVENUES						
Water Sales	\$ 4,647,096	\$ 5,337,398	\$ 6,211,208	\$ 7,603,180	\$ 8,330,914	\$ 9,058,648
Impact Fees	-	625,018	1,303,482	1,421,000	1,775,032	1,775,032
Other Revenues	334,927	367,062	400,977	436,754	474,474	514,226
TOTAL REVENUES	\$ 4,982,023	\$ 6,329,477	\$ 7,915,668	\$ 9,460,933	\$ 10,580,421	\$ 11,347,907
EXPENSES						
O&M	\$ 2,768,964	\$ 2,918,739	\$ 3,075,573	\$ 3,219,186	\$ 3,370,903	\$ 3,533,519
Water Purchases	1,339,550	1,381,528	1,662,291	2,569,206	2,820,780	3,074,518
Cash Capital Outlays	-	-	-	-	-	-
Existing Debt Service	1,106,967	1,076,440	1,079,761	1,083,765	1,080,866	1,078,883
Projected Debt Service	-	766,248	1,807,071	1,996,285	1,996,285	1,996,285
TOTAL EXPENSES	\$ 5,215,482	\$ 6,142,955	\$ 7,624,695	\$ 8,868,442	\$ 9,268,833	\$ 9,683,205
CHANGE IN NET POSITION	\$ (233,458)	\$ 186,523	\$ 290,972	\$ 592,492	\$ 1,311,587	\$ 1,664,701
Beginning Fund Balance	\$ 1,317,259	\$ 1,083,801	\$ 1,270,323	\$ 1,561,296	\$ 2,153,787	\$ 3,465,375
Change in Fund Balance	(233,458)	186,523	290,972	592,492	1,311,587	1,664,701
Ending Fund Balance	\$ 1,083,801	\$ 1,270,323	\$ 1,561,296	\$ 2,153,787	\$ 3,465,375	\$ 5,130,076
KEY FINANCIAL STATISTICS						
Debt Service Coverage:						
Total Revenues	\$ 4,982,023	\$ 6,329,477	\$ 7,915,668	\$ 9,460,933	\$ 10,580,421	\$ 11,347,907
Less: O&M Expense	4,108,514	4,300,267	4,737,864	5,788,392	6,191,682	6,608,036
Available for Debt Service Requirements	\$ 873,509	\$ 2,029,210	\$ 3,177,804	\$ 3,672,542	\$ 4,388,738	\$ 4,739,870
Total Debt Service Requirements	1,106,967	1,842,688	2,886,831	3,080,050	3,077,151	3,075,169
Actual Debt Service Coverage	0.79	1.10	1.10	1.19	1.43	1.54
DSC Target	1.10	1.10	1.10	1.10	1.10	1.10
Additional Funds to Meet Target DSC	\$ 344,155	\$ -	\$ -	\$ -	\$ -	\$ -
Days Cash on Hand:						
Operating Expenditures	\$ 4,108,514	\$ 4,300,267	\$ 4,737,864	\$ 5,788,392	\$ 6,191,682	\$ 6,608,036
Daily O&M Requirement	11,256	11,782	12,980	15,859	16,964	18,104
Ending Fund Balance	\$ 1,083,801	\$ 1,270,323	\$ 1,561,296	\$ 2,153,787	\$ 3,465,375	\$ 5,130,076
Days of Operating Expenses	96	108	120	136	204	283
Fund Balance Requirement (\$)	\$ 1,013,058	\$ 1,060,340	\$ 1,168,240	\$ 1,427,275	\$ 1,526,716	\$ 1,629,379
Over (Short of) Requirement	70,742	209,984	393,055	726,513	1,938,659	3,500,697

Notes:

[1] Assuming 5% uncollectible revenue

ADOPTION OF IMPACT FEES SCHEDULE

Meter Size	Meter Equivalents	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1" or Less	1.00	\$ 2,000	\$ 2,600	\$ 3,200	\$ 3,800	\$ 4,372
1 ½"	2.00	4,000	5,200	6,400	7,600	8,744
2"	3.20	6,400	8,320	10,240	12,160	13,990
3"	6.00	12,000	15,600	19,200	22,800	26,232
4"	10.00	20,000	26,000	32,000	38,000	43,720
6"	20.00	40,000	52,000	64,000	76,000	87,440
8"	32.00	64,000	83,200	102,400	121,600	139,904



 Impact Fee Adoption and 1st Debt Issuance- \$12, 750,000
 2nd Debt Issuance- \$16,000,000
 3rd Debt Issuance- \$2,750,000



September 12, 2023

CITY OF WOLFFORTH, TEXAS WATER IMPACT FEE STUDY



IMPACT FEES

What are they?

- Mechanism that allows municipalities the ability to recover infrastructure costs associated with future development
 - New construction or facility expansion to serve future development during the next ten (10) years
- Governed by Chapter 395 of the Texas Local Government Code
 - *“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”*

Texas Local Government Code §395.001

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE OR “CIAC”

- At least five members appointed by the City Council
 - Code allows for Planning and Zoning Committee or other standing bodies to act as CIAC
 - Must include member of ETJ if service and impact fee area extends beyond City limits
- Roles:
 - Advise, review, and monitor Land Use Assumptions, Impact Fee CIP, and Impact Fees
 - File reports/comments to City Council
 - Advise on the need to update or revise

IMPACT FEES

What costs are
recoverable?

- Construction
- Surveying and Engineering
- Land Acquisition and Associated Costs
- Financing Costs
- Engineering Costs Associated with Land Use/Capital Improvements Planning and/or Financial Consulting Associated with Developing Impact Fees (Not Employed by the City)

IMPACT FEES

What costs are not
recoverable?

- Capital Improvement Projects NOT Identified in the Impact Fee CIP
- Operations and Maintenance Costs
- Improvements Associated with Existing Deficiencies
- Administrative and Operational Costs of the City
- Non-Impact Fee CIP Debt Service
- SB 883 – exempts school districts from impact fees unless board consents by entering into contractual agreement (effective May 25, 2007)

IMPACT FEES

How are they
calculated?

- Land Use and Population Projections
- Capital Improvements Plan (Master Plan)
 - Description of existing facilities and the costs to meet existing needs and deficiencies
 - Analysis of existing capacity and commitments
 - Description of capital improvements and associated costs attributable to new development based on the approved Land Use Assumptions
 - Projected new service units based on approved Land Use Assumptions
 - Develop 10-year Impact Fee CIP and costs

IMPACT FEES

How are they
calculated?
(continued)

- Financing Costs
- Revenue Credit Calculation or 50% Credit
 - Revenue Credit Calculation – a credit for the portion of ad valorem tax and/or utility service revenues generated by new service units during the program period (10-years) that is used for payment of projects included in the Impact Fee CIP
- Maximum Assessable Impact Fee

$$\text{Impact Fee} = \frac{\text{Cost of Impact Fee CIP} - \text{Credit}}{\text{New Service Units}}$$

IMPACT FEES

Key Assumptions

- Utilized a 11% Growth Factor
- Within next ten years:
 - 4,059 New Water Connections
- 9 Water CIP Projects were included

WATER IMPACT FEE CIP

Description	Total Project Amount	% 10-Year Growth	Impact Fee Eligible	50% Recoverable Cost
Elevated Storage Tank - Alcove	\$ 6,500,000	80%	\$ 5,200,000	\$ 2,600,000
Water Distribution Improvements for Elevated Tank	1,500,000	80%	1,200,000	600,000
EDR Plant #2	15,000,000	100%	15,000,000	7,500,000
Lubbock North Connection and Ground Storage	2,000,000	75%	1,500,000	750,000
Loop 88 East Connection and Ground Storage	1,000,000	75%	750,000	375,000
Loop 88 North Connection and Ground Storage	3,000,000	75%	2,250,000	1,125,000
Harvest Wells	500,000	100%	500,000	250,000
Overlook Wells	1,000,000	100%	1,000,000	500,000
Water Distribution System Improvements	1,000,000	100%	1,000,000	500,000
	\$ 31,500,000		\$ 28,400,000	\$ 14,200,000

WATER IMPACT FEE CALCULATIONS

Line	Description	
1	Recoverable Cost for Impact Fee Planning Period (50% Credit)	\$ 14,200,000
2	Add: Financing Costs	14,184,735
3	Less: Interest Earnings	(10,637,281)
4	Recoverable Cost of Water Impact Fee and Financing Costs	\$ 17,747,453
5	Divide: Additional Service Units Added During Planning Period	4,059
6	Maximum Assessable Fee	\$ 4,372

RATE RECOMMENDATIONS

- Set the maximum impact fee per service unit equal to a 3/4-inch connection using the 50% credit method for water impact fees
 - Water Impact Fee - \$ 4,372 for a ¾” Meter
- Assess escalating fees by meter size based on capacity values from the AWWA Manual M1, Principles of Water Rates, Fees and Charges, 6th edition, 2012

FEE BY METER SIZE

Meter Size	AWWA Demand (GPM)	Meter Factor	Maximum Fee
3/4 - inch or below	30	1.00	\$ 4,372
1 inch	50	1.67	7,287
1 1/2 inch	100	3.33	14,573
2 inch	160	5.33	23,317
3 inch	300	10.00	43,720
4 inch	500	16.67	72,867
6 inch	1,000	33.33	145,733
8 inch	1,600	53.33	233,173
10 inch	2,300	76.67	335,187
12 inch	4,300	143.33	626,653



QUESTIONS AND DISCUSSION

NEWGEN STRATEGIES AND SOLUTIONS
275 W. CAMPBELL ROAD, SUITE 440
RICHARDSON, TEXAS 75080

CHRIS EKRUT, CHIEF FINANCIAL OFFICER
972-232-2234
CEKRUT@NEWGENSTRATEGIES.NET

Memorandum

To: Mr. Randy Criswell
From: NewGen Strategies and Solutions, LLC
Date: June 27, 2023
Re: Wolfforth Impact Fee Determination

Maximum Assessable Impact Fee Determination

The impact fee determination method employed by NewGen Strategies and Solutions, LLC is developed through a financial based model, which fully recognizes the requirements of Chapter 395 of the Texas Local Government Code, including the recognition of cash and/or debt financing, interest earnings, fund balances, and applicable credits. In developing the components of the financial model, several assumptions must be made, including the following:

- Financing
 - Method of financing (i.e. cash or debt financing)
 - The level of financing (e.g. 100% debt funding)
 - Cost of financing
 - Debt repayment structure
- Timing and Level of Expenditures and Revenues
- Interest Earnings
- Annual Service Unit Growth

The assumptions employed in the maximum assessable impact fee determination provide a reasonable basis for forecasting; however, it must be emphasized that these assumptions may not necessarily reflect actual future conditions. To address this, Chapter 395 requires the monitoring of impact fees through the Impact Fee Advisory Committee and allows for the option to update or revise impact fees to reflect the actual implementation of the impact fee program.

The Water Impact Fee Capital Improvement Plan (CIP) projects were developed by OJD Engineering (OJD). OJD also included the percentage of the projects that were related to growth over the 10-year period of the impact fees. Table 1, below, lists the projects included in the CIP, including the percentage utilized by growth in the next 10-years. To incorporate the 50% credit method, the eligible project costs were divided in half.

Memorandum

Mr. Randy Criswell
June 27, 2023
Page 2

Table 1
Capital Improvement Plan Projects

Project Name	Project Cost	10-Year Utilization	Eligible Cost	Recoverable Cost
Elevated Storage Tank	\$ 6,500,000	80%	\$ 5,200,000	\$ 2,600,000
Water Distribution Improvements for Elevated Storage Tank	1,500,000	90%	1,200,000	600,000
EDR Plant #2	15,000,000	100%	15,000,000	7,500,000
Lubbock North Connection and Ground Storage	2,000,000	75%	1,500,000	750,000
Loop 88 East Connection and Ground Storage	1,000,000	75%	750,000	375,000
Loop 88 North Connection and Ground Storage	3,000,000	75%	2,250,000	1,125,000
Harvest Wells	500,000	100%	500,000	250,000
Overlook Wells	1,000,000	100%	1,000,000	500,000
Total	\$ 30,500,000		\$ 27,400,000	\$ 13,700,000

Total growth over the 10-year forecast is projected to be 4,059 units. The timing and annual level of service unit growth over the 10-year program period is indeterminate at the present time. As such, it is assumed that service unit growth will be consistent over the 10-year forecast.

Table 2
Service Unit Growth

Fiscal Year	Growth in Service Units	Total Service Units
2023	406	2,753
2024	406	3,159
2025	406	3,565
2026	406	3,971
2027	406	4,377
2028	406	4,782
2029	406	5,188
2030	406	5,594
2031	406	6,000
2032	406	6,406

Once the cost of capacity added that is attributable to growth is determined, it must then be decided how the cost will be financed: cash and/or debt. For debt financing, the cost of financing is based on an assumed 30-year debt term with interest rates each year based on Table 2 below. Debt was assumed to be issued in years 2023 through 2027. Debt service payments for each future debt issue are assumed to be a level annual payment over the issue's term.

Memorandum

Mr. Randy Criswell
 June 27, 2023
 Page 3

Table 2
Interest Rate Per Year of Issuance

Fiscal Year	Interest Rate
2023	4.32%
2024	5.00%
2025	5.50%
2026	5.50%
2027	6.00%
2028	6.00%
2029	6.00%
2030	6.00%
2031	6.00%
2032	6.00%

Currently, the exact timing and annual level of cash capital expenditures over the forecast period is based on the City's proposed timing. It is assumed that for debt-financed capital projects, the City will expend debt proceeds over a 3-year timeframe. For the calculation of the maximum assessable impact fee, debt is assumed to be issued based on the timing provided by the City.

Because debt is issued assuming a 30-year term and impact fees developed herein are to be charged over a 10-year period, sufficient fund balance must be generated to meet the future debt service obligations.

Chapter 395 states that interest earnings are funds of the impact fee account and are to be held to the same restrictions as impact fee revenues. Therefore, in order to recognize that interest earnings are used to fund only these specific CIP projects, interest earnings are credited against the costs recoverable through impact fees. It should be noted that Chapter 395 does not require the upfront recognition of interest earnings in the impact fee determination; however, in an effort to acknowledge the time value of the impact fee payers' monies, interest earnings have been credited. Interest is assumed to be earned at an annual rate of 3.98% based on the TexStar average rate in 4th quarter of 2022.

Chapter 395 requires a plan for awarding either a credit for the portion of ad valorem tax and/or utility service revenues generated by new service units during the program period that are used for payment of improvements that are included in the Water Impact Fee CIP. As an alternative, a credit equal to 50% of the total cost of implementing the Water Impact Fee CIP may be used. The City has elected to calculate a credit based on the 50% method. The resulting maximum fee per service unit is summarized in Table3 below. Further detail on the calculations can be found in Exhibit A.

Memorandum

Mr. Randy Criswell
June 27, 2023
Page 4

Table 3
Maximum Fee Per Service Unit

Service Area	Water
Recoverable Impact Fee CIP Costs	\$ 13,700,000
Add: Financing Costs	13,708,963
Less: Interest Earnings	(10,286,861)
Maximum Recoverable Cost for Impact Fee	\$ 17,122,102
Divide: Additional Service Units Added During Planning Period	4,059
Maximum Assessable Fee	\$ 4,218

City of Wolfforth - 2023 Water Impact Fee Study
 Capital Improvement Plan for Impact Fees
 Impact Fee Summary Table
 Water Service Area

0	Existing Fund Balance	\$ -
1	Existing Number of Service Units	2,347
2	Total Number of Services Units for Planning Period	6,406
3	Additional Service Units Added During Planning Period (Line 2 - Line 1)	4,059
4	Total Cost of the Water Impact Fee CIP	\$ 30,500,000
5	Recoverable Cost for Impact Fee Planning Period	\$ 13,700,000
6	Percent Recoverable for Water Impact Fee Planning Period (Line 5 / Line 4)	44.92%
7	Financing Costs (From Financial Analysis)	\$ 13,708,963
8	Interest Earnings (From Financial Analysis)	\$ (10,286,861)
9	Recoverable Cost of Water Impact Fee and Financing Costs (Line 5 + Line 7 + Line 8 - Line 0)	\$ 17,122,102
10	Maximum Assessable Fee (Line 9 / Line 3)	\$ 4,218

SUMMARY OF WATER IMPACT FEE DETERMINATION

Water Service Area

Recoverable Impact Fee CIP Costs	\$ 13,700,000	Per OJD Engineering
Financing Cost	13,708,963	See Detail Below
Existing Fund Balance	-	Water Appendices - page 3
Interest Earnings	(10,286,861)	Water Appendices - page 5
Recoverable Cost for Impact Fee	\$ 17,122,102	Sum of Above
Equivalent Connections	4,059	Water Appendices - page 8
Maximum Recoverable Cost for Impact Fee	\$ 4,218	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees. Reference is the OJD Engineering.

Financing Costs:

Represents the interest costs associated with debt financing the new impact fee project costs. Interest costs are derived from existing debt issues and forecasted debt issues.

New Annual Debt Service	\$ 27,408,963	Water Appendices - page 4
Existing Annual Debt Service	-	Water Appendices - page 4
Principal Component (New and Existing Debt)	(13,700,000)	Water Appendices - page 3
Financing Costs	<u>\$ 13,708,963</u>	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Assuming all existing fund balance is already encumbered for projects from prior impact fee studies. Reference is page 3 of Water Appendices.

Interest Earnings:

Represents the interest earned on cash flows and assumes a 3.98% annual interest rate. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs. Reference is the sum of Accumulated Interest on page 5 of Water Appendices.

Pre Credit Recoverable Cost for Impact Fee:

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Existing Fund Balance and Interest Earnings.

Credit for Utility Revenues:

In 2001, the Local Government Code Chapter 395 was amended to include a credit for ad valorem and/or utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes utility revenues used to fund impact fee eligible projects. Reference is page 8 of Water Appendices.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Utility Revenues. This is the maximum cost that can be recovered through impact fees.

City of Wolfforth - 2023 Water Impact Fee Study

Capital Improvement Plan for Impact Fees

Impact Fee Calculation Assumptions

Water Service Area

I. General Assumptions

Annual Interest Rate on Deposits ⁽¹⁾	3.98%
Annual Service Unit Growth ⁽²⁾	406
Existing Fund Balance ⁽³⁾	-
Portion of Projects Funded by Existing Debt ⁽⁴⁾	\$ -
Non-debt Funded Project Cost ⁽⁵⁾	-
New Project Cost Funded Through New Debt ⁽⁶⁾	13,700,000
Total Recoverable Project Cost ⁽⁷⁾	\$ 13,700,000

II. New Debt Issues Assumptions

<u>Year</u>	<u>Principal ⁽⁸⁾</u>	<u>Interest ⁽⁹⁾</u>	<u>Term</u>
1	\$ 3,450,000	4.32%	30
2	875,000	5.00%	30
3	7,500,000	5.50%	30
4	750,000	5.50%	30
5	1,125,000	6.00%	30
6	-	6.00%	30
7	-	6.00%	30
8	-	6.00%	30
9	-	6.00%	30
10	-	6.00%	30
Total	\$ 13,700,000		

III. Capital Expenditure Assumptions

<u>Year</u>	<u>Annual Capital Expenditures ⁽¹⁰⁾</u>
1	\$ -
2	1,150,000
3	1,441,667
4	3,941,667
5	3,041,667
6	3,125,000
7	625,000
8	375,000
9	-
10	-
11	-
12	-
13	-
Total	13,700,000

- (1) Per discussions with City Staff
- (2) Per discussions with City Staff
- (3) New Impact Fee, so there is no existing fund balance
- (4) Per discussions with City Staff
- (5) This assumes 0% of new project costs funded through sources other than debt, unless specified otherwise
- (6) This assumes 100% of new project costs funded through new debt issues, unless specified otherwise
- (7) Per OJD Engineers
- (8) Assumes new debt issued based on schedule from Engineers
- (9) Per discussions with City Staff
- (10) Assumes new debt proceeds expended over a 3-year timeframe
Non-debt funded capital expenditures allocated per discussions with City Staff

City of Wolfforth - 2023 Water Impact Fee Study
 Capital Improvement Plan for Impact Fees
 Debt Service and Expense Summary
 Water Service Area

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	\$ 207,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,338
2	207,338	56,920	-	-	-	-	-	-	-	-	264,258
3	207,338	56,920	516,040	-	-	-	-	-	-	-	780,298
4	207,338	56,920	516,040	51,604	-	-	-	-	-	-	831,902
5	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
6	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
7	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
8	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
9	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
10	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
11	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
12	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
13	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
14	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
15	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
16	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
17	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
18	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
19	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
20	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
21	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
22	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
23	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
24	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
25	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
26	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
27	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
28	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
29	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
30	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
31	-	56,920	516,040	51,604	81,730	-	-	-	-	-	706,294
32	-	-	516,040	51,604	81,730	-	-	-	-	-	649,374
33	-	-	-	51,604	81,730	-	-	-	-	-	133,334
34	-	-	-	-	81,730	-	-	-	-	-	81,730
35	-	-	-	-	-	-	-	-	-	-	-
36	-	-	-	-	-	-	-	-	-	-	-
37	-	-	-	-	-	-	-	-	-	-	-
38	-	-	-	-	-	-	-	-	-	-	-
39	-	-	-	-	-	-	-	-	-	-	-
	\$ 6,220,128	\$ 1,707,600	\$ 15,481,213	\$ 1,548,121	\$ 2,451,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,408,963

II. Summary of Annual Expenses

Year	New Annual Debt Service ⁽¹⁾	Annual Capital Expenditures ⁽²⁾	Annual Bond Proceeds ⁽²⁾	Existing Annual Debt Service ⁽³⁾	Total Expense
1	\$ 207,338	\$ -	\$ (3,450,000)	\$ -	\$ (3,242,662)
2	264,258	1,150,000	(875,000)	-	539,258
3	780,298	1,441,667	(7,500,000)	-	(5,278,035)
4	831,902	3,941,667	(750,000)	-	4,023,569
5	913,632	3,041,667	(1,125,000)	-	2,830,299
6	913,632	3,125,000	-	-	4,038,632
7	913,632	625,000	-	-	1,538,632
8	913,632	375,000	-	-	1,288,632
9	913,632	-	-	-	913,632
10	913,632	-	-	-	913,632
11	913,632	-	-	-	913,632
12	913,632	-	-	-	913,632
13	913,632	-	-	-	913,632
14	913,632	-	-	-	913,632
15	913,632	-	-	-	913,632
16	913,632	-	-	-	913,632
17	913,632	-	-	-	913,632
18	913,632	-	-	-	913,632
19	913,632	-	-	-	913,632
20	913,632	-	-	-	913,632
21	913,632	-	-	-	913,632
22	913,632	-	-	-	913,632
23	913,632	-	-	-	913,632
24	913,632	-	-	-	913,632
25	913,632	-	-	-	913,632
26	913,632	-	-	-	913,632
27	913,632	-	-	-	913,632
28	913,632	-	-	-	913,632
29	913,632	-	-	-	913,632
30	913,632	-	-	-	913,632
31	706,294	-	-	-	706,294
32	649,374	-	-	-	649,374
33	133,334	-	-	-	133,334
34	81,730	-	-	-	81,730
35	-	-	-	-	-
36	-	-	-	-	-
37	-	-	-	-	-
38	-	-	-	-	-
39	-	-	-	-	-
	\$ 27,408,963	\$ 13,700,000	\$ (13,700,000)	\$ -	\$ 27,408,963

(1) Water Appendices - page 4 Section I
 (2) Water Appendices - page 3
 (3) This is no existing debt funding at this time

City of Wolfforth - 2023 Water Impact Fee Study
Capital Improvement Plan for Impact Fees
Revenue Test
Water Service Area

<u>Year</u>	<u>Impact Fee</u>	<u>Service Units</u>	<u>Impact Fee Revenue</u>	<u>Annual Expenses</u>	<u>Sub-Total</u>	<u>Accumulated Interest</u>	<u>Estimated Fund Balance</u>
Initial							\$ -
1	\$ 4,218	406	\$ 1,712,210	\$ (3,242,662)	\$ 4,954,873	\$ 98,599	5,053,472
2	4,218	406	1,712,210	539,258	1,172,953	224,464	6,450,889
3	4,218	406	1,712,210	(5,278,035)	6,990,245	395,841	13,836,976
4	4,218	406	1,712,210	4,023,569	(2,311,359)	504,703	12,030,320
5	4,218	406	1,712,210	2,830,299	(1,118,089)	456,545	11,368,777
6	4,218	406	1,712,210	4,038,632	(2,326,422)	406,171	9,448,526
7	4,218	406	1,712,210	1,538,632	173,578	379,496	10,001,600
8	4,218	406	1,712,210	1,288,632	423,578	406,483	10,831,661
9	4,218	406	1,712,210	913,632	798,578	446,981	12,077,220
10	4,218	406	1,712,210	913,632	798,578	496,553	13,372,351
11	-	-	-	913,632	(913,632)	514,025	12,972,744
12	-	-	-	913,632	(913,632)	498,121	12,557,233
13	-	-	-	913,632	(913,632)	481,584	12,125,185
14	-	-	-	913,632	(913,632)	464,389	11,675,943
15	-	-	-	913,632	(913,632)	446,510	11,208,821
16	-	-	-	913,632	(913,632)	427,919	10,723,108
17	-	-	-	913,632	(913,632)	408,588	10,218,064
18	-	-	-	913,632	(913,632)	388,488	9,692,919
19	-	-	-	913,632	(913,632)	367,588	9,146,875
20	-	-	-	913,632	(913,632)	345,856	8,579,099
21	-	-	-	913,632	(913,632)	323,259	7,988,725
22	-	-	-	913,632	(913,632)	299,762	7,374,856
23	-	-	-	913,632	(913,632)	275,331	6,736,555
24	-	-	-	913,632	(913,632)	249,927	6,072,850
25	-	-	-	913,632	(913,632)	223,513	5,382,730
26	-	-	-	913,632	(913,632)	196,046	4,665,145
27	-	-	-	913,632	(913,632)	167,487	3,919,000
28	-	-	-	913,632	(913,632)	137,791	3,143,159
29	-	-	-	913,632	(913,632)	106,914	2,336,441
30	-	-	-	913,632	(913,632)	74,807	1,497,616
31	-	-	-	706,294	(706,294)	45,549	836,870
32	-	-	-	649,374	(649,374)	20,384	207,880
33	-	-	-	133,334	(133,334)	5,620	80,166
34	-	-	-	81,730	(81,730)	1,564	0
35	-	-	-	-	-	0	0
36	-	-	-	-	-	0	0
37	-	-	-	-	-	0	0
38	-	-	-	-	-	0	0
39	-	-	-	-	-	0	0
			\$ 17,122,102	\$ 27,408,963		\$ 10,286,861	

City of Wolfforth - 2023 Water Impact Fee Study
Capital Improvement Plan for Impact Fees
Impact Fee Calculation
Water Service Area

<u>Year</u>	<u>Number of Years to End of Period</u>	<u>Future Value Escalation</u>		<u>Annual Service Units</u>		<u>Annual Expense</u>	
		<u>Interest Rate Factor</u>	<u>Recovery Fee Factor</u>	<u>Actual</u>	<u>Escalated</u>	<u>Actual</u>	<u>Escalated</u>
1	39	4.4063	1.0000	406	1,789	\$ (3,242,662)	\$ (14,288,241)
2	38	4.2377	1.0000	406	1,720	539,258	2,285,198
3	37	4.0755	1.0000	406	1,654	(5,278,035)	(21,510,501)
4	36	3.9195	1.0000	406	1,591	4,023,569	15,770,311
5	35	3.7695	1.0000	406	1,530	2,830,299	10,668,706
6	34	3.6252	1.0000	406	1,471	4,038,632	14,640,784
7	33	3.4864	1.0000	406	1,415	1,538,632	5,364,329
8	32	3.3530	1.0000	406	1,361	1,288,632	4,320,761
9	31	3.2246	1.0000	406	1,309	913,632	2,946,139
10	30	3.1012	1.0000	406	1,259	913,632	2,833,373
11	29	2.9825	1.0000	-	-	913,632	2,724,924
12	28	2.8684	1.0000	-	-	913,632	2,620,626
13	27	2.7586	1.0000	-	-	913,632	2,520,320
14	26	2.6530	1.0000	-	-	913,632	2,423,853
15	25	2.5514	1.0000	-	-	913,632	2,331,078
16	24	2.4538	1.0000	-	-	913,632	2,241,855
17	23	2.3599	1.0000	-	-	913,632	2,156,046
18	22	2.2695	1.0000	-	-	913,632	2,073,522
19	21	2.1827	1.0000	-	-	913,632	1,994,157
20	20	2.0991	1.0000	-	-	913,632	1,917,829
21	19	2.0188	1.0000	-	-	913,632	1,844,423
22	18	1.9415	1.0000	-	-	913,632	1,773,826
23	17	1.8672	1.0000	-	-	913,632	1,705,932
24	16	1.7957	1.0000	-	-	913,632	1,640,636
25	15	1.7270	1.0000	-	-	913,632	1,577,840
26	14	1.6609	1.0000	-	-	913,632	1,517,447
27	13	1.5973	1.0000	-	-	913,632	1,459,366
28	12	1.5362	1.0000	-	-	913,632	1,403,507
29	11	1.4774	1.0000	-	-	913,632	1,349,787
30	10	1.4208	1.0000	-	-	913,632	1,298,123
31	9	1.3665	1.0000	-	-	706,294	965,119
32	8	1.3142	1.0000	-	-	649,374	853,377
33	7	1.2639	1.0000	-	-	133,334	168,515
34	6	1.2155	1.0000	-	-	81,730	99,341
35	5	1.1690	1.0000	-	-	-	-
36	4	1.1242	1.0000	-	-	-	-
37	3	1.0812	1.0000	-	-	-	-
38	2	1.0398	1.0000	-	-	-	-
39	1	1.0000	1.0000	-	-	-	-
					15,099		\$ 63,692,308

Annual Interest Rate: 3.98%

Total Escalated Expense for Entire Period \$ 63,692,308

Total Escalated Service Units 15,099

Maximum Assessable Impact Fee for Water Service Area \$ 4,218

City of Wolfforth - 2023 Water Impact Fee Study
Capital Improvement Plan for Impact Fees
Impact Fee Project Funding
Water Service Area

<u>Impact Fee Project Name⁽¹⁾</u>	<u>Cost In Service Area⁽¹⁾</u>	<u>Impact Fee Eligible Cost⁽¹⁾</u>	<u>Impact Fee 50% Recoverable Cost⁽¹⁾</u>	<u>Debt Funded⁽²⁾</u>		<u>Non-Debt Funded⁽²⁾</u>
				<u>Existing</u>	<u>Proposed</u>	
Elevated Storage Tank - Alcove	\$ 6,500,000	\$ 5,200,000	\$ 2,600,000	\$ -	\$ 2,600,000	\$ -
Water Distribution Improvements for Elevated Tank	1,500,000	1,200,000	600,000	-	600,000	-
EDR Plant #2	15,000,000	15,000,000	7,500,000	-	7,500,000	-
Lubbock North Connection and Ground Storage	2,000,000	1,500,000	750,000	-	750,000	-
Loop 88 East Connection and Ground Storage	1,000,000	750,000	375,000	-	375,000	-
Loop 88 North Connection and Ground Storage	3,000,000	2,250,000	1,125,000	-	1,125,000	-
Harvest Wells	500,000	500,000	250,000	-	250,000	-
Overlook Wells	1,000,000	1,000,000	500,000	-	500,000	-
Water Impact Fee Update		-	-	-	-	-
Total	\$ 30,500,000	\$ 27,400,000	\$ 13,700,000	\$ -	\$ 13,700,000	\$ -

(1) Per OJD Engineers

(2) Per discussions with City staff and City files

City of Wolfforth - 2023 Water Impact Fee Study
 Capital Improvement Plan for Impact Fees
 Credit Determination
 Water Service Area

<u>Year</u>	<u>Eligible Revenue Funded Cost ⁽¹⁾</u>	<u>Annual Service Units</u>	<u>Eligible Debt Service per Service Unit</u>	<u>Annual Growth in Service Units (Cumulative)</u>	<u>Credit for Annual Utility Rate Revenues</u>
1	\$ 207,338	2,753	\$ 75.32	406	\$ -
2	264,258	3,159	83.66	812	-
3	780,298	3,565	218.90	1,218	-
4	831,902	3,971	209.52	1,624	-
5	913,632	4,377	208.76	2,030	-
6	913,632	4,782	191.04	2,435	-
7	913,632	5,188	176.09	2,841	-
8	913,632	5,594	163.32	3,247	-
9	913,632	6,000	152.27	3,653	-
10	913,632	6,406	142.62	4,059	-
11	913,632	6,406	142.62	4,059	-
12	913,632	6,406	142.62	4,059	-
13	913,632	6,406	142.62	4,059	-
14	913,632	6,406	142.62	4,059	-
15	913,632	6,406	142.62	4,059	-
16	913,632	6,406	142.62	4,059	-
17	913,632	6,406	142.62	4,059	-
18	913,632	6,406	142.62	4,059	-
19	913,632	6,406	142.62	4,059	-
20	913,632	6,406	142.62	4,059	-
21	913,632	6,406	142.62	4,059	-
22	913,632	6,406	142.62	4,059	-
23	913,632	6,406	142.62	4,059	-
24	913,632	6,406	142.62	4,059	-
25	913,632	6,406	142.62	4,059	-
26	913,632	6,406	142.62	4,059	-
27	913,632	6,406	142.62	4,059	-
28	913,632	6,406	142.62	4,059	-
29	913,632	6,406	142.62	4,059	-
30	913,632	6,406	142.62	4,059	-
31	706,294	6,406	110.26	4,059	-
32	649,374	6,406	101.37	4,059	-
33	133,334	6,406	20.81	4,059	-
34	81,730	6,406	12.76	4,059	-
35	-	6,406	-	4,059	-
36	-	6,406	-	4,059	-
37	-	6,406	-	4,059	-
38	-	6,406	-	4,059	-
39	-	6,406	-	4,059	-
Total	\$ 27,408,963				\$ -

2022 Service Units⁽²⁾ 2,347

Ten Year Growth in Service Units⁽²⁾ 4,059

10 years

Annual Growth in Service Units 406

Credit Amount \$ -

(1) Water Appendices - page 4 Section II
 (2) Per discussions with City Staff



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	August 5, 2024
ITEM TITLE:	Consider and take appropriate action on Budget Workshop #4.
STAFF INITIATOR:	Randy Criswell, City Manager

BACKGROUND:

At the time of the creation of this agenda item, the budget process remains somewhat on “hold” until we receive final tax rate calculations. As was discussed at the previous workshop, we anticipate those figures sometime prior to the August 5 meeting. Those figures will allow us to finalize property tax revenue and to determine exactly where we are with the General Fund.

I have some positive news, in that after discussing water rates with Newgen, the proposed water rates that coincide with the Impact Fee adoption will generate enough revenue to meet the commitments you’ve requested and will not require additional increases at this time. We will discuss those recommendations when we hear the impact fee reports on Monday.

We are also including as an attachment a DRAFT version of the budget. Please understand this is draft only, and may or may not reflect every change that I’ll make between now and budget adoption. It is, however, close.

As you will receive the budget (Friday August 2), we are roughly \$182,000 from being completely balanced. The Utility Fund is balanced and the General Fund has a deficit of \$182,368. I am still hopeful our final tax rates will positively effect these figures.

As discussed previously, there will be a couple of action items from this Budget Workshop.

1. We will need action to authorize staff to proceed with the steps necessary for the issuance of a Tax Anticipation Note for proceeds of \$2,000,000.
2. We will need action to vote on the maximum tax rate that will be adopted. As discussed, this is a roll-call vote.

EXHIBITS:

Draft budget

COUNCIL ACTION/STAFF RECOMMENDATION:

- Motion to authorize staff with steps necessary to issue a Tax Note for proceeds of \$2,000,000 for equipment purchases.
- Conduct Record Vote on maximum tax rate that will be adopted.