NOTICE OF MEETING OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
(CIAC) OF THE CITY OF HARKER HEIGHTS, TEXAS

Notice is hereby given that, beginning at 10:30 a.m. on Tuesday, October 6, 2026, and continuing from day to day thereafter, if necessary, the Capital Improvements Advisory Committee (CIAC) of the City of Harker Heights, Texas, will conduct a regular meeting in the Kitty Young Council Chamber of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

MEETING AGENDA

I. **CALL TO ORDER:**

II. **ROLL CALL:**

III. **PRESENTATIONS BY CITIZENS:**
Citizens who desire to address the Capital Improvements Advisory Committee (CIAC) on any matter may do so during this item. Please understand that the CIAC will not comment or take action other than directing Staff to place the matter on a future agenda. Please state your name and city of residence for the record and limit your comments to three minutes.

IV. **CONSENT AGENDA:**

1. Discuss and consider approval of the minutes from the regular meeting of the Capital Improvements Advisory Committee held on July 7, 2026.
Capital Improvements Advisory Committee: Meeting - 07 Jul 2026 - Minutes - Pdf

V. **REGULAR BUSINESS:**

1. RECEIVE AND DISCUSS A PRESENTATION ON THE SEMIANNUAL REPORT ON PERCEIVED INEQUITIES IN IMPLEMENTING THE CAPITAL IMPROVEMENTS PLAN OR IMPOSING THE IMPACT FEE. (PLANNING ADMINISTRATOR)
Impact Fees Staff Report - Pdf

2. RECEIVE AND DISCUSS A PRESENTATION ON THE SEMIANNUAL REPORT ON UPDATED LAND USE ASSUMPTIONS. (PLANNING ADMINISTRATOR)
LUP Staff Report - Pdf

3. RECEIVE AND DISCUSS A PRESENTATION ON THE SEMIANNUAL REPORT ON THE PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN. (PROJECT MANAGER).
CIP Staff Report - Pdf

VI. **MEMBER COMMENTS:**

VII. **STAFF COMMENTS:**

1. Member Terms & Re-Appointments

VIII. **ADJOURNMENT:**

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Capital Improvements Advisory Committee of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by 6:00 P.M. on _____ _____, _____. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Stephanie Hall, Planning Administrator
City of Harker Heights

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 254-953-5600, or FAX 254-953-5614, or email jhelsham@harkerheights.gov for further information. ***Note: On occasion the Capital Improvements Advisory Committee may consider agenda items out of order.***

Minutes of the City of Harker Heights Capital Improvements Advisory Committee (CIAC) Meeting that was called to order on Tuesday, July 7, 2026, at 5:30 PM, in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548, with the following members present:

ROLL CALL: Ty Hendrick
Shondrea Harroon
Manny Bhakta
Michael Beard
Stephanie Hall
Richelle Otero
Trevor Jorgensen

EXCUSED: Breta Sandifer
Manuel Velasquez

CALL TO ORDER:

1. Stephanie Hall called to order the regular meeting the Capital Improvement Advisory Committee at 12:00 pm.

PRESENTATIONS BY CITIZENS:

Citizens who desire to address the Capital Improvements Advisory Committee (CIAC) on any matter may do so during this item. Please understand that the CIAC will not comment or take action other than directing Staff to place the matter on a future agenda. Please state your name and city of residence for the record and limit your comments to three minutes.

MATTERS FOR DISCUSSION:

1. Receive and discuss a presentation on the Capital Improvements Advisory Committee (CIAC) including its purpose and function in relation to the City Council. (Planning Administrator)

REGULAR BUSINESS:

1. Discussion and possible action to conduct the drawing to determine the initial appointments for each committee member. (Planning Administrator)

The following members and terms have been selected the initial appointments:

Ty Hendrick - 3 years
Breta Sandifer - 3 years
Manny Bhakta - 2 years
Manuel Velasquez - 2 years
Shondrea Harroon - 1 year

2. Discuss and consider the scheduling of the next meeting. (Planning Administrator)

Board Member Harroon made the motion to approve the selection of officer positions. Manny Bhakta seconded. Motion carries unanimously.

Ty Hendrick - Chairperson
Shondrea Harroon - Vice Chairperson
Manny Bhakta - Secretary

ADJOURNMENT:

1.

Chairman Hendrick adjourned the meeting at 12:18 pm

_____
Ty Hendrick, Chairman

_____
Manny Bhakta, Secretary

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Memorandum

FROM: The Office of the Planning and Development Director **DATE: October 06, 2026**

RECEIVE AND DISCUSS A PRESENTATION ON THE SEMIANNUAL REPORT ON PERCEIVED INEQUITIES IN IMPLEMENTING THE CAPITAL IMPROVEMENTS PLAN OR IMPOSING THE IMPACT FEE. (PLANNING ADMINISTRATOR)

EXPLANATION:

The City Council adopted the Land Use Assumptions and the Capital Improvements Plan (CIP) for the proposed impact fee area on November 9, 2021. The Wastewater Impact Fee Ordinance was adopted by the City Council on November 15, 2022, and the City began collection on the fees on November 15, 2023. The fee was amended on February 27, 2024. The purpose of this item is for the Capital Improvement Advisory Committee to receive a semi-annual update on Impact Fees.

RECOMMENDATION:

No recommendation.

ACTION BY THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE:

No action to be taken.

ATTACHMENTS:

Fees Collected as of 09282026
2024-04-Chapter395-ImpactFeesUpdate
VILLAGE AT NOLAN HEIGHTS

Date	Address	Subdivision	SingleFamily or Duplex	Fee Collected
11/20/2025	1717 Paso Fino Trail	The Village at Nolan Heights	Single Family	$ 2,822.00
12/9/2025	1803 Paint Horse Trail	The Village at Nolan Heights	Single Family	$ 2,822.00
12/9/2025	1805 Paint Horse Trail	The Village at Nolan Heights	Single Family	$ 2,822.00
12/9/2025	1807 Paint Horse Trail	The Village at Nolan Heights	Single Family	$ 2,822.00
12/9/2025	1703 Paso Fino Trail	The Village at Nolan Heights	Single Family	$ 2,822.00
12/17/2026	1802 Paint Horse Trail	The Village at Nolan Heights	Single Family	$ 2,822.00
7/27/2026	1722 Paint Horse Trail	The Village at Nolan Heights	Single Family	$ 2,822.00

$ 19,754.00 Total collected as of 9/28/2026

ORDINANCE NO. 2024-04

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS AMENDING CHAPTER 55 OF THE CITY'S CODE OF ORDINANCES; AMENDING EXHIBIT A LAND USE ASSUMPTIONS; AMENDING EXHIBIT B IMPACT FEE SERVICE AREA; AMENDING THE CAPITAL IMPROVEMENTS PLAN IN EXHIBIT D WASTEWATER IMPACT FEE STUDY REPORT; AMENDING IMPACT FEE CALCULATIONS AND RECOMMENDATIONS UNDER WHICH A REDUCED IMPACT FEE MAY BE IMPOSED FOR WASTEWATER FACILITIES FOR THE 2024 WASTEWATER IMPACT FEE AREA; PURSUANT TO CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code, Chapter 395, authorizes Cities to adopt and amend impacts for the purpose of financing capital improvements for public infrastructure required by new development; and

WHEREAS, the Capital Improvements Advisory Committee has filed written comments regarding the proposed reduced wastewater impact fees with the City Council; and

WHEREAS, on January 9, 2024, the City Council approved an order establishing two public hearing dates to consider adoption of revised land use assumptions, impact fee service area, capital improvements plan, Wastewater Impact Fee Study Report, impact fee calculations, and reduced impact fees for wastewater facilities and directed the City Secretary to publish notice of said Public Hearings; and

WHEREAS, after publishing public notices in the newspaper on January 2024, the City Council held a public hearing on February 22, 2022 and March 8, 2022, solicit comments from citizens and other interested parties concerning the adoption of revised land use assumptions, impact fee service area, capital improvements plan, Wastewater Impact Fee Study Report, impact fee calculations, and reduced impact fees for wastewater facilities pursuant to which impact fees would be imposed; and

WHEREAS, on February 27, 2024, the City Council held a public hearing to consider establishing and adopting a reduced assessment and collection rate of $2,822 per service unit, and impact fee calculations; and

WHEREAS, the land use assumptions, wastewater capital improvements plans, and impact fee report were developed by qualified professionals using generally accepted engineering and planning practices in accordance with Chapter 395 of the Texas Local Government Code; and

WHEREAS, the report dated January 11, 2024 prepared by Freese and Nichols, Inc., and entitled "Wastewater Impact Fee Study Report" sets forth reasonable methodologies and analyses for determining the impact of new development on public infrastructure and the costs for additional wastewater facilities in the City of Harker Heights, and are in accordance with the provisions of Chapter 395 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the City has complied with Chapter 395 in the notice, adoption, promulgation, and methodology necessary to adopt reduced impact fees; and

WHEREAS, the meeting at which this Ordinance was passed was open to the public, and notice of the time, place and purpose of said meeting was given as required by law, all in strict accordance with the requirements of the Texas Open Meetings Act; and

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

SECTION 1: The Council officially finds and declares that the facts and recitations set forth in the preamble to this Ordinance are true and correct.

SECTION 2: In accordance with Chapter 395 of the Texas Local Government Code, the City Council has employed qualified professionals to prepare land use assumptions and capital improvements plans for the imposition of wastewater impact fees. These land use assumptions and capital improvements plans were approved after a public hearing in accordance with Chapter 395 of the Texas Local Government Code.

SECTION 3: The report entitled "Wastewater Impact Fee Study Report", dated January 11,2024, which is attached to this Ordinance as Exhibit "D", is hereby adopted and incorporated into this Ordinance. To the extent of any conflict between Exhibit "D" and prior versions of the report, Exhibit "D" shall control. To the extent of any conflict between Exhibit "D" and this Ordinance, Exhibit "D" shall control.

SECTION 4: Chapter 55 of the Code of Ordinances of the City of Harker Heights, Texas, is hereby amended to hereafter read as follows:

CHAPTER 55: IMPACT FEES

…

§ 55.05 EXHIBITS.

(A) Land Use Assumptions Map (Exhibit A) amended February 27, 2024.
(B) Impact Fee Service Area Map (Exhibit B) amended February 27, 2024.
(C) Impact Fee Tables (Exhibit C) amended February 27, 2024.
(D) Wastewater Impact Fee Study Report dated January 11, 2024 is attached for reference as Exhibit D to this ordinance. Exhibit D is available for inspection on the city's website or in the city offices during regular business hours.

…

SECTION 5: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: This Ordinance shall be effective from and after its passage, and the City Clerk shall publish the caption or title of hereof within ten days as required by law.

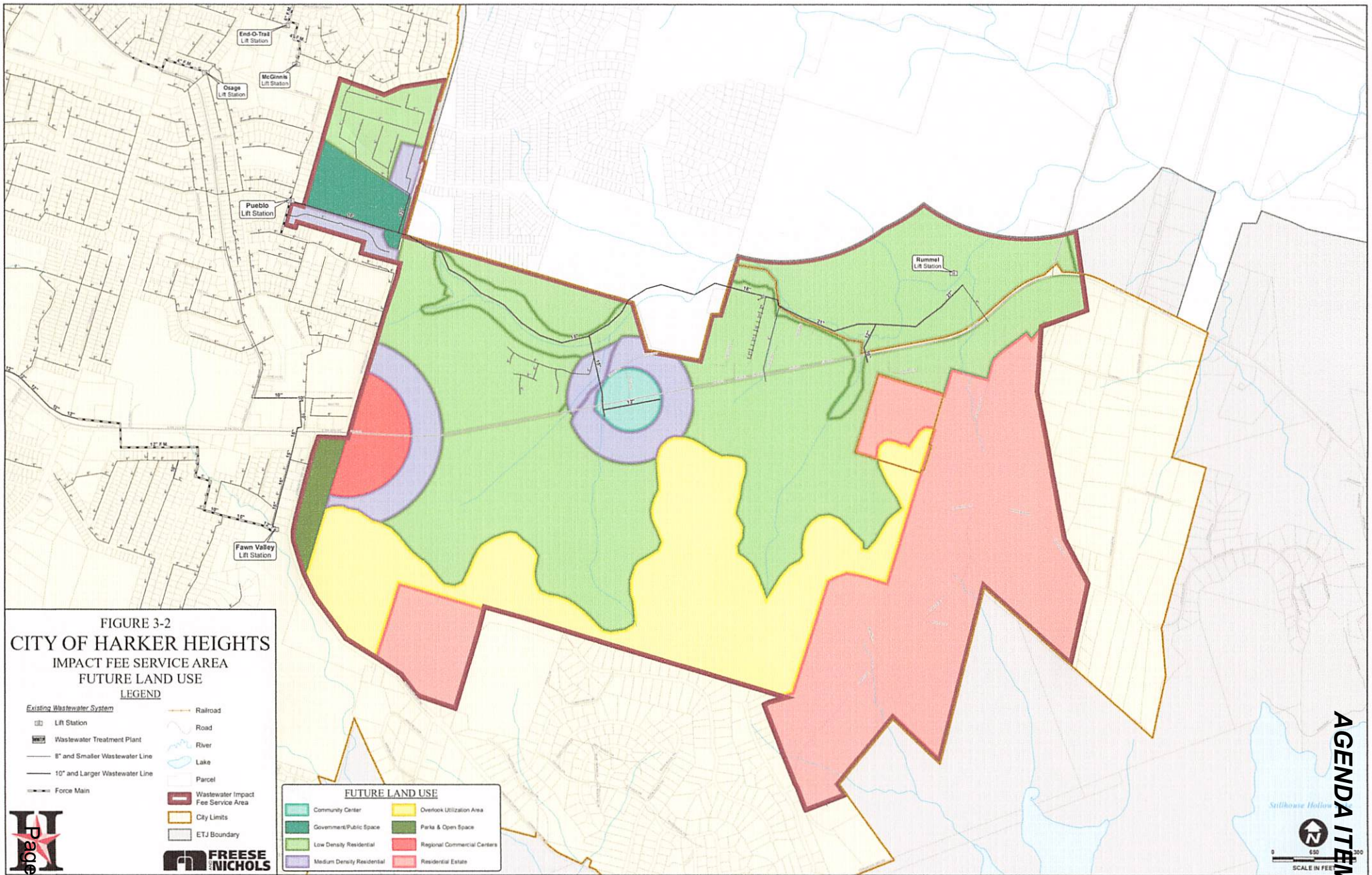
PASSED AND APPROVED this the 27th day of February 2024, by a vote of 5 ayes and 0 nays at a regular meeting of the City Council of the City of Harker Heights, Texas.

CITY OF HARKER HEIGHTS, TEXAS:

Michael D. Blomquist, Mayor

ATTEST:

Julie Helsham, City Secretary


End-O-Trail Lift Station
McGinnis Lift Station
Osage Lift Station
Pueblo Lift Station
Rummel Lift Station
Fawn Valley Lift Station
FIGURE 3-2
CITY OF HARKER HEIGHTS
IMPACT FEE SERVICE AREA
FUTURE LAND USE
LEGEND
Existing Wastewater System
Lift Station
WWTP Wastewater Treatment Plant
8" and Smaller Wastewater Line
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FREESE NICHOLS
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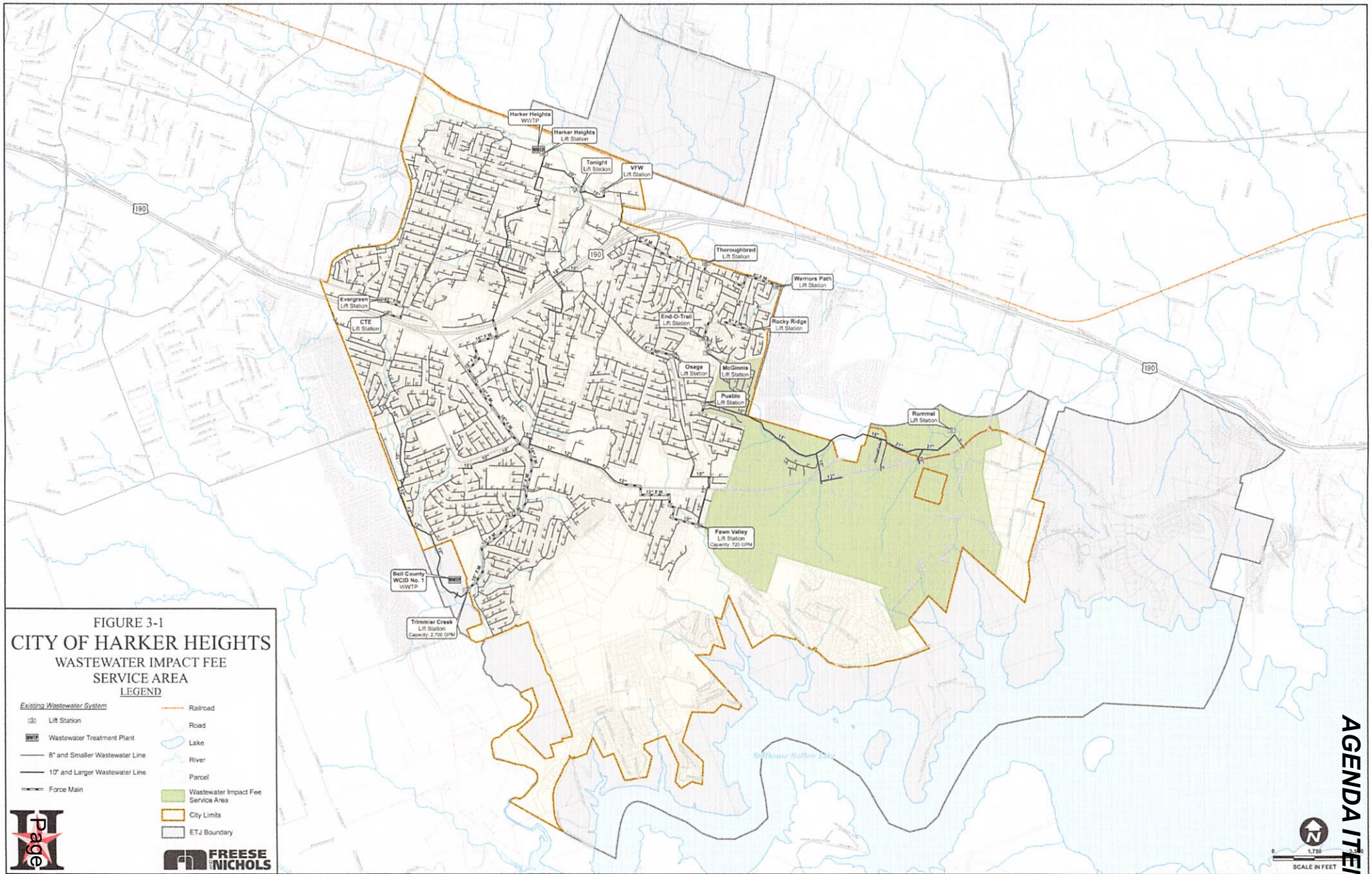
Community Center
Government/Public Space
Low Density Residential
Medium Density Residential
Overlook Utilization Area
Parks & Open Space
Regional Commercial Centers
Residential Estate
SCALE IN FEET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Rummel Lift Station
Fawn Valley Lift Station Capacity: 720 GPM
Bell County WCID No. 1 WWTP
Trimmier Creek Lift Station Capacity: 2,700 GPM
190
190
190
FIGURE 3-1
CITY OF HARKER HEIGHTS
WASTEWATER IMPACT FEE
SERVICE AREA
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Existing Wastewater System
Lift Station
Wastewater Treatment Plant
8" and Smaller Wastewater Line
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Lake
River
Parcel
Wastewater Impact Fee Service Area
City Limits
ETJ Boundary
FREESE NICHOLS
0
1,750
SCALE IN FEET

EXHIBIT C

Table 1. Service Unit Equivalency Table (per water meter)

Water Meter Size (inches)	Meter Type	Service Unit Equivalent (SUE) for Water and Wastewater
3/4"	Displacement	1.0
1"	Displacement	1.6
1 1/2"	Displacement	2.0
2"	Ultrasonic	4.0
3"	Compound	12.8
4"	Compound	20.0
6"	Compound	40.0
8"	Compound	64.0

Table 2. Wastewater Impact Fees

Service Area	Maximum Impact Fee Per SUE	Assessed Impact Fee Per SUE	Impact Fee To Be Paid At Building Permit Per SUE
2022 Impact Fee Service Area	$6,133	$6,133	$6,133
2024 Impact Fee Service Area	$2,822	$2,822	$2,822

DRAFT

FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

WASTEWATER IMPACT FEE STUDY REPORT

Prepared for:

City of Harker Heights

January 2024

Prepared by:

FREESE AND NICHOLS, INC.
10431 Morado Circle, Suite 300
Austin, Texas 78759
512-617-3100

FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

WASTEWATER IMPACT FEE STUDY REPORT

Prepared for:

City of Harker Heights



FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

Prepared by:

FREESE AND NICHOLS, INC.
10431 Morado Circle, Suite 300
Austin, Texas 78759
512-617-3100

FNI Project No.: HAK23886

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Appendix A: Cost Estimates

1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

In September 2023, the City of Harker Heights, Texas (City) authorized Freese and Nichols, Inc. (FNI) to perform an impact fee analysis for the southeast portion of the City's wastewater system. The purpose of this report is to document the methodology used in the development and calculation of wastewater impact fees for the City of Harker Heights. The methodology used herein satisfies the requirements of the Texas Local Government Code (TLGC) Section for the establishment of impact fees. The City does not currently charge wastewater impact fees to new developments.

1.2 LAND USE ASSUMPTIONS

Population and land use assumptions are important elements in the determination of needs for infrastructure systems. To assist in the determination of need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required. Growth and future development projections were formulated based on the adopted future land uses within the community. These land use assumptions, which include growth projections for the ten-year planning period of 2024-2034, are the basis for the preparation of a wastewater impact fee capital improvement plan (CIP).

1.3 WASTEWATER IMPACT FEE ANALYSIS

A wastewater impact fee CIP was developed for the City of Harker Heights based on the adopted land use assumptions and previously conducted studies. The recommended improvements will provide the required capacity to meet projected wastewater flows through 2034. **Table 1-1** displays the wastewater flow projections in terms of million gallons per day (MGD) for the study area.

Table 1-1: Impact Fee Service Area Wastewater Flow Projections

Year	Average Daily Flow (MGD)	Peak Wet Weather Flow (MGD)
2024	0.04	0.16
2034	0.32	1.28

Chapter 395 of the TLGC states that the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new

development during the impact fee eligibility period, less the credit to account for revenues used to finance these capital improvements. The total projected costs include the projected capital improvement costs to serve 10-year development, the projected finance cost for the capital improvements, and the consultant cost for preparing and updating the CIP. A 3.5% interest rate was used to calculate financing costs. **Table 1-2** displays a summary of the maximum allowable wastewater impact fee calculation.

Table 1-2: Maximum Wastewater Impact Fee Calculation

Total Eligible Capital Improvement Costs	**$6,308,778**
Total Eligible Financing Costs	$736,902
Total Eligible Impact Fee Costs	$7,045,679
Growth in Service Units	1,248
Maximum Wastewater Impact Fee per Service Unit (1)	$5,646
Impact Fee Credit per Service Unit (2)	$2,823
Maximum Allowable Wastewater Impact Fee per Service Unit (3)	**$2,822**

(1) Total Eligible Costs divided by the Growth in Service Units.
(2) Credit is 50% of Maximum Wastewater Impact Fee per Service Unit.
(3) Maximum Allowable Wastewater Impact Fee is Maximum Wastewater Impact Fee per service unit minus the Impact Fee Credit per Service Unit.

2.0 BACKGROUND AND SCOPE

In September 2023, the City of Harker Heights, Texas (City) authorized Freese and Nichols, Inc. (FNI) to perform an impact fee analysis for the southeast portion of the City's wastewater system. The purpose of this report is to document the land use assumptions and capital improvements plan (CIP) which were used in the development and calculation of the maximum allowable wastewater impact fees for the City. The methodology used herein satisfies the requirements of the Texas Local Government Code (TLGC) Section 395 (**Section 1.1**) for the adoption of impact fees.

2.1 TEXAS LOCAL GOVERNMENT CODE

Chapter 395 of the Texas Local Government Code requires an impact fee analysis before impact fees can be assessed and collected. Chapter 395 defines an impact fee as "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." In September 2001, Chapter 395 was amended creating the current procedure for implementing impact fees. Chapter 395 identifies the following items as impact fee eligible costs:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Fees paid to the consultant preparing or updating the CIP and impact fee analysis
- Projected interest charges and other finance costs for projects identified in the CIP

Chapter 395 also identifies items that impact fees cannot be used to pay for, such as:

- Construction, acquisition, or expansion of public facilities or assets other than those identified on the capital improvements plan
- Repair, operation, or maintenance of existing or new capital improvements
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards
- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development

- Administrative and operating costs of the political subdivision
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above

As a funding mechanism for capital improvements, impact fees allow cities to recover the costs associated with new infrastructure or facility expansion in order to serve future development. Statutory requirements mandate that impact fees be based on a specific list of improvements identified in a capital improvements program and only the cost attributed (and necessitated) by new growth over a 10-year period may be considered. Once established, impact fees are required to be updated at least every five years.

2.2 METHODOLOGY

Wastewater impact fee capital improvement plan (CIP) projects were selected by FNI for the City based on the land use assumptions, input from City staff, and projects developed during previous studies. The recommended improvements will provide the required capacity to meet projected wastewater flows through the year 2034. The projects identified are consistent with the Chapter 395 definition of impact fee eligible projects.

As part of the impact fee development process, FNI conducted workshops with the City's appointed Capital Improvement Advisory Committee (CIAC) and City Council. FNI calculated the maximum allowable impact fee utilizing the 50% credit methodology identified in TLGC Chapter 395. The CIAC's role included reviewing the land use assumptions and impact fee CIP and recommending an impact fee rate to the City Council. The City Council sets the impact fees to be collected.

2.3 LIST OF ABBREVIATIONS

The list of abbreviations used in this report are presented in **Table 2-1.**

Table 2-1: List of Abbreviations

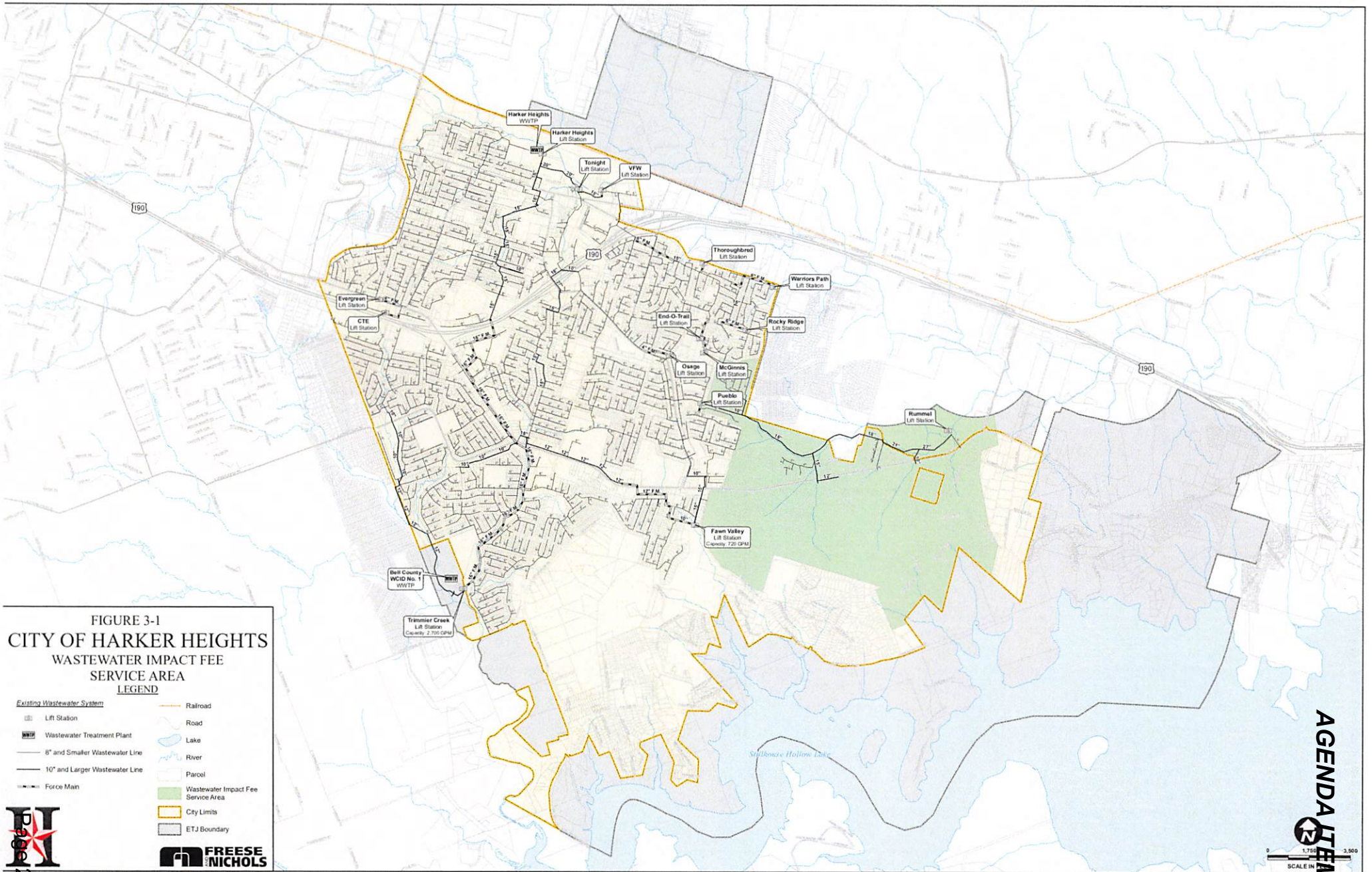
Abbreviation	Actual
AWWA	American Water Works Association
CIAC	Capital Improvement Advisory Committee
CIP	Capital Improvement Plan
FNI	Freese and Nichols, Inc.
MGD	Million Gallons per Day
TCE	Thonhoff Consulting Engineers, Inc.
TLGC	Texas Local Government Code
WCID	Water Control and Improvements District

3.0 LAND USE ASSUMPTIONS

Projected land use is an important element in the analysis of wastewater collection and treatment systems. To assist the City in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required. These assumptions are the basis for the preparation of a wastewater impact fee capital improvement plan.

3.1 SERVICE AREA

FNI worked with City staff to develop growth projections and land use assumptions for the study area during the development of this report. The City is anticipating the majority of future development to occur roughly within the southeast portion of the City, and therefore determined to set the wastewater impact fee service area to this boundary, shown on **Figure 3-1**. The City recently adopted an updated future land use plan that was used for this study. The future land use for the service area is presented on **Figure 3-2**.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Stillhouse Hollow Lake
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WASTEWATER IMPACT FEE
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FREESE NICHOLS
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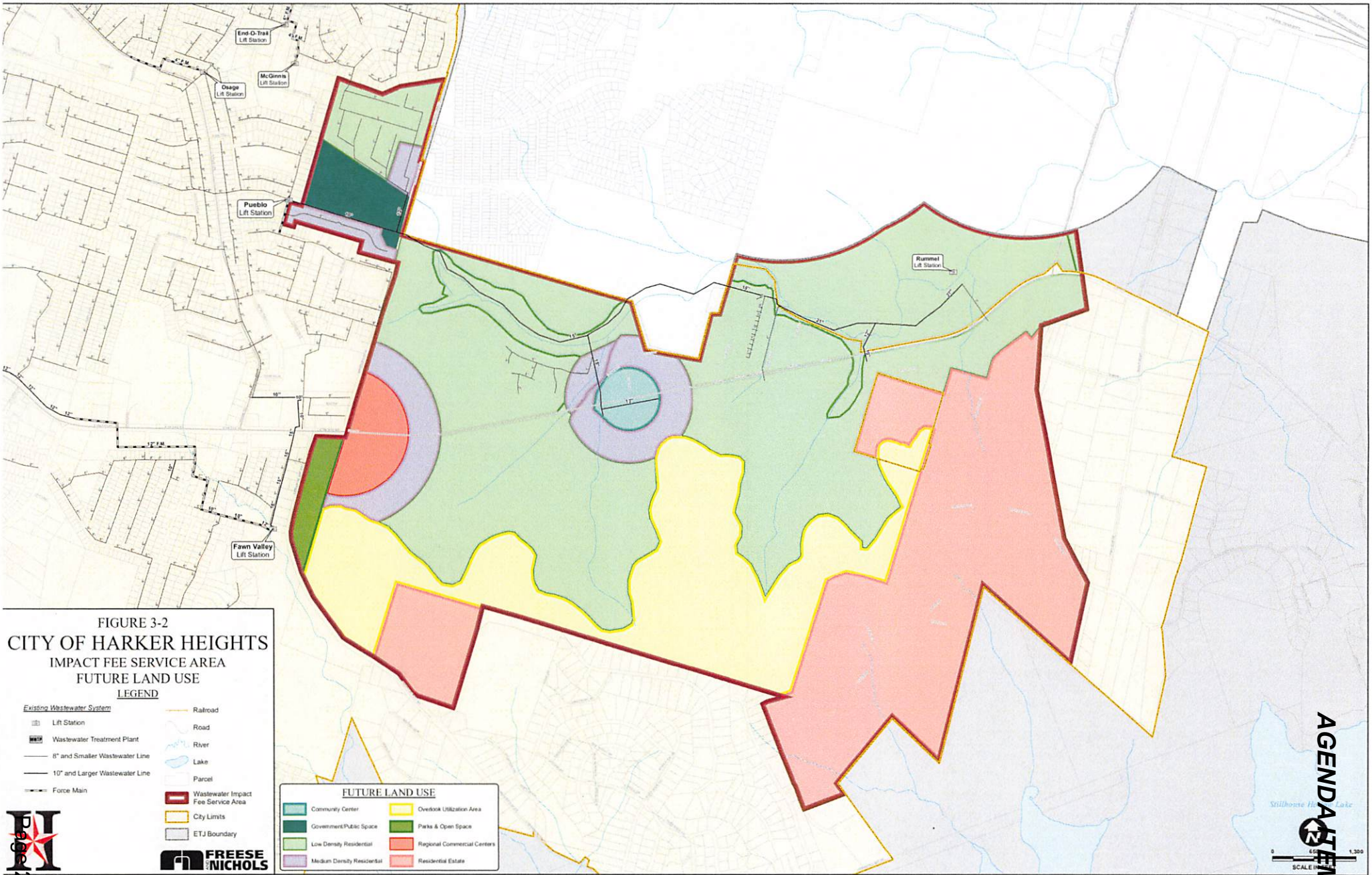
SCALE IN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FREESE NICHOLS
FUTURE LAND USE
Community Center
Government/Public Space
Low Density Residential
Medium Density Residential
Overlook Utilization Area
Parks & Open Space
Regional Commercial Centers
Residential Estate
SCALE

3.2 HISTORICAL AND PROJECTED GROWTH

3.2.1 Historical Population

Historical population data was provided in the February 2021 *Wastewater Flow Capacity Analysis Report* developed by Thonhoff Consulting Engineers, Inc. (TCE). The City had an average 2.2% annual growth rate from 2012 to 2020. This historical population information is presented in **Table 3-1**.

Table 3-1: Historical Population within City Limits

Year	Population	Average Annual Growth Rate (%)
2012	27,894	
2013	28,563	2.4%
2014	29,233	2.3%
2015	29,903	2.3%
2016	30,573	2.2%
2017	31,243	2.2%
2018	31,913	2.1%
2019	32,583	2.1%
2020	33,253	2.1%
Average		2.2%

3.2.2 Projected Growth

The magnitude and distribution of the growth in the service area will dictate where future wastewater infrastructure is required. It is important to note that projecting future growth is challenging, especially for relatively small geographic areas such as individual cities or sections of cities, because it can be difficult to predict how fast or slow development will occur when there are a variety of circumstances that can impact it. **Table 3-2** presents the City's projected growth for the 10-year planning period for the wastewater impact fee service area.

Table 3-2: Wastewater Impact Fee Service Area Growth

Year	Connections
2024	176
2034	1,420

4.0 WASTEWATER IMPACT FEE ANALYSIS

Wastewater CIP projects were developed for the City of Harker Heights by TCE and are summarized in the December 2022 *Proposed Trimmier Creek Lift Station – Bypass Relief Interceptor to WCID #1 Letter.* Cost estimates for the wastewater treatment plant were provided in the City Council Memorandum dated February 7, 2023. The wastewater CIP projects that are required to serve growth within the next 10 years were identified for inclusion in the wastewater impact fee analysis.

4.1 WASTEWATER LOAD PROJECTIONS

Wastewater flow projections for 2024 and 2034 were developed using criteria from the February 2021 *Wastewater Flow Capacity Analysis Report*. 2.97 people per connection and 76 gallons per capita per day were assumed for average daily flow projections. A wet weather peaking factor of 4.0 was applied to calculate the projected peak wet weather flow. **Table 4-1** presents the projected wastewater flows for the wastewater impact fee service area in million gallons per day (MGD).

Table 4-1: Impact Fee Service Area Wastewater Flow Projections

Year	Average Daily Flow (MGD)	Peak Wet Weather Flow (MGD)
2024	0.04	0.16
2034	0.32	1.28

4.2 WASTEWATER SYSTEM IMPROVEMENTS

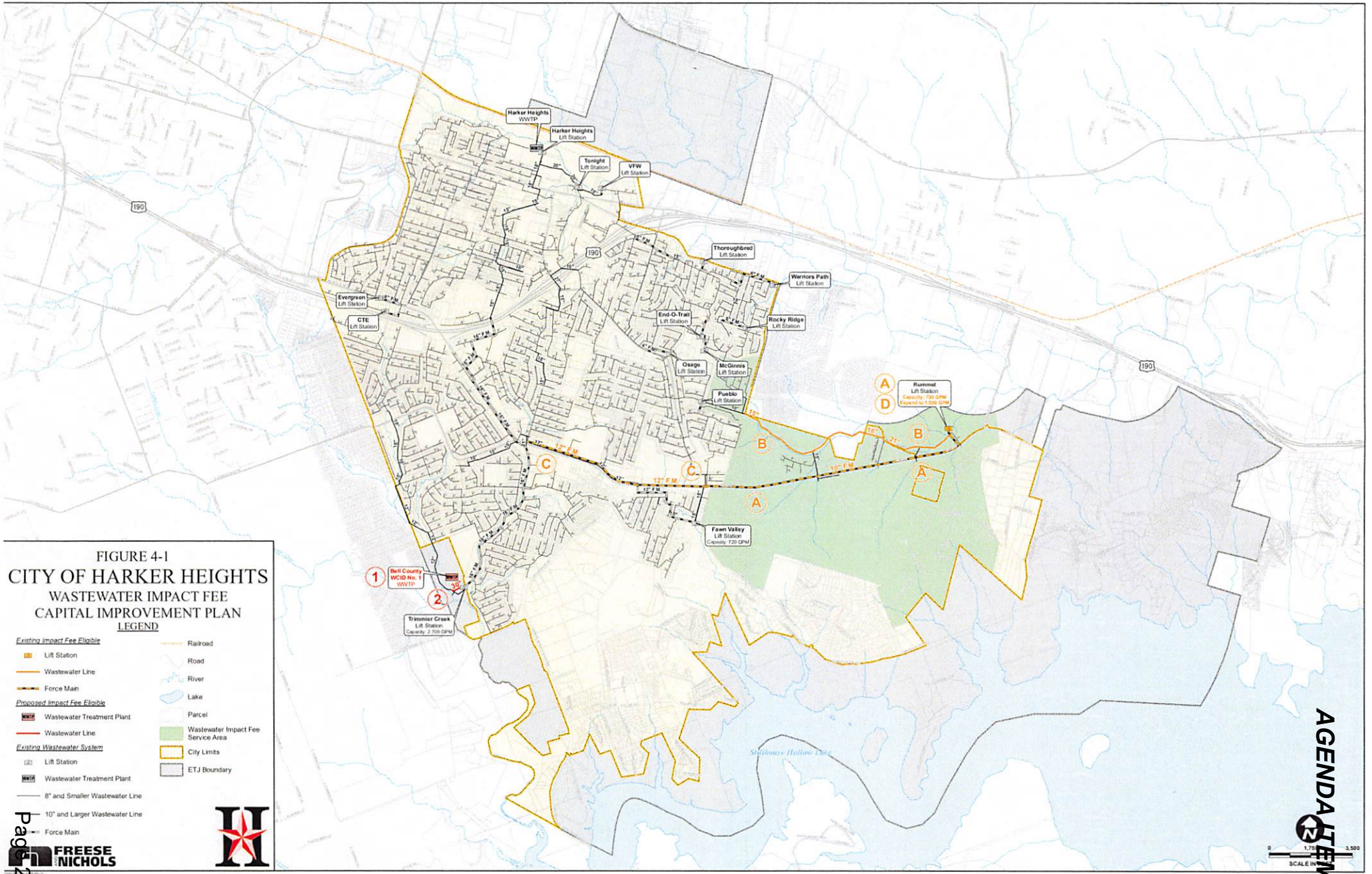
The TCE *2022 Proposed Trimmier Creek Lift Station – Bypass Relief Interceptor to WCID #1 Letter* included proposed wastewater system improvement cost estimates. The cost estimate for treatment plant capacity in Bell County WCID No. 1 wastewater treatment plant (WWTP) were provided in the City Council Memorandum dated February 7, 2023. A summary of the costs for each project required for the 10-year growth period used in the wastewater system impact fee analysis is shown in **Table 4–2**. Costs listed for the existing projects are based on actual design and construction cost data provided by the City. Detailed cost estimates for the proposed wastewater system projects are provided in **Appendix A**. **Table 4–2** shows a 2024 percent utilization, which is the portion of a project's capacity that is required to serve existing development. This portion of the project cost is not impact fee eligible. The 2034 percent utilization is the portion of the project's capacity that will be required to serve projected growth in the

city in 2034. The 2024-2034 percent utilization is the portion of the project's capacity required to serve development from 2024 to 2034. The impact fee eligible cost for each project is calculated as the total capital cost multiplied by the 2024-2034 percent utilization. Only this portion of the cost can be used to calculate maximum allowable impact fees. Proposed wastewater projects are shown on **Figure 4-1**.

Table 4-2: Wastewater Impact Fee Eligible Projects

No.		Description of Project	Percent Utilization			Costs Based on 2024 Dollars	
			2024[1]	2034	2024 - 2034	Capital Cost	Impact Fee Eligible Cost
Existing	A	Rummel Lift Station and Force Main	15%	100%	85%	$1,116,502	$949,026
	B	15/18/21/27" Gravity Line	15%	70%	55%	$1,674,752	$921,114
	C	12-inch Force Main	0%	89%	89%	$1,975,412	$1,758,117
	D	Rummel Lift Station Expansion	0%	89%	89%	$493,853	$439,529
	E	Impact Fee Study	0%	100%	100%	$60,200	$60,200
		Existing Project Sub-total				**$5,320,719**	**$4,127,986**
Proposed	1	2 MGD at WCID No. 1	0%	14%	14%	$13,677,083	$1,914,792
	2	Trimmier Creek Lift Station Bypass/Relief Interceptor to WCID No. 1	0%	19%	19%	$1,400,000	$266,000
		Proposed Project Sub-total				**$15,077,083**	**$2,180,792**
		Total Capital Improvements Cost				**$20,397,802**	**$6,308,778**

(1) Utilization in 2024 on proposed projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore is not eligible for impact fee cost recovery.


Harker Heights WWTP
Harker Heights Lift Station
Tonight Lift Station
VFW Lift Station
Thoroughbred Lift Station
Warriors Path Lift Station
Evergreen Lift Station
CTE Lift Station
End-O-Trail Lift Station
Rocky Ridge Lift Station
Osage Lift Station
McGinnis Lift Station
Pueblo Lift Station
Rummel Lift Station
Capacity: 720 GPM
Expand to 1,596 GPM
Fawn Valley Lift Station
Capacity: 720 GPM
Bell County WCID No. 1 WWTP
Trimmier Creek Lift Station
Capacity: 2,700 GPM
190
12" F.M.
10" F.M.
A
B
C
D
1
2
FIGURE 4-1
CITY OF HARKER HEIGHTS
WASTEWATER IMPACT FEE
CAPITAL IMPROVEMENT PLAN
LEGEND
Existing Impact Fee Eligible
Lift Station
Wastewater Line
Force Main
Proposed Impact Fee Eligible
Wastewater Treatment Plant
Wastewater Line
Existing Wastewater System
Lift Station
Wastewater Treatment Plant
8" and Smaller Wastewater Line
10" and Larger Wastewater Line
Force Main
Railroad
Road
River
Lake
Parcel
Wastewater Impact Fee Service Area
City Limits
ETJ Boundary
FREESE NICHOLS
SCALE IN FEET
0
1,750
3,500

4.3 WASTEWATER IMPACT FEE ANALYSIS

The impact fee analysis involves determining the utilization of existing and proposed projects required as defined by the capital improvement plan to serve new development over the next 10-year period. For existing or proposed projects, the impact fee eligible cost is calculated as a percentage of the total project cost, based upon the percentage of the project's capacity required to serve development projected to occur between 2024 and 2034. Capacity serving existing development and development projected to occur more than 10 years in the future cannot be included in the maximum allowable impact fee calculations.

4.3.1 Service Units

According to Chapter 395 of the TLGC, the maximum allowable impact fee may not exceed the amount determined by dividing the cost of required capital improvements by the total number of service units attributed to new development during the impact fee eligibility period. A service unit for wastewater is defined as the service equivalent to a water connection for a single-family residence.

Public, commercial, and industrial connections are converted into service units based upon the capacity of each meter used to provide service. The number of service units required to represent each meter size is based on the safe maximum operating capacity of the appropriate meter type. American Water Works Association (AWWA) standards C700 and C710 (Displacement Meters), C715 (Ultrasonic Meters), and C702 (Compound Meters) were used to determine the safe maximum operating capacity, as these meter types represent those in place and stocked by the City. The service unit equivalent for each meter size used by the City is listed in **Table 4–3**.

Table 4-3: Service Unit Equivalents

Meter Size	Type	Maximum Flow (gpm)	Service Unit Equivalents
3/4"	Displacement	25	1.0
1"	Displacement	40	1.6
1 1/2"	Displacement	50	2.0
2"	Ultrasonic	100	4.0
3"	Compound	320	12.8
4"	Compound	500	20.0
6"	Compound	1,000	40.0
8"	Compound	1,600	64.0

Typically, in Harker Heights, single-family residences are served with 3/4-inch water meters. Larger meters represent multi-family, public, commercial, and industrial water use. **Table 4-4** shows the service units by meter size for 2024 and the projected service units for 2034.

Table 4-4: Service Units

Meter Size	2024		2034		Growth in Service Units
	Number of Meters	Service Units	Number of Meters	Service Units	
3/4"	171	171	1,409	1,409	1,238
1"	5	8	10	16	8
1 1/2"	0	0	1	2	2
2"	0	0	0	0	0
3"	0	0	0	0	0
4"	0	0	0	0	0
6"	0	0	0	0	0
8"	0	0	0	0	0
Total	**176**	**179**	**1,420**	**1,427**	**1,248**

4.3.2 Maximum Impact Fee Calculations

TLGC Chapter 395 outlines the procedures and requirements for calculating maximum allowable impact fees to recover costs associated with capital improvement projects needed due to growth over a 10-year period. Chapter 395 also requires a plan that addresses possible duplication of payments for capital improvements. This plan can either provide a credit for the portion of revenues generated by new

development that is used for the payment of eligible improvements, including payment of debt, or reduce the total eligible project costs by 50 percent. The City of Harker Heights has selected to utilize the reduction of the total eligible project costs by 50 percent to determine the maximum allowable impact fees.

Chapter 395 of the TLGC states that the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the impact fee eligibility period less the credit to account for water and wastewater revenues used to finance these capital improvements.

The total projected costs include the projected capital improvement costs to serve 10-year development, the projected finance cost for the capital improvements, and the consultant cost for preparing and updating the CIP. A 3.5% interest rate was used to calculate financing costs. **Table 4-5** displays a summary of the maximum allowable wastewater impact fee calculation.

Table 4-5: Maximum Wastewater Impact Fee Calculation

Total Eligible Capital Improvement Costs	**$6,308,778**
Total Eligible Financing Costs	$736,902
Total Eligible Impact Fee Costs	$7,045,679
Growth in Service Units	1,248
Maximum Wastewater Impact Fee per Service Unit (1)	$5,646
Impact Fee Credit per Service Unit (2)	$2,823
Maximum Allowable Wastewater Impact Fee per Service Unit (3)	**$2,822**

(1) Total Eligible Costs divided by the Growth in Service Units.
(2) Credit is 50% of Maximum Wastewater Impact Fee per Service Unit.
(3) Maximum Allowable Wastewater Impact Fee is Maximum Wastewater Impact Fee per Service Unit minus the Impact Fee Credit per Service Unit.

Appendix A
Cost Estimates

Harker Heights
The Bright Star Of Central Texas

City Council Memorandum

FROM: The Office of the City Manager **DATE: February 07, 2023**

RECEIVE AND DISCUSS A PRESENTATION ON PURCHASING 2.0 MILLION GALLONS PER DAY (MGD) OF WASTEWATER TREATMENT PLANT CAPACITY FROM THE BELL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 (WCID NO. 1) SOUTH WASTEWATER TREATMENT PLANT.

EXPLANATION:

The Texas Commission on Environmental Quality (TCEQ) requires wastewater treatment plants (WWTP's) to begin engineering for expansion when a plant reaches 75% of treatment plant capacity. When WWTP's reach 90% of treatment capacity, construction for expansion must begin.
The Harker Heights WWTP, expanded in 1991, has a design capacity of 3.0 MGD. The wastewater plant is near 75% (2.25 MGD) of treatment capacity. The existing WWTP was designed for future expansion. Thonhoff Consulting Engineers provided a probable cost estimate in the amount of $36,000,000 for an additional 1.5 MGD of treatment plant capacity.

The WCID No. 1 has a 6.0 MGD South WWTP located off of Chaparral Road adjacent to the Harker Heights Trimmier Lift Station. The Trimmier Lift Station receives approximately 60% of the wastewater flow from the City of Harker Heights. A bypass gravity line connection could be constructed from the Trimmier Lift Station to the South WWTP. Purchasing 2.0 MGD of existing wastewater treatment plant capacity from the WCID No. 1 South WWTP would cost $13,677,083 with approximately $1,400,000 for the bypass gravity line connection. The WCID No. 1 Maintenance & Operation cost for treating the wastewater is currently $1.06/1000 gallons. If the City used 2.0 MGD, the M&O cost would be $2,120.00/day.

ACTION BY THE CITY COUNCIL:

None

ATTACHMENTS:

NewGen Strategies & Solutions S. WWTP Buy In Calc
Existing Harker Heights Plant Upgrade 1.5 MGD Cost
Trimmier LS Bypass Interceptor to WCID South Plant-Cost

Summary
DRAFT

Bell County WCID No. 1
Harker Heights Buy-In Calculation
Analysis Summary (As of 10/13/2022)

Line No	Col (A)	(B) Replacement Cost	(C) Accumulated Depreciation	(D) Net Book Value
1	RCLD Analysis	$ 63,273,909	$ 25,597,935	$ 37,675,974
2	South Plant Capacity			6.00
3	Buy-in Value per MGD			$ 6,279,329
4				
5	**Existing Facility Buy-in Amounts**			
6		RCLD		
7	Harker Heights MGD Buy-in per MGD	$ 6,279,329		
8	Capacity Desired (MGD)	2.00		
9	Total Buy-in Amounts	$ 12,558,658		
10				
11				
12	**Cost of General Capital Improvements**			
13			High	Low
14	General Plant Improvements (As of 2021)	$ 2,600,000		
15	Assumed Annual Inflation Factor			
16	ENR (Mar 2021 to Mar 2022)		8.87%	
17	ENR (20 yr Average 2002 to 2022)			3.53%
18	Estimated Cost of Improvements in 2024		$ 3,355,274	$ 2,885,437
19	South Plant Capacity		6.00	6.00
20	Cost of Plant Improvements per MGD		$ 559,212	$ 480,906
21	Capacity Desired (MGD)		2.00	2.00
22	Cost of Improvements		$ 1,118,425	$ 961,812
23				
24				
25	**Total Cost to Harker Heights**			
26			High	Low
27	Cost of 2 MGD Original Plant Capacity		$ 12,558,658	$ 12,558,658
28	Cost of 2 MGD of Plant Improvements		1,118,425	961,812
29	Subtotal		$ 13,677,083	$ 13,520,470
30				

RCLD
DRAFT

Bell County WCID No. 1
Harker Heights Buy-In Calculation
Reconstruction Cost Less Depreciation (RCLD) Calculation

Line No	Col (A)	(B)	(C)	(D)
	Asset Description	Reconstruction Cost	Accumulated Depreciation	Net Book Value
1	Gator	$ 13,642	$ 13,642	$ -
2	John Deere 5103 50hp 2wd Tractor	24,766	24,766	-
3	2007 Mack Truck CTP713 w/roll off hoist WW20 P3	231,775	231,775	-
4	South Wastewater Treatment Plant	42,759,484	18,435,948	24,323,536
5	SWWTP Effluent Line	6,445,081	2,778,826	3,666,255
6	25 yd Roll-Off	12,334	12,334	-
7	Security Camera-Plant 3	17,692	17,692	-
8	Effluent Vertical Turbine Pump	60,957	40,825	20,133
9	2009 Toyota Tundra WW2 P3	36,559	36,559	-
10	Effluent Pump w/ Basket Strainer	63,861	63,861	-
11	Irrigation System, landscaping	30,172	30,172	-
12	30 x 60 Tractor Shed	16,640	9,336	7,303
13	Yanmar Backhoe w/ Pallet Forks	61,852	61,852	-
14	Submersible pumps @ Infl. L/S 1 of 2	120,782	120,782	-
15	SCADA System-Plant 3	494,282	494,282	-
16	SCAG Mower-Plant 3	12,625	12,625	-
17	Building over Disc Filter	50,913	19,605	31,308
18	Oncor Service @ Sewer Plant 3	76,200	17,815	58,385
19	Sprinkler System @ STP #3 front gate	7,759	7,759	-
20	2017 Ford F550 Diesel WW27 P3	54,546	41,182	13,364
21	Tarping System for WWTP #20	8,443	8,443	-
22	2017 Kawasaki Mule	11,277	7,852	3,425
23	SBR Canopy Walls	11,312	2,622	8,690
24	Mitsubishi Forklift	59,889	24,530	35,359
25	Headworks	766,438	127,827	638,611
26	Grease Trap	2,001,189	333,760	1,667,429
27	SBR	801,996	133,757	668,238
28	Digester	2,576,804	429,761	2,147,042
29	Alum Feed	644,523	107,494	537,029
30	Outfall Box	154,902	25,835	129,067
31	Outfall Box Piping	316,404	52,770	263,634
32	Headworks Bar Screens	1,226,588	245,486	981,102
33	Grease Trap Blower	11,727	9,388	2,339
34	SBR Blowers	1,567,629	627,481	940,148
35	SBR Diffusers	537,030	429,918	107,112
36	Digester Aeriation System	1,405,763	281,345	1,124,418
37	Alum Bulk Storage Tanks	62,234	24,911	37,323
38	Alum Chemical Metering System	71,924	57,579	14,345
39	Two (2) Influent L/S Pumps	204,223	163,490	40,733
40	20 YD HD Round Bottom	7,866	1,615	6,251
41	Updraded Security Cameras-Plant 3	30,437	10,293	20,144
42	Influent L/S #4 Pump	15,792	6,914	8,878
43	Panel View for SCADA	9,197	3,259	5,938
44	Service Bed for WW27 w/ Ladder Rack(#5076)	11,593	1,656	9,937
45	30 MMP Self-Priming Pump	12,809	1,601	11,208
46	2021 EXMARK 72" Lazer, E-Series, Kawasaki FX801	11,181	1,422	9,759
47	NPW Pump	30,192	2,931	27,262
48	4 Ton Nom Strght w15kw Heat	7,381	332	7,049
49	2021 F150 4x4 WWTP 32 P3	33,244	1,236	32,008
50	Submersible Lift Station Pump	72,000	789	71,211
	Subtotal	$ 63,273,909	$ 25,597,935	$ 37,675,974

City of Harker Heights
Wastewater Treatment Plant Expansion
From 3.0 MGD to 4.5 MGD

Initial Engineering Estimate of Total Project Cost
December 3, 2021

Construction Costs	
Renovation of Existing 3.0 MGD Facility	
3,000,000 GPD x $1/GPD	$3,000,000
Expansion of 1.5 MGD Capacity	
1,500,000 GPD x $14/GPD	$21,000,000
Construction Subtotal	$24,000,000
Engineering Costs	
Turnkey Engineering Services at +/- 25%	$6,000,000
Engineering Subtotal	$6,000,000
Total	$30,000,000
Contingency at +/- 20%	$6,000,000
INITIAL ENGINEERING ESTIMATE OF TOTAL PROJECT COST	**$36,000,000**

Prepared by:
THONHOFF CONSULTING ENGINEERS, INC.

Robert H. Thonhoff, Jr.

Robert H. Thonhoff, Jr., P.E.

TCE THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

December 19, 2022

Mr. Mark Hyde
Director of Public Works
City of Harker Heights
305 Miller's Crossing
Harker Heights, Texas 76548

Re: Proposed Trimmier Creek Lift Station – Bypass Relief Interceptor to WCID #1
Engineering Estimate of Total Project Cost (REVISED)

Dear Mr. Hyde:

As per your request, I have reviewed the scope of work that may be needed to bypass and/or partially relieve the Trimmier Creek Lift Station by constructing a new "bypass/relief" wastewater interceptor to WCID #1 WWTP that could accommodate up to 2.0 MGD Average Daily Flow (ADF).

Also, as per our discussions, I have revised the scope to include a manual slide gate prior to the automatic slide gate in two locations so that the automatic slide gate may be removed for repair when required. Also, I have revised the cost estimate to utilize a 30" relief interceptor rather than the 24" interceptor as previously presented.

The Trimmier Creek Lift Station would stay in service as a "flow-equalization" pump station that could send wastewater flow either to the WCID #1 WWTP or the City of Harker Heights 3.0 MGD WWTP.

The proposed "bypass/relief" interceptor would be sized for a 2.0 MGD ADF and a minimum 6.0 MGD peak flow of 4167 gpm. This flow rate corresponds to a 24-inch wastewater interceptor laid at a minimum slope of 0.3%. However, a 30-inch interceptor is proposed to provide additional future capacity.

A flow equalization capability must be added into the Trimmier Creek Lift Station to enable it to split flows as needed between the WCID #1 WWTP and the City of Harker Heights WWTP. Initial planning of this type of capability would include a flow metering (Parshall flume) structure on the new 30-inch bypass line which regulates slide gates controlling flows entering the Trimmier Creek Lift Station off the existing 12-inch interceptor and the existing 21-inch interceptor.

(512) 328-6736 1301 CAPITAL OF TEXAS HWY. SOUTH, SUITE A-236 AUSTIN, TEXAS 78746
TBPE Registration No.: F-002921

A manual slide gate will be installed prior to each automatic slide gate so that the automatic slide gates may be removed for maintenance and repair.

Please note that in this scenario, the Trimmier Creek Lift Station would pump only to the City of Harker Heights WWTP, but wastewater flow would be able to bypass the lift station by gravity flow as regulated by the Parshall flume flow metering system.

Also, please note that the future FM 2410 service area main lift station is planned to convey up to 1.64 MGD ADF and 4556 gpm peak flow via a new estimated 18-inch force main. This new force main should be planned to terminate at this location to utilize the proposed infrastructure.

I have estimated a Total Project Cost for this project as follows:

Construction

12" WW Line	100 LF @ $150/LF	=	$ 15,000
21" WW Line	200 LF @ $250/LF	=	50,000
30" WW Line	500 LF @ $400/LF	=	200,000
6' Diameter Manholes	4 EA @ $10,000/EA	=	40,000
Connections at WCID #1	1 EA @ $50,000/EA	=	50,000
Flow Metering Vault	1 EA @ $100,000/EA	=	100,000
Slide Gate Structure	2 EA @ $100,000/EA	=	200,000
Slide Gate Equipment			
• 21" Auto Slide Gate	1 LS @ $30,000	=	30,000
• 21" Manual Slide Gate	1 LS @ $25,000	=	25,000
• 12" Auto Slide Gate	1 LS @ $20,000	=	20,000
• 12" Manual Slide Gate	1 LS @ $15,000	=	15,000
Slide Gate Installation	1 LS @ $85,000	=	85,000
Electrical/SCADA	1 LS @ $100,000/LS	=	100,000
	Subtotal Construction		$ 930,000

Engineering

▪ Basic Services	$ 140,000
▪ Design Survey	10,000
▪ Easement Acquisition	10,000
▪ Geotechnical Report	5,000
▪ Part-time RPR Services	30,000
▪ Record Drawings	10,000

Subtotal Engineering	$ 205,000
Subtotal Construction and Engineering	$1,135,000
Contingency @ +/- 25%	$ 265,000
Engineering Estimate of Total Project Cost	**$1,400,000**

I have attached Figure 1 which provides an "overall map" of the initial planning for this project.

Please contact me with any questions or concerns.

Sincerely yours,
THONHOFF CONSULTING ENGINEERS, INC.

Robert H. Thonhoff, Jr.

Robert H. Thonhoff, Jr., P.E.
President

Attachment

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT LINES
- DRAINAGE EASEMENT LINES
- ADJOINING TRACT PROPERTY LINES
- OFFSITE EASEMENTS
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QE"
- 1" IRON PIPE FOUND
- 60D NAIL FOUND

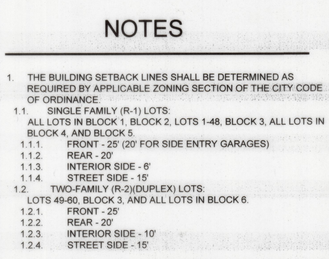
UNLESS OTHERWISE NOTED

NOTES

1. THE BUILDING SETBACK LINES SHALL BE DETERMINED AS REQUIRED BY APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCE.
   - 1.1. SINGLE FAMILY (R-1) LOTS: ALL LOTS IN BLOCK 1, BLOCK 2, LOTS 1-48, BLOCK 3, ALL LOTS IN BLOCK 4, AND BLOCK 5.
     - 1.1.1. FRONT - 25' (20' FOR SIDE ENTRY GARAGES)
     - 1.1.2. REAR - 20'
     - 1.1.3. INTERIOR SIDE - 6'
     - 1.1.4. STREET SIDE - 15'
   - 1.2. TWO-FAMILY (R-2)(DUPLEX) LOTS: LOTS 49-60, BLOCK 3, AND ALL LOTS IN BLOCK 6.
     - 1.2.1. FRONT - 25'
     - 1.2.2. REAR - 20'
     - 1.2.3. INTERIOR SIDE - 10'
     - 1.2.4. STREET SIDE - 15'
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
3. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E AND 48027C0295E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

4. ALL UTILITY EASEMENTS SHALL BE 10.0' WIDE, UNLESS OTHERWISE NOTED.
5. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
6. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
7. HOMES BUILT ON LOTS THAT FRONT TWO STREETS SHALL BE BUILT WITH THE FRONT OF THE HOUSE FACING THE STREET UPON WHICH THE LOT HAS SMALLER LINEAR FRONTAGE FOR THE EXCEPTION OF LOT 1, BLOCK 6. LOT 1, BLOCK 6 SHALL FRONT CASPIAN TRAIL.
8. PERMANENT CORNERS, EXTERIOR OR INTERIOR, SHALL BE 1/2" IRON ROD WITH A CAP MARKED "QE" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
9. NO ACCESS TO WARRIORS PATH SHALL BE ALLOWED FOR LOTS 1-8, BLOCK 6, LOT 60, BLOCK 3 AND LOTS 21-25, BLOCK 1.



LOCATION MAP

SCALE: NTS

CENTER LINE					
NUMBER	BEARING OR CHORD DIRECTION	LENGTH OR ARC LENGTH	RADIUS	CHORD LENGTH	DELTA
C1	N26° 23' 40"E	53.73	150.00	53.44	020.52
C2	S31° 38' 13"W	26.28	150.00	26.25	010.04
C3	S21° 29' 37"W	26.83	150.00	26.79	010.25
C4	S28° 37' 48"E	47.12	30.00	42.43	090.00
C5	S20° 19' 50"E	38.43	30.00	35.86	073.40
C6	N69° 40' 10"E	55.82	30.00	48.11	106.60
C7	S20° 19' 50"E	38.43	30.00	35.86	073.40
C8	N69° 40' 10"E	55.82	30.00	48.11	106.60
C9	S28° 37' 48"E	47.12	30.00	42.43	090.00
C10	N28° 37' 48"W	47.12	30.00	42.43	090.00
C11	S25° 54' 57"W	49.98	150.00	49.75	019.09
C12	S28° 37' 48"E	94.25	60.00	84.85	090.00
L1	S16° 07' 58"W	56.16			
L2	S36° 39' 23"W	50.39			

APPROVED THIS 11 DAY OF April, 2023, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

GRAPHIC HORIZONTAL SCALE
SCALE: 1:100

INST# 2023015392

KNOW ALL MEN BY THESE PRESENTS, THAT **CACTUS JACK DEVELOPMENT, INC.** BEING THE SOLE OWNER OF THAT CERTAIN **47.65 ACRE TRACT** OF LAND IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, SITUATED IN THE **H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 47.626 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CACTUS JACK DEVELOPMENT, INC., RECORDED IN INSTRUMENT NO. 2020-064289, DEED RECORDS OF BELL COUNTY, TEXAS.** WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **THE VILLAGE AT NOLAN HEIGHTS,** AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND **THE VILLAGE AT NOLAN HEIGHTS,** DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

THE DRAINAGE TRACTS, UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF HARKER HEIGHTS FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS 30 DAY OF March, 2023

FOR: CACTUS JACK DEVELOPMENT, INC.

BY:
DUSTIN L. KING
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, **PERSONALLY** APPEARED **DUSTIN L. KING** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT **HE** EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/19/24

GORGE J MEZA
Notary ID 8136147724
My Commission Expires
February 19, 2024

PLANNING

APPROVED THIS 11 DAY OF April, 20 23, A.D. BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

Not Notarized Mayor's signature attested
CITY SECRETARY J. Spell

PLANNING AND ZONING COMMISSION

APPROVED THIS 29 DAY OF March, 20 23, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:

I, BRADLEY W. SARGENT, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS.

03/30/2023

BRADLEY W. SARGENT
R. P. L. S. NO. 5827
1501 W. STAN SCHLUETER LP.
KILLEEN, TX 76549

STATE OF TEXAS
BRADLEY W. SARGENT
5827
SURVEYOR

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE 5 DAY OF April, 20 23 A.D.

BY: BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 13TH DAY OF April, 20 23 IN YEAR 2023, PLAT # 20230015392
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # 20230015392, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY:

SURVEY:	H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511	OWNER:	CACTUS JACK DEVELOPMENT, INC. 1629 S. FORT HOOD ST. KILLEEN, TEXAS 76542
NUMBER OF BLOCKS:	6	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	150		
TOTAL ACREAGE:	47.65 AC		
DATE:	MARCH 2023		

QUINTERO ENGINEERING LLC
1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549
PHONE: (254) 493-9962
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

FINAL PLAT FOR:

THE VILLAGE AT NOLAN HEIGHTS

CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

THE VILLAGE AT NOLAN HEIGHTS,
IS A PLAT OF ALL OF THE CALLED 47.626 ACRES SITUATED IN THE H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511, BELL COUNTY, TEXAS, DESCRIBED IN A DEED TO CACTUS JACK DEVELOPMENT, INC. IN INSTRUMENT NO. 2020-064289, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.: 045-20
DRAWING NO.: P1

AGENDA ITEM #V.1.

Memorandum

FROM: The Office of the Planning and Development Director **DATE: October 06, 2026**

RECEIVE AND DISCUSS A PRESENTATION ON THE SEMIANNUAL REPORT ON UPDATED LAND USE ASSUMPTIONS. (PLANNING ADMINISTRATOR)

EXPLANATION:

The City Council adopted the Land Use Assumptions and the Capital Improvements Plan (CIP) for the proposed impact fee area on November 9, 2021. The Wastewater Impact Fee Ordinance was adopted by the City Council on November 15, 2022, and the City began collection on the fees on November 15, 2023. The fee was amended on February 27, 2024. The purpose of this item is for the Capital Improvement Advisory Committee to receive a semi-annual update on Impact Fees.

The purpose of this item is for the CIAC to review recent changes to Land Use Assumptions within the existing Impact Fee Service Area boundary.

There have been zero (0) Land Use changes within the Impact Fee Service Area boundary from November 17, 2025 through September 28, 2026.

RECOMMENDATION:

No recommendation.

ACTION BY THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE:

No action to be taken.

ATTACHMENTS:

LandUseAssumptions (approved 02-05-24)

FIGURE 3-2
CITY OF HARKER HEIGHTS
IMPACT FEE SERVICE AREA
FUTURE LAND USE

LEGEND

Existing Wastewater System

- Lift Station
- Wastewater Treatment Plant
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- Force Main
- Railroad
- Road
- River
- Lake
- Parcel
- Wastewater Impact Fee Service Area
- City Limits
- ETJ Boundary

FUTURE LAND USE

- Community Center
- Government/Public Space
- Low Density Residential
- Medium Density Residential
- Overlook Utilization Area
- Parks & Open Space
- Regional Commercial Centers
- Residential Estate

End-O-Trail Lift Station
McGinnis Lift Station
Osage Lift Station
Pueblo Lift Station
Fawn Valley Lift Station
Rummel Lift Station

Stillhouse Hollow Lake

0 650 1,300
SCALE IN FEET

FREESE AND NICHOLS

Created By Freese and Nichols, Inc.
Author: MAC3886
File Path: W:\HW_PLANNING\20_DELIVERABLES\01_WW_IF_CIP\Wastewater_IF_CIP\Wastewater_IF_CIP.aprx
Updated: Thursday, November 29, 2023 1:14 PM
User Name: GB186

Memorandum

FROM: The Office of the Planning and Development Director **DATE: October 06, 2026**

RECEIVE AND DISCUSS A PRESENTATION ON THE SEMIANNUAL REPORT ON THE PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN. (PROJECT MANAGER).

EXPLANATION:

According to Chapter 395 of the Texas Local Government Code (LGC), the City established the Capital Improvement Advisory Committee (CIAC) via resolution to serve as the advisory committee for the City's Impact Fees. The City adopted Impact Fees in November 2022 and they became effective on November 13, 2023.

The City previously retained Thonhoff Consulting Engineers to evaluate the wastewater capacity in the service basin along Knight's Way/FM 2410 east of Warrior's Path. This report was completed in February 2021 and determined that capital improvements to the City's wastewater system were needed in order to service that basin. The City then entered into an agreement with Freese and Nichols to develop a wastewater impact fee for the eastern service area. The City's consultant, Freese and Nichols, evaluated the Thonhoff report, and the Planning & Zoning Commission's 2021 CIP recommendations with respect to their contribution to developing the City's adopted Impact Fee.

Texas Local Government Code requires a re-evaluation at least every 5 years from the date of adoption or the last re-evaluation. The City Council adopted the Capital Improvements Plan (CIP) for the impact fee area on February 27, 2024. The purpose of this item is for the Capital Improvement Advisory Committee to receive and discuss an update on the progress of the Capital Improvements Plan.

RECOMMENDATION:

No recommendation.

ACTION BY THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE:

No action to be taken.

ATTACHMENTS:

CIAC_102026_CIPS

PROJECT TYPE	PROJECT ACCOUNT NUMBER	PROJECT TITLE	PROJECT SCOPE	ENGINEER/ CONTRACTOR	ENGINEERING / CONSTRUCTION CONTRACTED AMOUNT	ENGINEERING / CONSTRUCTION % COMPLETED BILLED TO DATE	ANTICIPATED COMPLETION/ COMPLETION DATE
Plan	02-552-092	Water: 2026 GIS Water Data Collection	Ground truthing water valves, fire hydrants, and line locations/types/ sizes. Also exercise valves and identify broken valves and fire hydrants. Contract executed 2/25/26. Project kickoff meeting 4/16/2026.	Walker Partners (WP) Rios Group is their Subconsultant	$ 262,966.20	3	7/20/2027
Plan	05-560-605	Drainage: 2026 Drainage Master Plan Update Phase 2	Update to the 2017 Drainage Master Plan for the area designated as Phase 2. Contract executed 4/20/2026. Project kickoff meeting 5/19/2026	Lockwood Andrews & Newman (LAN)	$ 232,518.83	0	12/29/2026
Regulatory	01-501-092	Plan: ADA Transition Plan - Phase 2	Phase 2 includes evaluation of the remaining 6 City buildings & 3 parks, an additional 11 miles of sidewalk, and some City programs not covered in Phase 1. Contract scheduled to go before City Council in August/September 2026.	Kimley-Horn	TBD		
Regulatory	02-552-092	Water: Lead Copper Compliance	Data Assessment and service line inventory that meet state and federal requirements. 1.17% Net Professional Services Agreement Change	Freese & Nichols (FNI) Rios Group is their subconsultant	$ 1,141,413.95	87	7/1/2026
Streets	05-560-115	Warrior's Path Phase 2	Converting ~0.41 miles from a rural ditch section to a curb and gutter section, traffic signal, sidewalk, storm drain improvements, and water distribution system improvements. TXDOT Construction Grant = $2,864,816.00 ($1,206,945.59 reimbursed ; $416,363.95 pending) 3.19% Net Construction Contract Change	Walker Partners (WP)	$ 543,723.72	95	8/30/2026
				R.T. Schneider	$ 3,782,448.90	65	7/30/2026
Streets	05-560-119 05-560-604	2025 Street Improvements (Gasisco Phase 2, Tahuaya, and Heights Athletic Club Drainage)	Roadway rehabilitation and drainage improvements. Bids received 5/26/2026. Awardation Recommendation to be presented to Council on 6/9/2026	Kasberg, Patrick & Associates (KPA)	$35,071.61 $17,028.39 $33,500.00	Overall 20	TBD
				TBD		NA	TBD
Streets	05-560-120	Warrior's Path Ph 3	Roadway widening to two 12 foot wide lanes with a 12 foot wide center turn lane & an 8 foot wide sidewalk. The project also includes adding storm sewer, & a traffic signal at the north end of Warrior's	Kasberg, Patrick & Associates (KPA)	$ 327,086.00	45	December 2026 for preliminary engineering only

PROJECT TYPE	PROJECT ACCOUNT NUMBER	PROJECT TITLE	PROJECT SCOPE	ENGINEER/ CONTRACTOR	ENGINEERING / CONSTRUCTION CONTRACTED AMOUNT	ENGINEERING / CONSTRUCTION % COMPLETED BILLED TO DATE	ANTICIPATED COMPLETION/ COMPLETION DATE
			Path at Old Nolanville Road. TXDOT Construction Grant = $4,400,000.00	TBD		N/A	Start Construction 2028
Streets	05-560-121	Chaparral Road Upgrade (Ph 3 and ILA)	This phase will include significant grading, a retaining wall, realignment of approximately 1,200 linear feet of 2 lane roadway, and installation of a traffic signal. (Pending $4,542,660 CAT 2M TXDOT Construction Grant)	Freese & Nichols (FNI)	$ 1,218,895.00	50	Construction Plans Pending Environmental Approval
				TBD		N/A	2028
				Central Texas WSC	$ 1,092,000.00	11	Construction Plans Complete.
Wastewater	15-560-406 then 05-560-406	WWTP: Generator & Blowers	Replace 2 standby diesel generators at the "A" Plant and "B" Plant with natural gas generators, Replace 2 centrifugal blowers at "B" Plant with Turbo Blowers, & Install variable frequency drives on the motors 2.43% Net Construction Contract Change	WTC Inc.	$ 208,000.00	96	Record Drawings and O&M Manuals provided 2/19/26. Waiting on final invoice.
				McDonald Municipal & Industrial	$ 1,831,938.00	100	1/14/2026
Wastewater	05-560-407	WWTP: Waste Activated Sludge (WAS) Pump/Motor	Add a third pump and motor to the WAS pump station 26.5% Net Construction Contract Change due to having to replace an additional pump.	WTC Inc.	$ 39,088.58	96	7/17/2026
				TREW Construction	$ 334,699.42	95	6/17/2026
Wastewater	05-560-408	WWTP: Hydro-Pneumatic Tank Replacement	Upsize the effluent reuse hydro-pneumatic pump station for plant wash down and running the belt filter press 4.01% Net Construction Contract Change	WTC Inc.	$ 67,151.58	98	7/17/2026
				TREW Construction	$ 156,273.83	95	6/17/2026
Wastewater	05-560-410	WWTP: UV Disinfection System Replacement	Replacement of the Wastewater Treatment Plant UV disinfection equipment and construction of an awning covering the UV channels 2.40% Net Construction Contract Change	WTC Inc.	$ 117,759.84	97	7/17/2026
				TREW Construction	$ 1,163,876.00	94	6/17/2026
Wastewater	05-560-413	WWTP: Bar screen Improvements	Replace the Mechanical Bar Screens with Climber Screens for debris removal at the WWTP headworks NTP issued 12/1/2025	WTC Inc.	$ 215,000.00	66	12/23/2026
				Mayim Municipal Builders, LLC	$ 1,503,000.00	11	11/23/2026
Wastewater	05-560-415	WWTP: Replace 3 Raw Water Pumps	Equipment Purchase via Buy Board to rebuild and purchase new submersible pumps.	Austin Armature Works, LP	$ 259,866.00	33	Waiting on Manufacturer for Deliverables
Wastewater	05-560-414	Lift Station: Trimmier Connection to Bell County	Construction of a new "bypass/relief" wastewater connector line to Bell County WCID #1; & add flow equalization	WTC Inc.	$ 205,000.00	87	8/21/2026

PROJECT TYPE	PROJECT ACCOUNT NUMBER	PROJECT TITLE	PROJECT SCOPE	ENGINEER/ CONTRACTOR	ENGINEERING / CONSTRUCTION CONTRACTED AMOUNT	ENGINEERING / CONSTRUCTION % COMPLETED BILLED TO DATE	ANTICIPATED COMPLETION/ COMPLETION DATE
		Water Control and Improvement District #1(WC&ID#1)	capability to the Trimmier Creek Lift Station. 7.38% Net Construction Contract Change due to structural issue and hoist replacement	Bell Contractors	$ 1,490,801.13	67	5/1/2026 for most, and 7/21/2026 for Hoist
Wastewater	05-560-409	Wastewater Improvements: Basin 15 Trunk Line Upsizing - Phase 1	Upsize the diameter of the Phase 1 portion of the trunk line serving new development in the Hospital sewer sub-basin. NTP issued 3/23/2026	WTC Inc.	$ 75,000.00	64	10/19/2026
				Stampede Utility Construction	$ 276,080.00	0	9/19/2026
Wastewater	05-560-516	Sewer Rehabilitation: 2025 Manhole Repairs	Repair and replacement of the second set of manholes in the North Trunk Line Rehabilitation Project per the City's 10 year Sanitary Sewer Overflow Initiative agreement with the Texas Commission on Environmental Quality (TCEQ).	KPA	$ 94,600.00	5	Feb-27
				TBD		N/A	
Water	05-560-302	Regulatory: Emergency Generators (Senate Bill 3)	SB3 requires water utilities to maintain at least 20 psi during a power outage lasting beyond 24 hours. Install a permanent generator at five water pump stations. **1.03%** Net Construction Contract Change	Freese & Nichols (FNI)	$ 386,675.00	86	2/18/2027
				McDonald Municipal & Industrial	$ 3,326,477.00	60	1/18/2027
Drainage	05-560-512	FEMA: CIP#2 Phases 2,3,4 (Cardinal Channel)	Widen the drainage channel from Indian Oaks to Clore Road. Culvert and concrete channel improvements at Clore Road, Beeline Road, and Robin Lane will also be constructed, along with storm drainage improvements at Cherokee Drive, Elbert Lane, and Cardinal Lane. Bid Scheduled for April 2026	Walker Partners (WP)	$ 239,000.00	64	TBD
				TBD		N/A	TBD
Sidewalk	05-560-517	Indian Trail Pedestrian Improvements	Addition of sidewalks under I-14 connecting the existing sidewalks on the south side of I-14 to H-E-B and McDonald's properties. (Pending $968,000 TXDOT Construction Grant)	Kasberg, Patrick & Associates (KPA)	$ 389,625.00	14	12/31/2028
				N/A		N/A	Start Construction 2028