



**NOTICE OF PUBLIC HEARING  
ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN  
RELATING TO POSSIBLE ADOPTION OF IMPACT FEES**

**NOTICE IS HERBY GIVEN THAT THE CITY OF DONNA WILL HOLD A PUBLIC HEARING** to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed.

Any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Public Hearing will be held during the regularly scheduled meeting of the Donna City Council to be held on Tuesday, July 6, 2021 at 5:30 PM at the Donna Recreation Center located at 307 Miller Ave. Donna, TX 78537, connectivity will also be available via Conference Call and live streamed at <https://www.twitch.tv/cityofdonna>

Additional information regarding the land use assumptions and capital improvements plan is available for review from June 4 to July 6 at Donna City Hall, 307 S. 12<sup>th</sup> Street, Donna, Texas, from 8 am to 5 pm, weekdays.

If you have any questions or need special accommodations, please call the Planning Department at (956) 464-6917.



June 2, 2021

Ms. Chanel Borrego  
Planning Director  
City of Donna  
Via email: [cborrego@cityofdonna.org](mailto:cborrego@cityofdonna.org)

**Subject: Land Use Assumption and Capital Improvement Plan**

Dear Ms. Borrego:

Raftelis, along with Trimad Consultants and Garcia Infrastructure Consulting, presented the Land Use Assumptions and Capital Improvement Plan to the Planning and Zoning Committee (Committee) on May 24, 2021. At that meeting the Committee approved the Land Use Assumptions and Capital Improvement Plan as presented.

As required the City published notice for the first public hearing scheduled for July 6<sup>th</sup>. The Land Use Assumption and Capital Improvement Plan will be presented during the public hearing for comment. The City Council will then consider adoption of the Land Use Assumption and Capital Improvement Plan.

This document is being provided so that it will be available for viewing by any citizens that request the information. We will be available to assist with any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Angie Flores'.

**Angie Flores**  
*Senior Manager*

## ATTACHMENT A

The City of Donna (City) is completing an Impact Fee Study (Study) in accordance with Chapter 395 of the Texas Local Government Code (Chapter 395). The Study includes the completion of land use assumptions and capital improvement plan (CIP). The CIP reflects the latest information about future projects needed to serve future growth. The time period of the study includes a ten-year period from 2022 - 2031. As part of the Study, an impact fee was calculated based on the CIP and future growth. This report establishes the maximum impact fee applicable to the City of Donna service area.

Chapter 395 defines the process for the calculation of the impact fee. The Study as completed calculated a maximum allowable impact fee based on this process. The maximum fee amount is the maximum fee the City may lawfully charge based on the given capital improvements, existing capacity, and the selected rate credit. As required, the Donna City Council appointed the Planning and Zoning Committee to serve as the Capital Improvement Advisory Committee (CIAC). The CIAC reviewed the Land Use Assumptions, CIP and Impact Fee calculation over several meetings and have made a recommendation to the City Council. This report outlines the details of the Study. The impact fee study must be updated at least every five years unless a determination is made and documented by the CIAC that an update is not necessary based on the requirements of Chapter 395.

The CIAC reviewed the overall water and wastewater maximum fees by classification. The water maximum fee is based on water supply, water treatment, storage, and transmission classifications. The wastewater maximum fee is based on wastewater treatment and interceptor classifications. By utilizing these classifications, the City may add or subtract categories to reflect a developer's contribution to specific infrastructure. For example, if a developer is constructing transmission lines, the water transmission portion of the impact fee may be removed. In the future, if the City chooses to provide wholesale service to utilities, then these classifications may be used to calculate impact fees for relevant customers. Local distribution lines to serve subdivisions are not included in the impact fee calculations. Typically, distribution lines are contributed by developers.

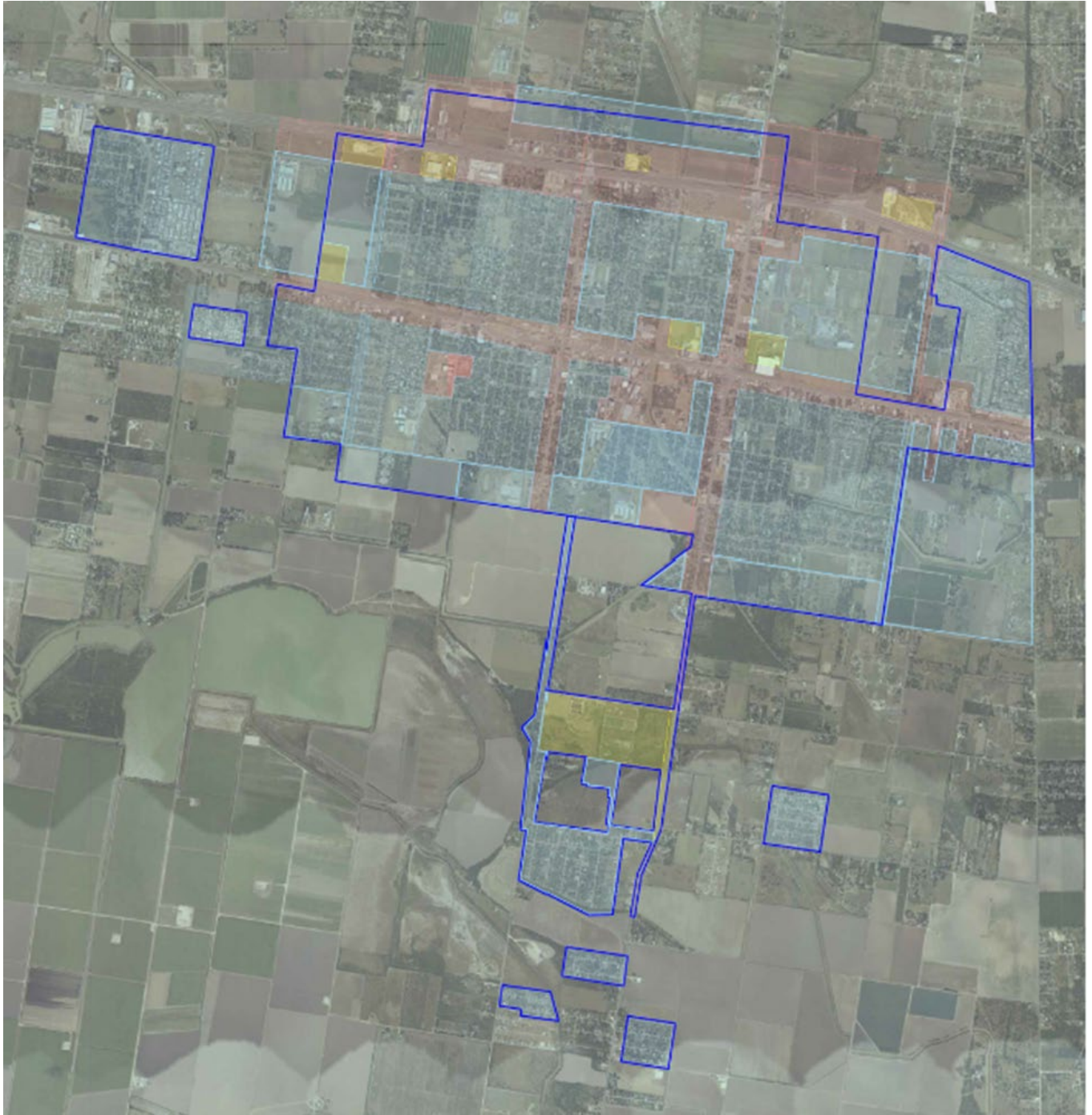
The design assumptions, service demand assumptions and planning costs were obtained in coordination with the City, Trimad Consultants and Garcia Infrastructure Consultants (GIC). The financial information of the City was provided by City staff. This information was utilized by Raftelis to calculate the impact fee.

## Land Use Assumptions

Figure 1 and Figure 2 show the service area for the Study. This reflects the area where the impact fee will be applied. As shown, the wastewater service area is much larger than the water service area based on the City Certificate of Convenience and Necessity, or CCN. The CCN defines where the City can and will provide service.

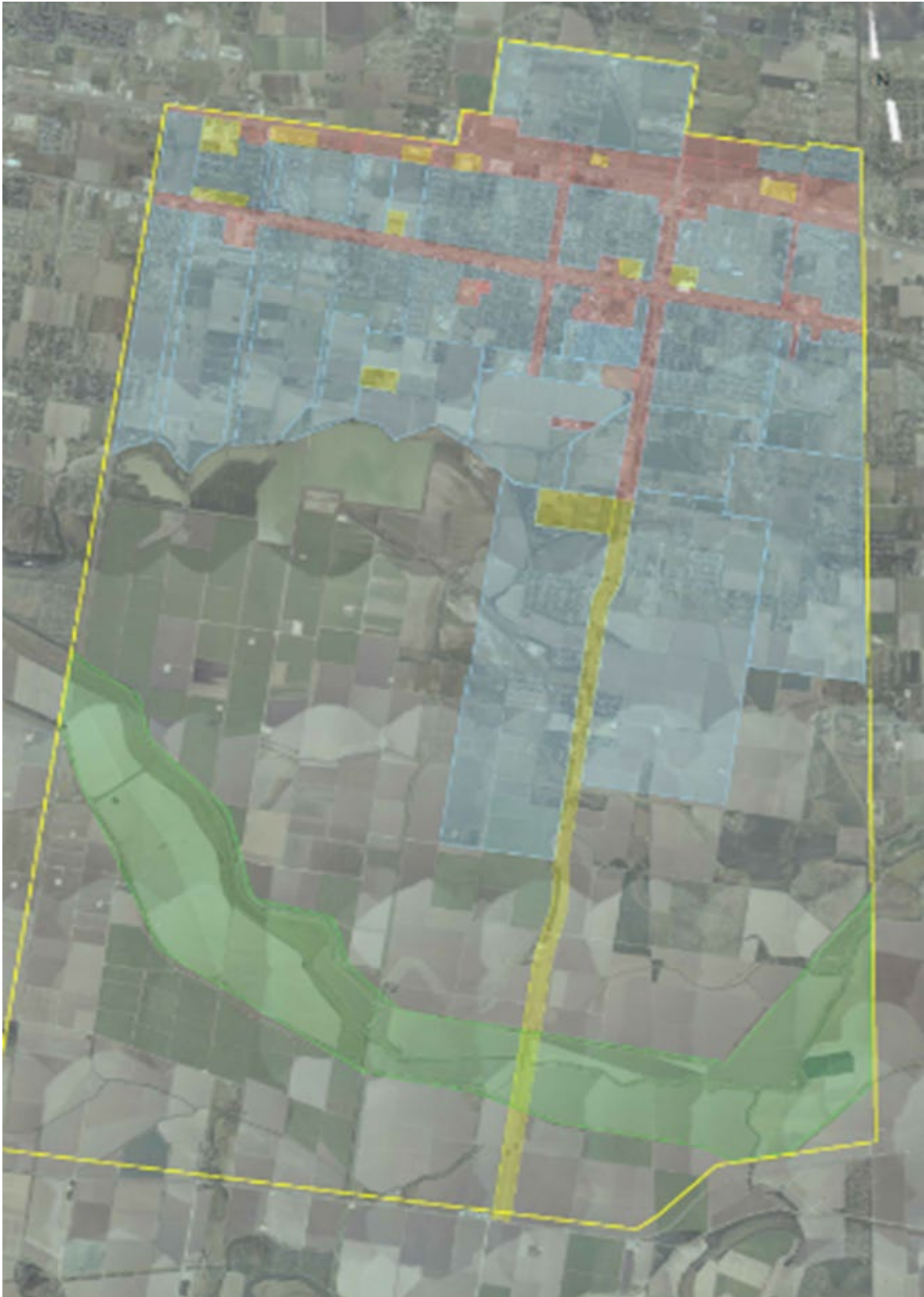
The land use details are shown in Table 1. The acres served represent the City's certified water and wastewater service areas. The acreage is then further broken down into type of land use. The City's service area encompasses 13,549 acres.

**Figure 1: Water Service Area**



*Map provided by Trimad Consulting*

**Figure 2: Wastewater Service Area**



*Map provided by Trimad Consulting*

**Table 1: Land Use Assumptions**

Land Use Zone	Acreage
Residential	8,640
Commercial	1,243
Industrial	528
IBWC Levee	<u>3,138</u>
<b>Total Acres</b>	<b>13,549</b>

## Current and Projected Utility Demand and Supply

Table 2 and Table 3 show the current number of water and wastewater meters within the service area. The meter counts were provided by the City. The table displays the number of meters along with the Living Unit Equivalent (LUE) conversion factor. The typical single-family household uses a 5/8" or 3/4" meter. The 5/8" or 3/4" meter represents one LUE. The LUE conversion factors are primarily based on standard AWWA meter equivalent ratios. Meters larger than 5/8" or 3/4" are defined in terms of a 5/8" or 3/4" meter. For example, a 2" meter has a conversion factor of 5.33 LUEs/meter. The 3" meter has a conversion factor of 10 LUEs. The conversion factors, along with the number of meters, are then used to determine the service demand for water and wastewater. This allows for an intuitive process when calculating correct impact fees for developments, especially for development with meters larger than 5/8" or 3/4" meters.

**Table 2: Existing Water Connections and LUEs**

Meter Size	LUEs per Meter	Number of Meters	LUEs
5/8 or 3/4"	1.00	5,743	5,743
1"	1.67	69	115
1 1/2"	3.33	2	7
2"	5.33	138	736
3"	10.00	14	140
4"	16.67	7	117
6"	33.33	<u>5</u>	<u>167</u>
	Total	5,978	7,024

**Table 3: Existing Wastewater Connections and LUEs**

Meter Size	LUEs per Meter	Number of Meters	LUEs
5/8 or 3/4"	1.00	6,186	6,186
1"	1.67	69	115

1 ½"	3.33	2	7
2"	5.33	133	709
3"	10.00	15	150
4"	16.67	4	67
6"	33.33	<u>6</u>	<u>200</u>
	Total	6,419	7,434

Table 4 and Table 5 below shows the projected growth of LUEs for the water and wastewater service areas in the ten-year period. Water connections are estimated to grow by 857 connections and the wastewater connections are expected to increase by 920 connections. The LUEs are projected at the same level as the connections.

**Table 4: Estimated Water Growth**

Year	Connections	LUEs
<b>2021</b>	5,978	7,024
<b>2030</b>	<u>6,835</u>	<u>8,031</u>
<b>Increase</b>	857	1,007

**Table 5: Estimated Wastewater Growth**

Year	Connections	LUEs
<b>2021</b>	6,415	7,434
<b>2030</b>	<u>7,335</u>	<u>8,500</u>
<b>Increase</b>	920	1,066

The impact fee can be calculated to recover costs of existing facilities that have capacity that can be utilized by future growth. In Table 6 and Table 7, the current and projected service demands are compared to the existing capacities. The existing water facilities have sufficient and excess capacity while the existing wastewater facilities are needing expansion to serve future growth.

## Capital Improvement Needs and Costs

Based on the projected growth and capacity needs, Trimad and GIC identified impact fee eligible projects for the ten-year study period. The CIP includes existing facilities with available capacity for future growth as well as future projects that will be required to meet future capacity needs. The capital improvement projects were developed based on existing and future demands.

Table 8, below, shows the Water Capital Improvement Plan and Table 9 shows the Wastewater Capital Improvement Plan. Each table calculates the cost per LUE for each of the projects identified in the 10-year CIP. The tables show the estimated cost of the project, start date, and the amount of capacity added by the project or facilities. The weighted average unit cost of service is

based on the share of the existing versus new capacity (based on the projected growth in population). For water transmission and wastewater interceptors, the growth in capacity is based on estimated total capacity added by all the projects. The additional lines all work together to produce the added capacity.

While there is sufficient capacity in the water facilities, there are additional facilities required that add additional capacity. These include a raw water reservoir at the water treatment plant, elevated storage tank upgrades and additional transmission mains to serve new growth.

The wastewater system requires more additional facilities than the water system. At the wastewater treatment plant this includes an expansion that will add 0.95 million gallons per day (mgd) of capacity. In addition, there are several interceptor projects that will be completed between 2023 and 2031. It should be noted that all the wastewater costs are attributed to the new facilities, as the existing facilities do not have any sufficient capacity to serve any of the ten-year growth.



Table 6: Existing Water Capacity

Facility Type	2021	2030	10-Yr Demand Increment	2021 LUE Conversion Factor	2030 LUE Conversion Factor
<b>Supply</b>					
Existing 2021 Capacity (mgd)	3.75	3.75			
Est. Service Demand	2.11	2.41	0.30	300	300
Excess (Deficiency)	1.64	1.34		gpd/LUE	gpd/LUE
Existing 2021 Capacity (LUEs)	12,500	12,500			
Est. Service Demand	7,024	8,031	1,007		
Excess (Deficiency)	5,476	4,469			
<b>Treatment</b>					
Existing 2021 Capacity (mgd)	4.50	4.50			
Est. Service Demand	2.11	2.41	0.30	300	300
Excess (Deficiency)	2.39	2.09		gpd/LUE	gpd/LUE
Existing 2021 Capacity (LUEs)	15,000	15,000			
Est. Service Demand	7,024	8,031	1,007		
Excess (Deficiency)	7,976	6,969			
<b>Storage</b>					
Existing 2021 Capacity (mg)	1.50	1.50			
Est. Service Demand	0.70	0.80	0.10	100	100
Excess (Deficiency)	0.80	0.70		gallons/LUE	gallons/LUE
Existing 2021 Capacity (LUEs)	15,000	15,000			
Est. Service Demand	7,024	8,031	1,007		
Excess (Deficiency)	7,976	6,969			
<b>Transmission (&gt;6 inch)</b>					
Existing 2021 Capacity (mgd)	4.00	4.00			
Est. Service Demand	2.11	2.41	0.30	300	300
Excess (Deficiency)	1.89	1.59		gpd/LUE	gpd/LUE
Existing 2021 Capacity (LUEs)	13,333	13,333			
Est. Service Demand	7,024	8,031	1,007		
Excess (Deficiency)	6,310	5,302			

**Table 7: Existing Wastewater Capacity**

Facility Type	2021	2030	10-Yr Demand Increment	2021 LUE Conversion Factor	2030 LUE Conversion Factor
<b>Treatment</b>					
Existing 2021 Capacity (mgd)	1.80	1.80			
Est. Service Demand	1.86	2.12	0.27	250	250
Excess (Deficiency)	(0.06)	(0.32)		gpd/LUE	gpd/LUE
Existing 2021 Capacity (LUEs)	7,200	7,200			
Est. Service Demand	7,434	8,500	1,066		
Excess (Deficiency)	(234)	(1,300)			
<b>Interceptors</b>					
Existing 2021 Capacity (mgd)	4.50	4.50			
Est. Service Demand	4.65	5.31	0.67	625	625
Excess (Deficiency)	(0.15)	(0.81)		gpd/LUE	gpd/LUE
Existing 2021 Capacity (LUEs)	7,200	7,200			
Est. Service Demand	7,434	8,500	1,066		
Excess (Deficiency)	(234)	(1,300)			

**Table 8: Water Capital Improvement Plan**

Facility Name	Date of Need	Cost		Capacity		Cost per LUE	Facility Capacity Allocations (LUEs)				
		Original	Installed <sup>1</sup>	Total	LUEs		Existing Customers	Growth in Next 10 Yrs	Excess Capacity	Total Capacity	
<b>WATER SUPPLY</b>											
<i>Existing Facilities</i>											
Total Existing Water Supply Facilities	N/A	\$ 177,019	\$ 177,019	3.75	12,500	\$ 14	7,024	994	4,482	12,500	
Total Water Supply		\$ 177,019	\$ 177,019	3.75	12,500	\$ 14	7,024	1,007	4,469	12,500	
		<b>WEIGHTED AVERAGE CAPITAL COST PER NEW LUE =</b>					<b>\$ 14</b>				
<b>WATER TREATMENT</b>											
<i>Existing Facilities</i>											
Existing Water Treatment Facilities	N/A	\$ 8,073,320	\$ 8,073,320	4.50	15,000	\$ 538	7,024	500	7,476	15,000	
<i>Future Facilities</i>											
Raw Water Reservoir	2025	\$ 837,000	\$ 942,051	2.00	6,667						
<i>Subtotal Future Facilities</i>			\$ 942,051	2.00	6,667	\$ 141	-	507	6,160	6,667	
Total Water Treatment		\$ 8,073,320	\$ 9,015,371	6.50	21,667	\$ 416	7,024	1,007	13,636	21,667	
		<b>WEIGHTED AVERAGE CAPITAL COST PER NEW LUE =</b>					<b>\$ 338</b>				
<b>Storage</b>											
<i>Existing Facilities</i>											
Existing Elevated Storage Facilities	N/A	\$ 3,045,826	\$ 3,045,826	1.50	15,000	\$ 203	7,024	994	6,982	15,000	
<i>Future Facilities</i>											
Composite Elevated Storage Tank Upgrades	2025	\$ 2,527,000	\$ 2,844,161	0.25	2,500						
<i>Subtotal Future Facilities</i>			\$ 2,844,161	0.25	2,500	\$ 1,138	-	13	2,487	2,500	
Total Elevated Storage		\$ 3,045,826	\$ 5,889,987	1.75	17,500	\$ 337	7,024	1,007	9,469	17,500	
		<b>WEIGHTED AVERAGE CAPITAL COST PER NEW LUE =</b>					<b>\$ 215</b>				
<b>TRANSMISSION</b>											
<i>Existing Facilities</i>											
Existing Transmission Facilities	N/A	\$ 3,861,435	\$ 3,861,435	4.00	13,333	\$ 290	7,024	500	5,810	13,333	
<i>Future Facilities</i>											
From WTP To SW EST on Hester Ave.	2025	\$ 2,247,924	\$ 2,530,059								
From SW EST on Hester Ave. to NW EST	2025	\$ 2,585,019	\$ 2,909,462								
From Silver Ave to Stites Rd.	2025	\$ 887,197	\$ 998,548								
<i>Subtotal Future Facilities</i>		\$ 5,720,140	\$ 6,438,068	0.75	2,500	\$ 2,575	-	507	1,993	2,500	
Total Transmission		\$ 9,581,575	\$ 10,299,503	4.75	15,833	\$ 650	7,024	1,007	7,802	15,833	
		<b>WEIGHTED AVERAGE CAPITAL COST PER NEW LUE =</b>					<b>\$ 1,441</b>				
		<b>Existing Total</b>		\$ 15,157,601							
		<b>Future Total</b>		\$ 10,224,280							
		<b>Water Total</b>		\$ 25,381,880							
		<b>WEIGHTED AVERAGE CAPITAL COST PER NEW LUE =</b>					<b>\$ 2,008</b>				

<sup>1</sup>Assumes inflation if installation occurs after current year; if facility already exists this number is equal to original cost.

**Table 9: Wastewater Capital Improvement Plan**

Facility Name	Date of Need	Cost		Capacity		Cost per LUE	Facility Capacity Allocations (LUEs)			
		Original	Installed <sup>1</sup>	Total	LUEs		Existing Customers	Growth in Next 10 Yrs	Excess Capacity	Total Capacity
<b>WASTEWATER TREATMENT</b>										
<i>Existing Facilities</i>										
Existing Wastewater Treatment Facilities	N/A	\$ 12,194,907	\$ 12,194,907	1.80	7,200	\$ 1,694	7,434	-	(234)	7,200
<i>Future Facilities</i>										
Expand Influent Lift Station	2025	\$ 35,000	\$ 39,393	0.95						
Demolition of Existing Headworks	2025	\$ 40,000	\$ 45,020							
New Headworks	2025	\$ 1,800,000	\$ 2,025,916							
Convert Oxidation Ditch to Fine Bubble	2025	\$ 3,750,000	\$ 4,220,658							
Rehabilitate Clarifier 1 and 3.	2025	\$ 900,000	\$ 1,012,958							
New Clarifier No. 2 (70-ft.Diameter)	2025	\$ 800,000	\$ 900,407							
Demolition of Clarifier No. 2 (70-ft Diameter)	2025	\$ 25,000	\$ 28,138							
RAS/WAS Pump Station	2025	\$ 250,000	\$ 281,377							
Sludge Thickener	2025	\$ 480,000	\$ 540,244							
Thickened Sludge PS	2025	\$ 32,000	\$ 36,016							
Demolition of Existing Drying Bed	2025	\$ 25,000	\$ 28,138							
New Mechanical Dewatering Facility	2025	\$ 1,500,000	\$ 1,688,263							
New Digesters	2025	\$ 1,500,000	\$ 1,688,263							
Other Ancillary Equipment	2025	\$ 2,920,550	\$ 3,287,105							
<b>Subtotal Future Facilities</b>		<b>\$ 14,057,550</b>	<b>\$ 15,821,896</b>	<b>0.95</b>	<b>3,800</b>	<b>\$ 2,082</b>	<b>-</b>	<b>1,066</b>	<b>2,734</b>	<b>3,800</b>
<b>Total Wastewater Treatment</b>		<b>\$ 26,252,457</b>	<b>\$ 28,016,804</b>	<b>2.75</b>	<b>11,000</b>	<b>\$ 2,547</b>	<b>7,434</b>	<b>1,066</b>	<b>2,500</b>	<b>11,000</b>
						<b>WEIGHTED AVERAGE CAPITAL COST PER NEW LUE = \$ 2,082</b>				
<b>LIFT STATION/INTERCEPTORS</b>										
<i>Existing Facilities</i>										
Existing Interceptor Facilities	N/A	\$ 8,734,426	\$ 8,734,426	4.50	7,200	\$ 1,213	7,434	-	(234)	7,200
<i>Future Facilities</i>										
Phase A	2027	\$ 3,020,441	\$ 3,606,564							
Phase B	2027	\$ 3,191,013	\$ 3,810,237							
Phase C	2023	\$ 9,724,333	\$ 10,316,545							
Phase D	2023	\$ 4,027,779	\$ 4,273,071							
Phase E	2023	\$ 4,773,946	\$ 5,064,679							
Phase F	2023	\$ 2,549,506	\$ 2,704,771							
Phase G	2031	\$ 3,835,176	\$ 5,154,156							
Phase H	2031	\$ 12,616,693	\$ 16,955,780							
Phase I	2027	\$ 1,793,770	\$ 2,141,855							
Phase J	2031	\$ 3,202,550	\$ 4,303,959							
<b>Subtotal Future Facilities</b>			<b>\$ 58,331,617</b>	<b>2.38</b>	<b>1,520</b>	<b>\$ 38,376</b>	<b>-</b>	<b>1,066</b>	<b>454</b>	<b>1,520</b>
<b>Total Interceptors</b>		<b>\$ 8,734,426</b>	<b>\$ 67,066,043</b>	<b>6.88</b>	<b>8,720</b>	<b>\$ 7,691</b>	<b>7,434</b>	<b>1,066</b>	<b>220</b>	<b>8,720</b>
						<b>WEIGHTED AVERAGE CAPITAL COST PER NEW LUE = \$ 38,376</b>				
		<b>Existing Total</b>	<b>\$ 20,929,333</b>							
		<b>Future Total</b>	<b>\$ 74,153,513</b>							
		<b>Water Total</b>	<b>\$ 95,082,847</b>							
						<b>WEIGHTED AVERAGE CAPITAL COST PER NEW LUE = \$ 40,458</b>				

<sup>1</sup>Assumes inflation if installation occurs after current year; if facility already exists this number is equal to original cost.