



AGENDA
WATER AND WASTEWATER CAPITAL
IMPROVEMENT ADVISORY COMMITTEE
CITY OF LEANDER, TEXAS



Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

May 25, 2023 at 5:30 PM

Place 1 – Donnie Mahan, *Chair*
Place 2 – John Cosgrove
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – James Oliver
Place 6 – Laura Lantrip, *Vice-Chair*
Place 7 – Rick Carpenter
ETJ Rep. - Genny Kercheville

The meeting will be live-streamed at the following link: <https://www.leandertx.gov/video>.

1. Call to Order.
2. Roll Call.
3. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

REGULAR AGENDA

4. Discuss and consider recommendations on amendments to Water and Wastewater Impact Fees.
5. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 19 day of May 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
05/25/2023

AGENDA SUBJECT:

Discuss and consider recommendations on amendments to Water and Wastewater Impact Fees.

BACKGROUND:

The proposed updates of the City's water and wastewater impact fees will generate revenue for a portion of the funding for water and wastewater capital improvements and/or facilities expansions necessitated by and attributed to new development. The maximum recommended impact fee that may be imposed for new development for the ten (10) year capital improvements planning period is eight thousand seven hundred sixty-two dollars and eighty-one cents (\$8,762.81) per Living Unit Equivalent (LUE) of water service and two thousand three hundred one dollars and ninety-two cents (\$2,301.92) per LUE of wastewater service for a total of eleven thousand sixty-four dollars and seventy-three cents (\$11,064.73) per LUE. The current water and wastewater impact fees are four thousand three hundred nine dollars (\$4,309.00) and two thousand eight hundred twenty dollars (\$2,820.00) per LUE, respectively, for a total of seven thousand one hundred twenty-nine dollars (\$7,129.00) per LUE. The proposed updates of the City's water and wastewater impact fees will generate revenue for a portion of the funding for water and wastewater capital improvements and/or facilities expansions necessitated by and attributed to new development

PRESENTER:

Dan Grimsbo, Executive Director of Infrastructure

Attachments

1. Impact Fee Study
2. Advisory Committee Statute

CITY OF LEANDER, TEXAS

WATER AND WASTEWATER IMPACT FEE

PREPARED FOR:

CITY OF LEANDER



PREPARED BY:
K·FRIESE
+ ASSOCIATES
PUBLIC PROJECT ENGINEERING

MAY 2023

CITY OF LEANDER

WATER AND WASTEWATER IMPACT FEE

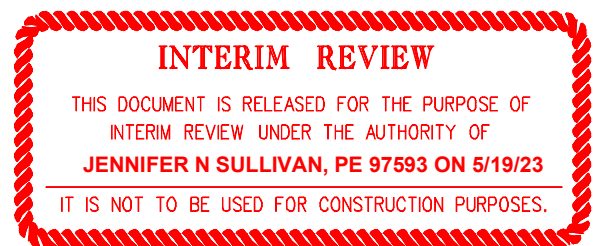
Prepared For:

City of Leander

Prepared by:

K Friese & Associates, Inc.

1120 S Capital of Texas Highway
CityView 2, Suite 100
Austin, Texas 78746
Firm No: F-6535



May 2023

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Introduction

K Friese + Associates (KFA) was retained by the City of Leander (City) to update the current Water and Wastewater Impact Fees as required by State Law. In general, the update calculated the maximum allowable impact fee from the proposed capital improvements plans for both the water and wastewater systems as prescribed in Chapter 395 of the Texas Local Government Code.

The City of Leander is located northwest of Austin in the vicinity of US 183 and FM 2243 in southwestern Williamson County and northwestern Travis County. Leander's extraterritorial jurisdiction (ETJ) borders the city limits and/or ETJs of Cedar Park, Round Rock, Georgetown, Liberty Hill and Jonestown.

Background

Impact fee calculations in this report were based on recent analysis by KFA for the City to project service demand and proposed capital improvements. The capacities of both existing infrastructure and proposed improvements were determined using zoning, population, current utility demand, and existing utility components information provided by the City as well as design criteria, developed by KFA and City staff. The impact fees were calculated based on the capacities and the costs to build the infrastructure.

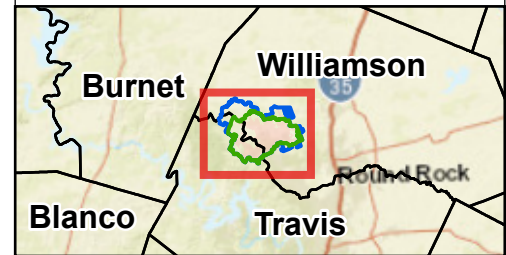
Impact fees are calculated by adding the costs for existing infrastructure to the costs of proposed infrastructure and dividing the total by the number of living utility equivalents (LUE) served during the study time period. Only the portion of the costs attributable to development that occurs during the study time period may be included in the impact fees. Costs attributable to development either before or after the study period are not included in the impact fee calculation. The study period has been determined to be 2023 (current) to 2032.

Service Area

The City of Leander service area, shown in **Exhibit 1**, includes the City and portions of its Extra-Territorial Jurisdiction (ETJ). The service area is defined by the Certificate of Convenience and Necessity for the City.

City of Leander Williamson County, TX

EXHIBIT 1:
2023 IMPACT FEE UPDATE
SERVICE AREA



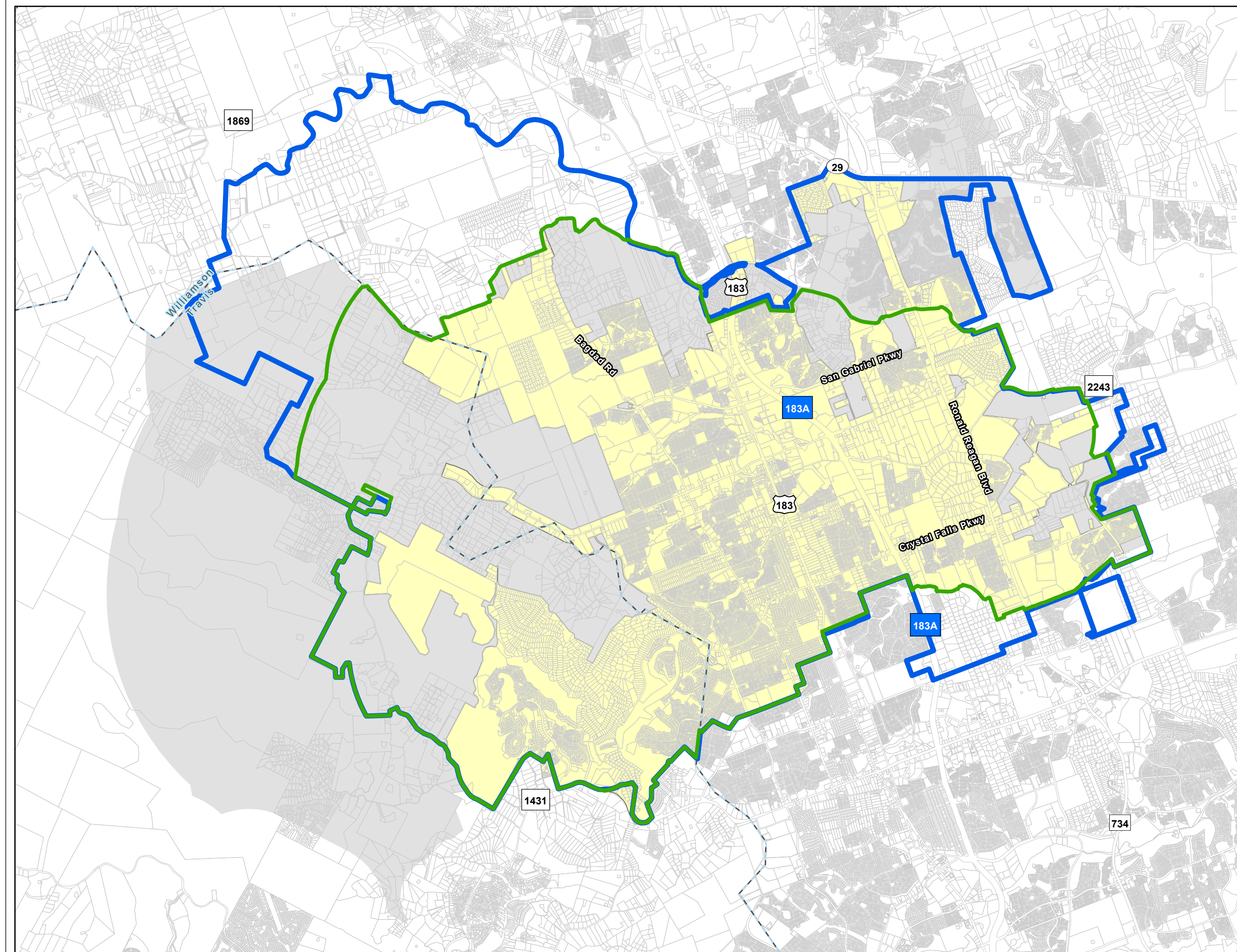
- CITY OF LEANDER SEWER CCN
- CITY OF LEANDER WATER CCN
- LEANDER CITY LIMITS
- LEANDER ETJ
- COUNTY BOUNDARY
- PARCEL BOUNDARY

Data Sources: COL (2023),
PUC (2022), WCAD (2023)



0 1.25 2.5
Miles

Date: 4/26/2023



Land Use Assumptions

The future land use map, included in **Exhibit 2**, developed for the Comprehensive Plan shows the service area largely consisting of residential land use. Commercial development will be largely located along major transportation corridors and within the Old Town, and Urban Mixed Use area, located near US 183 and RM 2243 and the Employment Centers. The projections were determined based on the future land use map as well as current development trends.

Living Unit Equivalents

A Living Unit Equivalent is the unit of measure which represents the quantity of water used and wastewater generated by a single-family detached residence. Each developed lot is applied a LUE or LUE factor, shown in **Table 1** and **Table 2**, to determine water demand and wastewater generated. Using these factors, impact fees may be assessed for the different types of development.

Table 1: LUE Factors

Meter Size (inch)	Meter Type	LUE Factor
5/8	Positive Displacement	1
3/4	Positive Displacement	1
1	Positive Displacement	2.5
1-1/2	Positive Displacement	5
2	Positive Displacement	8
	Compound	8
	Turbine	10
3	Compound	16
	Turbine	24
4	Compound	25
	Turbine	42
6	Compound	50
	Turbine	92
8	Compound	80
	Turbine	160
10	Compound	115
	Turbine	250
12	Turbine	330

Table 2: Multi-Family Residential Development

Type of Dwelling	Units	LUE Factor
Single-Family Residential*	Per Housing Unit	1.0
Two-Family Residential	Per Residential Unit	0.7
Three-Family Residential	Per Residential Unit	0.6
Multi-Family Residential	Per Residential Unit	0.5

Note: * based on 5/8-inch meter

Map 4.1 Future Land Use Map

EXHIBIT 2

Legend

Future Land Uses

- Rural
- Neighborhood Residential
- Transitional
- Neighborhood Center
- Multi-Use Corridor
- Activity Center
- Employment Center
- Industrial
- Old Town
- Urban Mixed Use
- Leander Central
- Greenway
- Priority Corridor or Center

Major Streets

Existing

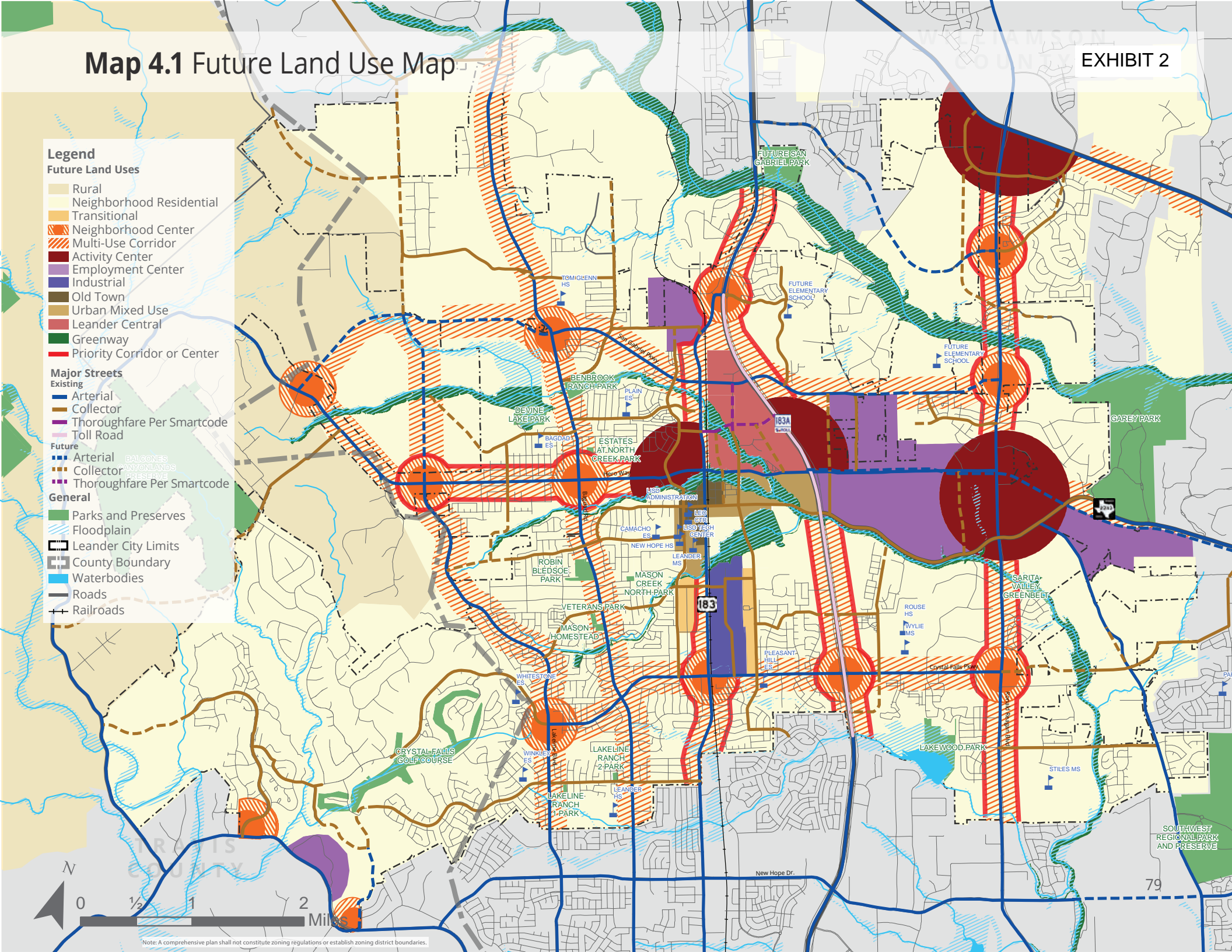
- Arterial
- Collector
- Thoroughfare Per Smartcode
- Toll Road

Future

- Arterial
- Collector
- Thoroughfare Per Smartcode

General

- Parks and Preserves
- Floodplain
- Leander City Limits
- County Boundary
- Waterbodies
- Roads
- Railroads



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Population and LUE Projections

The population projections were developed through collaboration between KFA and the City of Leander. The LUEs were calculated from the population projections. The difference between the number of LUEs for the water system and wastewater system is due to the difference in service area for the water and wastewater systems and that some area are served by septic systems. All three types of projections are shown in **Table 3**.

Table 3: Population and LUE Projections

	2023	2032
Population	101,897	182,632
Water LUEs	37,055	66,415
Wastewater LUEs	37,446	68,264

Design Criteria

In order to properly model, size, and plan for future facilities, design criteria were established for both water and wastewater. The criteria used for water is shown in **Table 4**.

Table 4: Water Planning and Design Criteria

Criteria	Value
Average Day Demand	268.8 gpd/LUE
Maximum Day Demand	635.9 gpd/LUE
Peak Hour Demand	1,194.53 gpd/LUE
Total Storage	200 gpm/LUE
Pump Capacity	0.6 gpm/LUE
Maximum Peak Hour Velocity	5 fps

The criteria used for wastewater is shown **Table 5**.

Table 5: Wastewater Planning and Design Criteria

Criteria	Value
Average Dry Weather Flow (ADWF)	63 gal/person/day
Peak Wastewater Flow	252 gallons /person/day
Gravity Pipe Minimum Velocity	2 fps
Gravity Pipe Maximum Velocity	10 fps
Force Main Minimum Velocity	3 fps
Force Main Maximum Velocity	6 fps

The criteria shown above were used to calculate the capacity of each planned project for each system.

Existing Water and Wastewater System

Information in **Table 6** and **Table 7** was provided by the City. Improvements paid for by the City of Leander that have capacity for development during the study period have been included in these tables. The cost for each project attributed to development during the study period is shown in the final column.

Table 6: Previous Water Improvements

Infrastructure Element	Size	Final Construction Cost	LUE Capacity	LUEs Developed Prior to 2023	LUEs Attributed to 2023-2033	LUEs Developed Beyond 2033	Cost Attributed to 2023-2033 Development
Sandy Creek Water Treatment Plant-increase to 12 MGD	6 MGD	\$ 8,166,000.00	9,435	7,643	1,792	0	\$ 1,550,904
Raw Water Intake and Transmission Main	12 MGD	\$ 4,693,394.00	18,871	17,078	1,793	0	\$ 445,938
Water Supply - 30" Main	12 MGD	\$ 5,699,913.00	18,871	17,078	1,793	0	\$ 541,572
Brushy Creek Regional Water Treatment Plant - 1C	4.2 MGD	\$ 8,135,000.00	6,605	4,565	2,040	0	\$ 2,512,623
BCRUA Raw Water Transmission Share to Leander	50.2 MGD	\$ 25,530,400.00	78,943	19,977	11,633	47,333	\$ 3,762,136
BCRUA Transmission Share to Leander	50.2 MGD	\$ 23,706,800.00	78,943	19,977	11,633	47,333	\$ 3,493,412
Crystal Falls High Service Pump Station & Elevated Storage Tank	12.92 MGD	\$ 3,317,932.00	14,954	13,654	1,300	0	\$ 288,379
Bagdad High Service Pump Station	2.67 MGD	\$ 856,448.00	8,199	7,526	673	0	\$ 70,300
CR 280 Elevated Storage Tank - 1252 Zone	1.25 MG	\$ 2,431,753.00	12,500	7,964	2,059	2,477	\$ 400,558
Distribution Main along Lakeline Blvd	16 inches	\$ 276,850.00	3,778	2,342	529	907	\$ 38,759
Crystal Falls Parkway Mains	24 inches	\$ 2,039,066.00	8,500	1,904	2,516	4,080	\$ 603,564
Reagan 30" Water Main to Sarita Valley	30 inches	\$ 500,000.00	13,282	5,180	3,055	5,047	\$ 115,000
2243 & CR 269 Distribution Mains	12 inches	\$ 90,866.89	2,125	655	323	1,148	\$ 13,812
East 272 and Reagan Blvd Water Main	12 inches	\$ 866,316.00	2,125	531	616	978	\$ 251,232
Northwest 16" Water Mains	16 inches	\$ 1,360,397.00	3,778	1,118	393	2,267	\$ 141,481
Leander Drive Water Mains	8 inches	\$ 351,452.50	944	189	246	510	\$ 91,378
42" Reagan Main South	42 inches	\$ 2,375,121.00	26,032	17,702	2,603	5,727	\$ 237,512
Leander - Northwest Water Transmission Line	24 inches	\$ 303,115.00	8,500	2,380	1,870	4,250	\$ 66,685
12 & 16" Waterline, Paving and Drainage Capital Improvements	16 inches	\$ 1,567,065.05	3,778	151	76	3,551	\$ 31,341
2243 @ 183A 24in Encasement for 12in WL	12 inches	\$ 151,626.00	2,125	123	81	1,921	\$ 5,762
12-inch WL on Old 2243	12 inches	\$ 303,324.00	2,125	106	64	1,955	\$ 9,100
Hero Way Waterline	12 inches	\$ 845,791.30	2,125	115	361	1,649	\$ 143,785
Palmera Offsite Water	12 inches	\$ 16,927.87	2,125	680	213	1,233	\$ 1,693
Hero Way Gas Station 24" & 12"	12 inches	\$ 73,719.40	2,125	650	327	1,148	\$ 11,353
Parkway Crossing Offsite Seg. A	12 inches	\$ 8,773.25	2,125	60	876	1,190	\$ 3,615
Parkway Crossing Offsite Seg. B	12 inches	\$ 8,565.00	2,125	60	1,131	935	\$ 4,557
Oak Creek - W. Broade Street Waterline	12 inches	\$ 202,530.00	2,125	425	893	808	\$ 85,063
Oak Creek - South Brook Waterline	12 inches	\$ 232,634.00	2,125	616	489	1,020	\$ 53,506
Travisso CIP 24	24 inches	\$ 2,998,927.78	8,500	4,675	3,825	0	\$ 1,349,518
Travisso CIP 26	16 inches	\$ 274,359.87	3,778	2,078	1,700	0	\$ 123,462
Travisso CIP 27	16 inches	\$ 716,000.00	3,778	2,078	1,700	0	\$ 322,200
Bryson San Gabriel Offsite Water Lines	24 inches	\$ 2,730,000.00	8,500	6,800	1,275	425	\$ 409,500
CR280 Main (Greatwood)	24 inches	\$ 303,115.00	8,500	255	2,125	6,120	\$ 75,779
Liberty Hill Water Transmission Main (Bagdad Rd WTM Ph.1)	16 inches	\$ 502,623.00	3,778	1,096	718	1,965	\$ 95,498
Rancho Sienna	18 inches	\$ 21,283.87	4,781	1,530	1,530	1,721	\$ 6,811
Kauffman Loop Elevated Storage Tank	1.25 MG	\$ 3,133,594.50	12,500	412	8,265	3,823	\$ 2,071,933
Metro Drive Water Line	12 inches	\$ 374,976.00	2,125	510	1,063	553	\$ 187,488
S. West Drive 8" Water Main	8 inches	\$ 33,170.23	944	101	512	331	\$ 17,982
Reagan 42-inch Water Transmission Line (Blockhouse to CFP)	42 inches	\$ 4,849,061.00	26,032	5,727	8,747	11,558	\$ 1,629,284
San Gabriel East Booster Station	12.96 MGD	\$ 10,364,951.00	15,000	637	14,363	0	\$ 9,924,786
San Gabriel Pkwy Main Phase 1 CR270/Reagan	24 inches	\$ 6,697,972.00	8,500	4,930	2,040	1,530	\$ 1,607,513
San Gabriel Parkway Mains Phase 2 Pleasant Hill / CR 270	24 inches	\$ 5,306,555.00	8,500	4,250	2,040	2,210	\$ 1,273,573
San Gabriel Pkwy Main Phase 3 (16-inch)	16 inches	\$ 538,470.00	3,778	2,267	907	604	\$ 129,233
Crystal Falls Ground Storage Tank #2	1 MG	\$ 2,127,527.25	10,000	753	8,645	602	\$ 1,839,247
CR269 / Hero Way Water Line Improvements Project (Phase 1 & 2)	12 inches	\$ 684,603.96	2,125	183	752	1,190	\$ 242,350
Broade Street	12 inches	\$ 173,041.03	2,125	723	595	808	\$ 48,451
Grand Mesa Subdivision	8 inches	\$ 11,640.00	944	113	491	340	\$ 6,053
Fire Station No. 4 Water Line	8 inches	\$ 115,265.00	944	283	416	246	\$ 50,717
Total							\$ 36,386,394

Table 7: Previous Wastewater Improvements

Infrastructure Element	Final Construction Cost	Size/Capacity	Current Flow	2023-2032 Growth	Post 2032 Growth	Cost Attributed to 2023-2032 Development
Leander WWTP	\$ 13,071,825.00	2.25 MGD	2.25	0.00	0.00	\$ -
Travisso WWTP	\$ 1,477,300.00	0.25 MGD	0.25	0.00	0.00	\$ -
Brushy Creek Regional WWTP	\$ 12,000,000.00	1.50 MGD	1.70	0.00	0.00	\$ -
Brushy Creek Regional System Interceptor	\$ 10,800,000.00	5.50 MGD	1.70	1.78	2.02	\$ 3,495,273
Cedar Park - Brushy Creek Int. Reimburse.	\$ 9,200,000.00	5.50 MGD	1.70	1.78	2.02	\$ 2,977,455
N. Brushy Creek Int. Seg. 1 (27")	\$ 100,000.00	6,089 MGD	3,498	2,591	0	\$ 42,552
N. Brushy Creek Int. Seg. 2/3 (21"/21")	\$ 1,297,792.00	3,115 gpm	2,151	964	0	\$ 401,628
Block House Creek Int. Seg. 1, 2, 3 (30", 30")	\$ 3,474,897.60	17,606 gpm	3,652	1,899	12,055	\$ 374,806
Block House Creek Int. Seg. 4, 5 (27", 24")	\$ 790,718.40	3,515 gpm	3,006	509	0	\$ 114,502
Block House Creek Int. Seg. 6 (24")	\$ 376,710.00	8,950 gpm	2,360	1,329	5,261	\$ 55,938
Block House Creek Int. Seg. 7 (24")	\$ 1,506,200.00	5,699 gpm	2,037	1,187	2,475	\$ 313,715
Block House Creek Int. Seg. 12 (15")	\$ 1,270,000.00	2,925 gpm	1,067	760	1,098	\$ 329,983
Brushy Creek Int. Seg. 1 (36")	\$ 1,696,764.96	18,122 gpm	1,733	2,361	14,028	\$ 221,061
Brushy Creek Int. Seg. 2 (36")	\$ 1,131,176.64	9,272 gpm	1,383	1,890	5,999	\$ 230,578
Palmera Ridge Offsite Wastewater	\$ 1,203,306.62	1,549 gpm	280	377	892	\$ 292,864
Stewart Crossing Offsite Wastewater	\$ 29,824.17	1,349 gpm	70	94	1,185	\$ 2,078
Marbella Offsite Wastewater	\$ 113,589.53	1,349 gpm	70	94	1,185	\$ 7,915
N Brushy WW Interceptor	\$ 2,356,617.66	7,806 gpm	1,383	1,890	4,533	\$ 570,588
Parkway Crossing Offsite Seg. A	\$ 6,667.50	7,225 gpm	3,974	3,251	0	\$ 3,000
Parkway Crossing Offsite Seg. B	\$ 11,544.75	3,333 gpm	1,667	1,667	0	\$ 5,772
Travisso CIP 5 - Crystal Falls LS	\$ 789,427.62	700 gpm	455	245	0	\$ 276,300
Travisso CIP 6 - Crystal Falls FM	\$ 137,497.68	700 gpm	315	385	0	\$ 75,624
Travisso CIP 8 - 15-inch GM	\$ 354,596.18	5,430 gpm	2,444	2,987	0	\$ 195,028
Travisso CIP 9 - 12-inch GM	\$ 195,778.53	972 gpm	389	583	0	\$ 117,467
Crescent North Interceptor	\$ 378,120.00	2,049 gpm	922	1,127	0	\$ 207,966
Crescent South Interceptor	\$ 489,200.00	383 gpm	153	230	0	\$ 293,520
Totals						\$ 10,605,613

Proposed Improvements

The proposed improvements to the water and wastewater systems are summarized in **Table 8** and **Table 9**, respectively. The improvements for each system are shown graphically in **Exhibit 3** and **Exhibit 4**. Inflation of the construction costs, based on the estimated year of construction, has been incorporated at a rate of three percent (3%) per year. The capacity of each proposed improvement used before, during, and after the study period has been determined and the adjusted construction cost calculated. The adjusted cost for each project during the study period has been included in the maximum allowable impact fee.

Credit Calculation

In order to account for the fact that customers rate payments include amounts used to retire debt, the impact fee calculation must include a determination of the remaining debt service payback for existing users. **Table 10** and **Table 11** show the credit calculation for the water system and wastewater system, respectively. A bonding cost of 1.5% was added to the capital costs for future projects to account for costs associated with the bond attorney and publishing. The total debt principal remaining per current LUEs for the water system is \$1,633.21 and for the wastewater system is \$173.24. These are the credits for each system that must be included in the impact fee calculation to represent the rate payments of future customers that will service the debt of the utilities.

Table 8: Water System Improvements

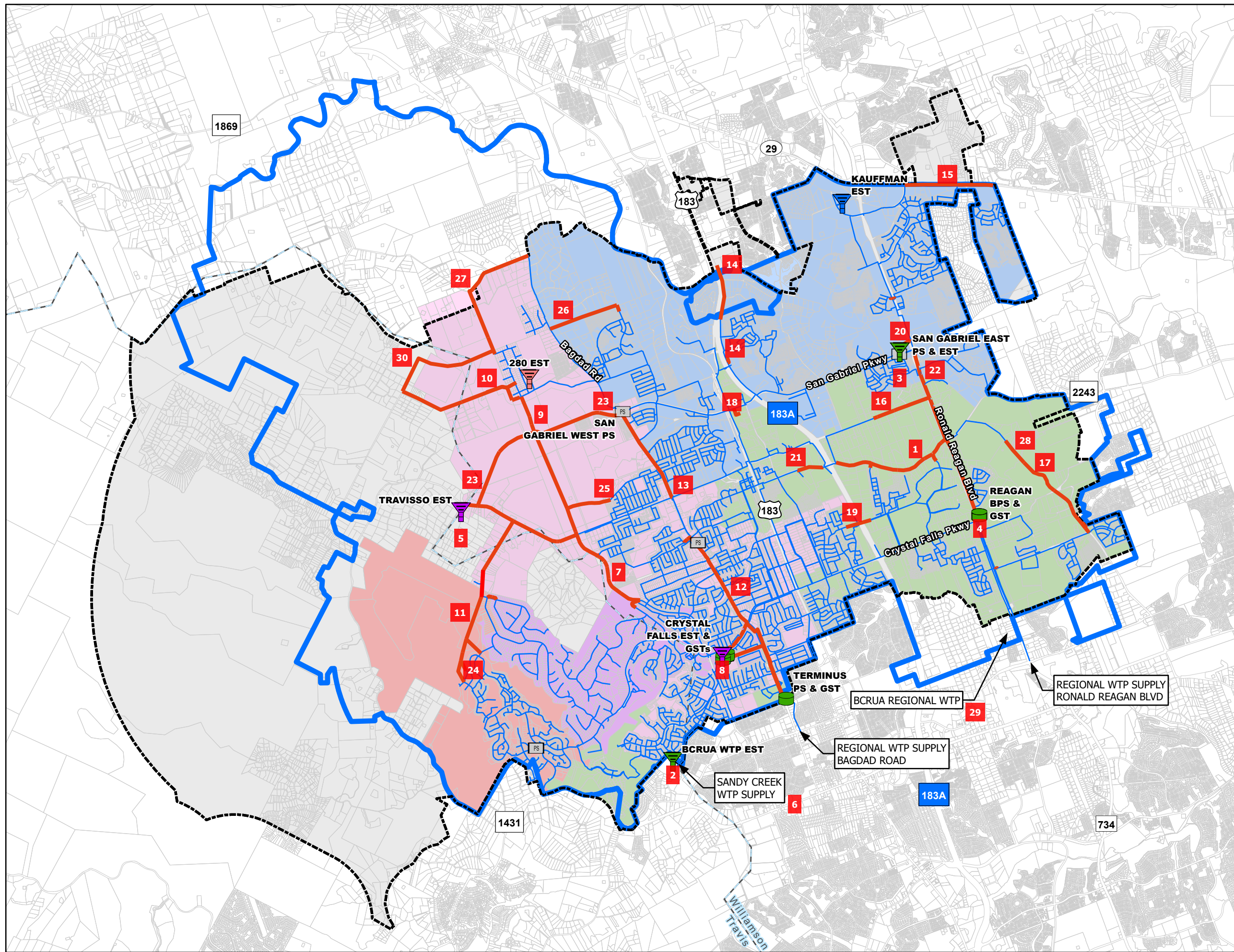
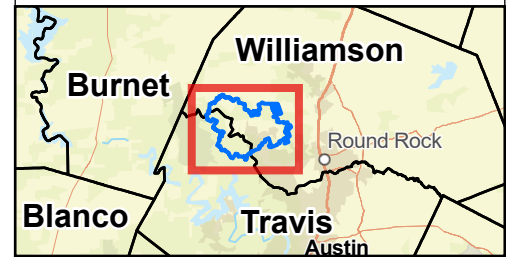
Project Number	Description	Estimated Construction Cost (2023 Dollars)	Expected Completion Date	Construction Cost Adjusted for Year (I = 3%)	Size	LUE Capacity	Capacity Used Prior to 2023	Cost Attributed to Development Prior to 2023	Capacity for 2023-2032 Development	Adjusted Cost Attributed to 2023-2032 Development	Excess Capacity for Development Beyond 2032	Adjusted Cost for Development Beyond 2032
1	RM 2243 - Phase 1	\$ 5,066,748.00	2025	\$ 6,418,404.78	16 inches	3,778	0	\$ -	2,471	\$ 4,197,637	1,307	\$ 2,220,768
2	BCRUA Deep Water Intake - Leander Share	\$ 92,000,000.00	2027	\$ 123,640,306.90	95 MGD	109,954	0	\$ -	15,943	\$ 17,927,845	94,010	\$ 105,712,462
2A	BCRUA Phase 1D	\$ 16,836,100.00	2025	\$ 21,327,467.77	5 MGD	5,787	0	\$ -	5,787	\$ 21,327,468	0	\$ -
3	San Gabriel Elevated Storage Tank	\$ 9,523,160.00	2024	\$ 11,712,285.60	1.5 MG	15,000	0	\$ -	12,210	\$ 9,533,800	2,790	\$ 2,178,485
4	Ronanld Reagan Ground Storage Tank and Pump Station	\$ 38,216,697.00	2026	\$ 49,864,121.42	17.5 MGD	20,255	0	\$ -	18,918	\$ 46,573,089	1,337	\$ 3,291,032
5	Travisso Elevated Storage Tank	\$ 21,398,712.00	2027	\$ 28,758,079.55	1.25 MG	12,500	0	\$ -	10,500	\$ 24,156,787	2,000	\$ 4,601,293
6	Sandy Creek WTP Residuals & Treatment Module	\$ 21,529,150.00	2025	\$ 27,272,483.10	2 MGD	3,145	0	\$ -	1,887	\$ 16,363,490	1,258	\$ 10,908,993
7	Lakeline Boulevard Mains – Phase 1	\$ 2,300,000.00	2025	\$ 2,913,571.19	8 inches	944	0	\$ -	514	\$ 1,584,983	431	\$ 1,328,588
8	Pipeline	\$ 15,525,000.00	2026	\$ 20,256,603.68	24 inches	8,500	0	\$ -	8,500	\$ 20,256,604	0	\$ -
9	Greatwood South/Hilltop Ranch	\$ 1,432,021.00	2026	\$ 1,868,462.60	16 inches	3,778	0	\$ -	2,524	\$ 1,248,133	1,254	\$ 620,330
10	Leander Estates/Sullivan Tract	\$ 2,291,232.00	2026	\$ 2,989,538.07	16 inches	3,778	0	\$ -	2,629	\$ 2,080,718	1,148	\$ 908,820
11	Flying K Ranch (Phase 1)	\$ 3,992,398.00	2026	\$ 5,209,173.85	16 inches	3,778	0	\$ -	1,587	\$ 2,187,853	2,191	\$ 3,021,321
12	Bagdad (Phase 1)	\$ 6,411,977.00	2026	\$ 8,366,175.64	24 inches	8,500	0	\$ -	6,613	\$ 6,508,885	1,887	\$ 1,857,291
13	Bagdad (Phase 2)	\$ 5,169,157.00	2026	\$ 6,744,577.44	24 inches	8,500	0	\$ -	8,160	\$ 6,474,794	340	\$ 269,783
14	183A North Extension	\$ 2,117,654.00	2026	\$ 2,763,058.15	8 inches	944	0	\$ -	729	\$ 2,133,081	215	\$ 629,977
15	SH 29 Waterline	\$ 3,263,269.00	2026	\$ 4,257,825.88	12 inches	2,125	0	\$ -	514	\$ 1,030,394	1,611	\$ 3,227,432
16	Hero Way East	\$ 2,187,085.00	2027	\$ 2,939,259.35	12 inches	2,125	0	\$ -	47	\$ 64,664	2,078	\$ 2,874,596
17	CR 175 (Phase 1)	\$ 4,066,938.00	2027	\$ 5,465,624.59	16 inches	3,778	0	\$ -	3,778	\$ 5,465,625	0	\$ -
18	Northline Water	\$ 4,651,457.00	2027	\$ 6,251,169.25	12 inches	2,125	0	\$ -	1,190	\$ 3,500,655	935	\$ 2,750,514
19	Raider Way Waterline	\$ 857,477.00	2027	\$ 1,152,377.39	8 inches	944	0	\$ -	518	\$ 631,503	427	\$ 520,875
20	San Gabriel Parkway Waterline	\$ 772,424.00	2027	\$ 1,038,073.27	16 inches	3,778	0	\$ -	2,123	\$ 583,397	1,655	\$ 454,676
21	Leander Springs Waterline	\$ 923,437.00	2027	\$ 1,241,022.11	12 inches	2,125	0	\$ -	238	\$ 138,994	1,887	\$ 1,102,028
22	Ronanld Reagan Pump Station (Phase 2)	\$ 16,432,643.00	2028	\$ 22,746,621.03	7.5 MGD	8,681	0	\$ -	7,830	\$ 20,517,452	851	\$ 2,229,169
23	San Gabriel West Pump Station and Waterlines - Phase 1	\$ 10,909,387.00	2029	\$ 15,554,177.28	2.3 MGD	2,662	0	\$ -	1,981	\$ 11,572,308	681	\$ 3,981,869
24	Flying K Ranch (Phase 2)	\$ 1,961,434.00	2030	\$ 2,880,431.96	8 inches	944	0	\$ -	357	\$ 1,088,803	587	\$ 1,791,629
25	Lakeline (Phase 2)	\$ 6,391,147.00	2030	\$ 9,385,614.84	16 inches	3,778	0	\$ -	1,383	\$ 3,435,135	2,395	\$ 5,950,480
26	CR 281 Waterlines	\$ 2,721,705.00	2031	\$ 4,116,823.02	12 inches	2,125	0	\$ -	1,976	\$ 3,828,645	149	\$ 288,178
27	Northwest Waterlines	\$ 4,252,665.00	2024	\$ 5,230,241.54	12 inches	2,125	0	\$ -	587	\$ 1,443,547	1,539	\$ 3,786,695
28	Edgewood Phase 1 Water Oversizing	\$ 384,377.00	2024	\$ 472,735.23	12 inches	2,125	0	\$ -	893	\$ 198,549	1,233	\$ 274,186
29	BCRUA Regional WTP Phase 2A Expansion	\$ 25,000,000.00	2027	\$ 33,597,909.48	12 MGD	18,871	0	\$ -	15,934	\$ 28,369,041	2,937	\$ 5,228,869
30	West Northwest Waterlines	\$ 6,052,500.00	2027	\$ 8,134,053.89	16 inches	3,778	0	\$ -	2,040	\$ 4,392,389	1,738	\$ 3,741,665
	Cost Totals	\$ 334,637,951		\$ 444,568,270				\$ -		\$ 268,816,267		\$ 175,752,003

Table 9: Proposed Wastewater Improvements

Project Number	Description	Expected Completion Date	Estimated Construction Cost (2023 Dollars)	Construction Cost Adjusted for Year (I = 3%)	Capacity/Size		Current Flow	Cost Attributed to Development Prior to 2023	2023-2032 Growth	Adjusted Cost Attributed to 2023-2032 Development	Post 2032 Growth	Cost for Development Beyond 2032
1	Falcon Oaks WW Improvements (MC Seg 13)	2023	\$ 7,160,000.00	\$ 7,160,000	291	gpm	0	\$ -	282	\$ 6,938,557	9	\$ 221,443
2	S. Brushy Creek Int. Seg. 1 (21")	2027	\$ 3,281,282.00	\$ 3,693,112	1751	gpm	0	\$ -	630	\$ 1,328,761	1121	\$ 2,364,351
2	S. Brushy Creek Int. Seg. 2 (18")	2023	\$ 3,139,955.00	\$ 3,139,955	2274	gpm	0	\$ -	1,366	\$ 1,886,182	908	\$ 1,253,773
3	N. Brushy Creek Int. Seg. 1 (33")	2027	\$ 3,281,282.00	\$ 3,693,112	4308	gpm	0	\$ -	2,602	\$ 2,230,612	1706	\$ 1,462,500
3	N. Brushy Creek Int. Seg. 2 (30")	2027	\$ 4,070,720.00	\$ 4,581,631	4909	gpm	0	\$ -	3,365	\$ 3,140,597	1544	\$ 1,441,035
4	N. Brushy Creek Int. Seg. 3 (30")	2025	\$ 3,200,000.00	\$ 3,394,880	4909	gpm	0	\$ -	3,161	\$ 2,186,029	1748	\$ 1,208,851
5	N. Brushy Creek Int. Seg. 4 (27")	2025	\$ 3,800,000.00	\$ 4,031,420	5473	gpm	0	\$ -	3,944	\$ 2,905,156	1529	\$ 1,126,264
6	N. Brushy Creek Int. Seg. 5 (24")	2024	\$ 1,251,944.00	\$ 1,289,502	3578	gpm	0	\$ -	2,082	\$ 750,348	1496	\$ 539,155
7	N. Brushy Creek Int. Seg. 6 (21")	2029	\$ 2,621,866.00	\$ 3,130,645	1581	gpm	0	\$ -	531	\$ 1,051,469	1050	\$ 2,079,176
8	Northline Reclaimed Water	2025	\$ 831,375.98	\$ 882,007	944	gpm	0	\$ -	245	\$ 228,911	699	\$ 653,096
9	Northline Sewer	2024	\$ 1,418,282.00	\$ 1,460,830	490	gpm	0	\$ -	400	\$ 1,192,515	90	\$ 268,316
10	Lift Station #2 and 18-inch Force Main - Reconstruction & Expansion	2024	\$ 3,480,000.00	\$ 3,584,400	1150	gpm	0	\$ -	899	\$ 2,802,066	251	\$ 782,334
11	RM 2243 WWTP Lift Station & Relief Main	2024	\$ 6,434,000.00	\$ 6,627,020	2	MGD	0	\$ -	1	\$ 3,313,510	1	\$ 3,313,510
12	Edgewood Wastewater Oversizing	2024	\$ 106,900.20	\$ 110,107	1446	gpm	0	\$ -	375	\$ 28,555	1071	\$ 81,552
13	N. Brushy Creek Int. Seg. 15 (15")	2026	\$ 7,315,959.00	\$ 7,994,346	1742	gpm	0	\$ -	1,318	\$ 6,048,535	424	\$ 1,945,811
14	Travisso Water Reclamation Plant Expansion - Interim Phase II	2023	\$ 3,307,500.00	\$ 3,307,500	0.35	gpm	0	\$ -	0.35	\$ 3,307,500	0.00	\$ -
15	Leander WWTP Expansion	2023	\$ 21,262,500.00	\$ 21,262,500	2.25	MGD	0	\$ -	0.52	\$ 4,914,000	1.73	\$ 16,348,500
16	Brushy Creek Regional WWTP - 2.75 MGD Expansion	2025	\$ 34,000,000.00	\$ 36,070,600	2.75	MGD	0.20	\$ 2,623,316	1.98	\$ 25,970,832	0.77	\$ 10,099,768
17	Travisso WWTP Expansion - Final Phase III	2027	\$ 1,587,600.00	\$ 1,786,858	0.168	MGD	0	\$ -	0.17	\$ 1,786,858	0.00	\$ -
18	Tertiary Filter Addition to East Regional WWTP	2026	\$ 1,025,600.00	\$ 1,120,701	3.846	MGD	0	\$ -	1.98	\$ 576,960	1.87	\$ 543,741
Cost Totals			\$ 105,416,766	\$111,161,126				\$ 2,623,316		\$ 65,649,394		\$ 45,511,732

City of Leander Williamson County, TX

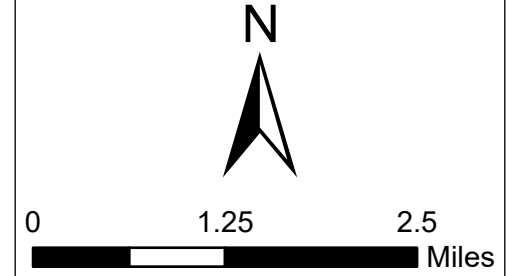
EXHIBIT 3: WATER SYSTEM IMPROVEMENTS



- CITY OF LEANDER WATER CCN
- LEANDER ETJ
- COUNTY BOUNDARY
- PARCEL BOUNDARY
- ELEVATED STORAGE TANK
- GROUND STORAGE TANK
- EXISTING PUMP STATION
- PROPOSED WATERLINE
- EXISTING WATERLINE

- Pressure Planes**
- 1127
 - 1200
 - 1252
 - 1255
 - 1272

Data Sources:
COL (2023), PUC (2022),
WCAD (2023), KFA (2023)

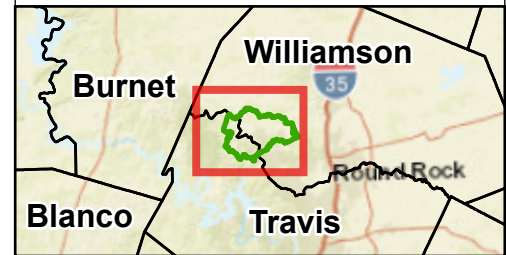













Date: 4/28/2023



City of Leander Williamson County, TX

EXHIBIT 4: WASTEWATER SYSTEM IMPROVEMENTS



-  CITY OF LEANDER SEWER CCN
-  LEANDER ETJ
-  WASTEWATER BASIN
-  SERVED BY LIBERTY HILL
-  SEPTIC SYSTEM
-  PARCEL BOUNDARY
-  UNDEVELOPED TRACT
-  WASTEWATER TREATMENT PLANT
-  LIFT STATION
-  EXISTING WASTEWATER LINE
-  PROPOSED WASTEWATER LINE

Data Sources:
COL (2023), PUC (2022),
WCAD (2023) KFA (2023)



0 1.25 2.5
Miles

Date: 4/28/2023

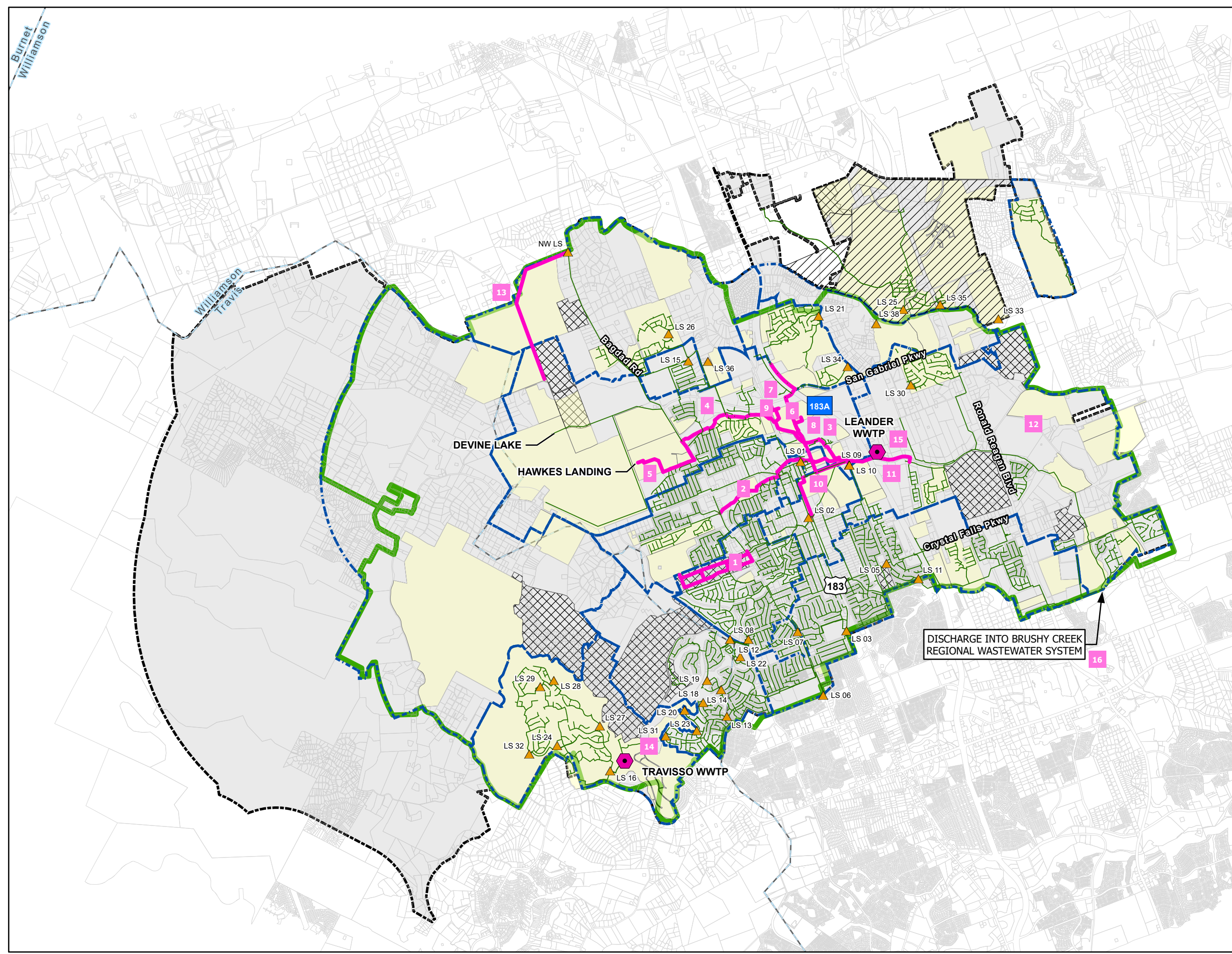


Table 10: Credit Calculation for Water System

Description	Remaining Principal	Current Utilization	Total Debt Principal per Current LUE
Existing			
Acquire Leander Water Supply Corp.	\$ 199,295.90	100%	\$ 5.38
Purchase Sandy Creek WTP from LCRA	\$ 31,200,000.00	90%	\$ 759.41
CIP Management (10M Contingency)	\$ 429,920.65	100%	\$ 11.60
Cedar Ridge Apartments	\$ 1,312.33	100%	\$ 0.04
Consultants-Easements, Right-of-ways	\$ 17,789.62	100%	\$ 0.48
Master Water Plan & Model	\$ 411,854.52	100%	\$ 11.11
Ridgmar Waterline	\$ 855,000.00	20%	\$ 4.61
Cedar Park Raw Water Contingency	\$ 1,654,314.25	100%	\$ 44.64
1M Gal Northcreek Elevated Storage Tank	\$ 294,498.01	100%	\$ 7.95
12" & 8" Water Lines on Sonny Drive	\$ 118,820.04	12%	\$ 0.39
12" & 16" Water Lines on Crystal Falls to Southwest	\$ 277,519.36	8%	\$ 0.63
12" Water Line Hwy 183 at CR 272 and FM 2243	\$ 165,273.70	4%	\$ 0.18
12" Water Line at Lacey Dr & Crystal Falls & Sonny	\$ 302,187.77	3%	\$ 0.28
16" Water Line at Hwy 183 at Crystal Falls & 2243	\$ 492,873.65	4%	\$ 0.53
16" Water Line on CR 272	\$ 1,337,318.48	10%	\$ 3.75
8" Water Line on Leander & CR 272 & Hazelwood	\$ 302,861.81	9%	\$ 0.72
NW Booster Pump Station	\$ 556,460.18	38%	\$ 5.66
NW Elevated Storage Tank	\$ 1,287,922.40	57%	\$ 19.67
NW Waterline Improvements	\$ 897,572.50	28%	\$ 6.69
Sandy Creek Water Treatment Plant-increase to 12 MGD	\$ -	81%	\$ -
Raw Water Intake and Transmission Main	\$ -	90%	\$ -
Water Supply - 30" Main	\$ -	90%	\$ -
Brushy Creek Regional Water Treatment Plant - 1C	\$ 12,241,025.27	69%	\$ 228.32
BCRUA Raw Water Transmission Share to Leander	\$ 38,416,505.42	25.3%	\$ 262.35
BCRUA Transmission Share to Leander	\$ 35,672,469.31	25.3%	\$ 243.61
Crystal Falls High Service Pump Station & Elevated Storage Tank	\$ 617,000.00	91%	\$ 15.20
Bagdad High Service Pump Station	\$ -	92%	\$ -
CR 280 Elevated Storage Tank - 1252 Zone	\$ -	64%	\$ -
Distribution Main along Lakeline Blvd	\$ -	62%	\$ -
Crystal Falls Parkway Mains	\$ -	22%	\$ -
Reagan 30" Water Main to Sarita Valley	\$ -	39%	\$ -
2243 & CR 269 Distribution Mains	\$ -	31%	\$ -
East 272 and Reagan Blvd Water Main	\$ -	25%	\$ -
Northwest 16" Water Mains	\$ -	30%	\$ -
Leander Drive Water Mains	\$ -	20%	\$ -
42" Reagan Main South	\$ -	68%	\$ -
Leander - Northwest Water Transmission Line	\$ -	28%	\$ -
12 & 16" Waterline, Paving and Drainage Capital Improvements	\$ -	4%	\$ -
2243 @ 183A 24in Encasement for 12in WL	\$ -	6%	\$ -
12-inch WL on Old 2243	\$ -	5%	\$ -
Hero Way Waterline	\$ -	5%	\$ -
Palmera Offsite Water	\$ -	32%	\$ -
Hero Way Gas Station 24" & 12"	\$ -	31%	\$ -
Parkway Crossing Offsite Seg. A	\$ -	3%	\$ -
Parkway Crossing Offsite Seg. B	\$ -	3%	\$ -
Oak Creek - W. Broade Street Waterline	\$ -	20%	\$ -
Oak Creek - South Brook Waterline	\$ -	29%	\$ -
Travisso CIP 24	\$ -	55%	\$ -
Travisso CIP 26	\$ -	55%	\$ -
Travisso CIP 27	\$ -	55%	\$ -
Bryson San Gabriel Offsite Water Lines	\$ -	80%	\$ -
Liberty Hill Water Transmission Main (Bagdad Rd WTM Ph.1)	\$ -	29%	\$ -
Future			
RM 2243 - Phase 1	\$ 6,514,680.85	0%	0
BCRUA Deep Water Intake - Leander Share	\$ 125,494,911.50	0%	0
San Gabriel Elevated Storage Tank	\$ 11,887,969.88	0%	0
Ronanld Reagan Ground Storage Tank and Pump Station	\$ 50,612,083.24	0%	0
Travisso Elevated Storage Tank	\$ 29,189,450.75	0%	0
Sandy Creek WTP Residuals & Treatment Module	\$ 27,681,570.34	0%	0
Lakeline Boulevard Mains – Phase 1	\$ 2,957,274.75	0%	0
Terminus High Zone Pump Station, Ground Storage Tank, and Pipelin	\$ 20,560,452.73	0%	0
Greatwood South/Hilltop Ranch	\$ 1,896,489.54	0%	0
Leander Estates/Sullivan Tract	\$ 3,034,381.14	0%	0
Flying K Ranch (Phase 1)	\$ 5,287,311.46	0%	0
Bagdad (Phase 1)	\$ 8,491,668.28	0%	0
Bagdad (Phase 2)	\$ 6,845,746.10	0%	0
183A North Extension	\$ 2,804,504.02	0%	0
SH 29 Waterline	\$ 4,321,693.27	0%	0
Hero Way East	\$ 2,983,348.24	0%	0
CR 175 (Phase 1)	\$ 5,547,608.96	0%	0
Northline Water	\$ 6,344,936.79	0%	0
Raider Way Waterline	\$ 1,169,663.05	0%	0
San Gabriel Parkway Waterline	\$ 1,053,644.36	0%	0
Leander Springs Waterline	\$ 1,259,637.44	0%	0
Ronanld Reagan Pump Station (Phase 2)	\$ 23,087,820.34	0%	0
San Gabriel West Pump Station and Waterlines - Phase 1	\$ 15,787,489.94	0%	0
Flying K Ranch (Phase 2)	\$ 2,923,638.44	0%	0
Lakeline (Phase 2)	\$ 9,526,399.06	0%	0
CR 281 Waterlines	\$ 4,178,575.36	0%	0
Northwest Waterlines	\$ 5,308,695.17	0%	0
Edgewood Phase 1 Water Oversizing	\$ 479,826.26	0%	0
West Northwest Waterlines	\$ 8,256,064.69	0%	0
	Water Outstanding Debt Total		\$ 1,633.21

Table 11: Credit Calculation for Wastewater System

Description	Remaining Principal	Current Utilization	Total Debt Principal per Current LUE
Existing			
Construction, acquisition, improvements to City sewer system	\$ 457,612.00	100%	\$ 12.22
Sewer System Improvements	\$ 138,092.10	100%	\$ 3.69
WWTP Expansion/Sludge Processing	\$ 2,466,654.89	100%	\$ 65.87
Improvements to existing sewer system	\$ 225,963.32	100%	\$ 6.03
Wastewater System Infiltration and Inflow Study	\$ 27,569.36	100%	\$ 0.74
Cedar Park - Brushy Creek Int. Reimburse.	\$ 6,617,256.99	19%	\$ 34.06
Brushy Creek Regional Wastewater System Equity Buy-in	\$ 9,673,792.00	19%	\$ 49.79
Horizon Park Lift Station	\$ 31,674.37	100%	\$ 0.85
Leander WWTP	\$ -	100%	\$ -
Travisso WWTP	\$ -	100%	\$ -
Brushy Creek Regional WWTP	\$ -	113%	\$ -
N. Brushy Creek Int. Seg. 2/3 (21"/21")	\$ -	69%	\$ -
Block House Creek Int. Seg. 1, 2, 3 (30", 30", 27")	\$ -	21%	\$ -
Block House Creek Int. Seg. 4, 5 (27", 24")	\$ -	86%	\$ -
Block House Creek Int. Seg. 6 (24")	\$ -	26%	\$ -
Block House Creek Int. Seg. 7 (24")	\$ -	36%	\$ -
Block House Creek Int. Seg. 12 (15")	\$ -	36%	\$ -
Brushy Creek Int. Seg. 1 (36")	\$ -	10%	\$ -
Brushy Creek Int. Seg. 2 (36")	\$ -	15%	\$ -
Palmera Ridge Offsite Wastewater	\$ -	18%	\$ -
Stewart Crossing Offsite Wastewater	\$ -	5%	\$ -
Marbella Offsite Wastewater	\$ -	5%	\$ -
N Brushy WW Interceptor	\$ -	18%	\$ -
Parkway Crossing Offsite Seg. A	\$ -	55%	\$ -
Parkway Crossing Offsite Seg. B	\$ -	50%	\$ -
Travisso CIP 5 - Crystal Falls LS	\$ -	65%	\$ -
Travisso CIP 6 - Crystal Falls FM	\$ -	45%	\$ -
Travisso CIP 8 - 15-inch GM	\$ -	45%	\$ -
Travisso CIP 9 - 12-inch GM	\$ -	40%	\$ -
Crescent North Interceptor	\$ -	45%	\$ -
Crescent South Interceptor	\$ -	40%	\$ -
Future			
Falcon Oaks WW Improvements (MC Seg 13)	\$ 7,267,400.00	0%	\$ -
S. Brushy Creek Int. Seg. 1 (21")	\$ 3,748,508.48	0%	\$ -
S. Brushy Creek Int. Seg. 2 (18")	\$ 3,187,054.33	0%	\$ -
N. Brushy Creek Int. Seg. 1 (33")	\$ 3,748,508.48	0%	\$ -
N. Brushy Creek Int. Seg. 2 (30")	\$ 4,650,355.69	0%	\$ -
N. Brushy Creek Int. Seg. 3 (30")	\$ 3,445,803.20	0%	\$ -
N. Brushy Creek Int. Seg. 4 (27")	\$ 4,091,891.30	0%	\$ -
N. Brushy Creek Int. Seg. 5 (24")	\$ 1,308,844.85	0%	\$ -
N. Brushy Creek Int. Seg. 6 (21")	\$ 3,177,604.80	0%	\$ -
Northline Reclaimed Water	\$ 895,236.88	0%	\$ -
Northline Sewer	\$ 1,482,742.92	0%	\$ -
Lift Station #2 and 18-inch Force Main - Reconstruction & Expansio	\$ 3,638,166.00	0%	\$ -
RM 2243 WWTP Lift Station & Relief Main	\$ 6,726,425.30	0%	\$ -
Edgewood Wastewater Oversizing	\$ 111,758.81	0%	\$ -
N. Brushy Creek Int. Seg. 15 (15")	\$ 8,114,261.12	0%	\$ -
Travisso Water Reclamation Plant Expansion - Interim Phase II	\$ 3,357,112.50	0%	\$ -
Leander WWTP Expansion	\$ 21,581,437.50	0%	\$ -
Tertiary Filter Addition to East Regional WWTP	\$ 1,137,511.32	0%	\$ -
Wastewater Outstanding Debt Total			\$ 173.24

Maximum Allowable Impact Fees

The impact fee consists of the costs attributable to development during the study period for existing and proposed improvements as well as the allocated impact fee study cost. These costs are then divided by the number of LUEs projected to connect to the systems during the study period.

Utility customers pay for capital improvements in two ways: initially through the up-front impact fee and over the long term through utility rate payments. The law governing impact fee calculation was amended in 2001 to include a credit for this portion of the costs that is paid through rates. This study includes the credit as calculated in **Table 10** and **Table 11**. The credit, along with the costs for existing infrastructure, proposed projects, and the study cost is shown in **Table 12**. Based on this, the maximum allowable impact fee is \$8,762.81 for water, \$2,301.92 for wastewater, which when summed gives a total fee of \$11,064.73. The City of Leander can assess and collect any amount up to these figures.

Table 12: Impact Fee Calculation

Systemwide Impact Fee	Water System	Wastewater System
Existing Improvements	\$36,386,394	\$10,605,613
Proposed Improvements	\$268,816,267	\$65,649,394
Impact Fee Study Cost	\$24,638	\$24,638
Sub-Total	\$305,227,298	\$76,279,645
LUEs Added in 2023-2032	\$29,360	\$30,818
Cost per LUE	\$10,396	\$2,475
Credit Calculated	\$1,633.21	\$173.24
Maximum Allowable Impact Fee	\$8,762.81	\$2,301.92

LOCAL GOVERNMENT CODE

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE C. PLANNING AND DEVELOPMENT PROVISIONS APPLYING TO MORE
THAN ONE TYPE OF LOCAL GOVERNMENT

CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW
DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL
GOVERNMENTS

SUBCHAPTER A. GENERAL PROVISIONS

...

Sec. 395.058. ADVISORY COMMITTEE. (a) On or before the date on which the order, ordinance, or resolution is adopted under Section [395.042](#), the political subdivision shall appoint a capital improvements advisory committee.

(b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the

extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

(c) The advisory committee serves in an advisory capacity and is established to:

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

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

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

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

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

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

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

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

....