



GOFORTH SPECIAL UTILITY DISTRICT

8900 Niederwald Strasse • Niederwald, TX 78640

(512) 376-5695

NOTICE OF PUBLIC HEARING **RELATED TO IMPACT FEES**

GOFORTH S.U.D.
AUGUST 24, 2022 7:00 P.M.
GOFORTH SPECIAL UTILITY DISTRICT OFFICE
8900 NIEDERWALD STRASSE
KYLE, TEXAS 78640

NOTICE IS HEREBY GIVEN that the Board of Directors of the Goforth Special Utility District, Texas will hold a public hearing at the Goforth Special Utility Board Room, 8900 Niederwald Strasse, Kyle, Texas 78640 on August 24, 2022 at 7:00 pm.

The purpose of the hearing is to consider the adoption of an impact fee. The amount of the proposed impact fee per service unit is \$12,657. Any member of the public has the right to appear at the hearing and present evidence for or against the update. The land use assumptions, capital improvements plan, including the amount of the proposed amended impact fee per service unit, is attached hereto. A copy of the impact fee study report is available on request.

Additional information regarding the land use assumptions, capital improvements plan and impact fee is available at Goforth Special Utility District, 8900 Niederwald Strasse, Kyle, Texas 78640, from 9 am to 4 pm, weekdays.

AGENDA

The Board of Directors of Goforth Special Utility District will convene as posted to consider and take formal action, if necessary, on the following agenda items:

1. Call Public Hearing to order.
2. Public Hearing on the Adoption of an Impact Fee.
 - a. Public Comment regarding adoption of an impact fee.
 - b. Discussion by Board of adoption of impact fee.
3. Adjournment.

*******POSTED: July 25, 2022*******

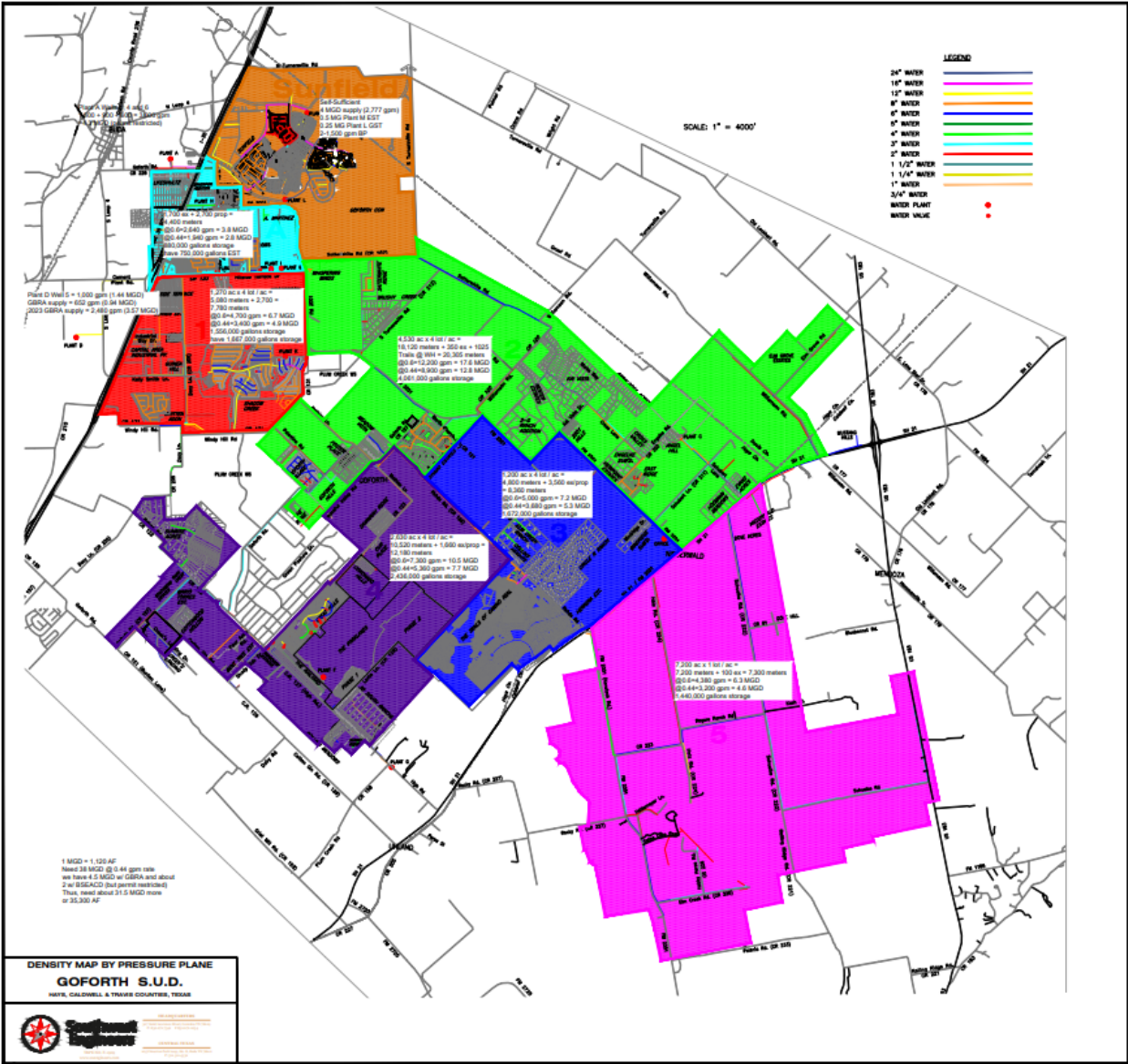
For further information or directions, please call (512) 376-5695.

Goforth Special Utility District

Impact Fee Study

Goforth Special Utility District is undergoing an impact fee study. As part of the study, the service area has been defined as shown in Figure 1. The same map provides the density or land use assumed for the service area.

Figure 1: Service Area/Density Map



Using that land use the growth for the system as been determined as showing in Table 1.

Table 1: Land Use Growth Projection

Connection Type	Current		2031	
	# Connections	%	# Connections	%
Residential	12,760	99%	25,162	99%
Commercial - Residential (MF/RV/Hotel)	10	0%	20	0%
Commercial - Schools	3	0%	6	0%
Commercial - Business	55	0%	108	0%
Commercial Irrigation	89	1%	176	1%
Total	12,917	100%	25,472	100%

Based on the growth determined above, the 10-Year Capital Improvement Plan (CIP) has been determined. This plan, as shown in Table 2, provides a list of the facilities required to serve the growth in the 10-year period. The CIP will become the basis for calculating the impact fee.

Table 2: 10-Year Capital Improvement Plan

Facility Name	Date of Need
Water Supply	
GBRA Water Supply	2023
Storage Tanks	
Plant C - 1.5 MG Elevated Tank	2023
Plant P - 1.5 MG Elevated Tank	2022
Plant F - 1.5 MG Elevated Tank	2026
Plant Q - 1.5 MG Elevated Tank	2028
Transmission System	
16" WL - Dacy Lane	2022
16" WL to Prairie Lakes	2022
16" WL - Future Suffield Drive	2022
16"/24" WL - FM 2001 to Plant C	2023
Plant C to Elm Grove - 16" Water Line	2023
16" WL - Bebee Road	2023
12" WL - Goforth Road	2023
Plant N Booster Station	2023
16" WL - Windy Hill Road	2023
16" WL - Emerson Apt to Satterwhite Rd	2023
16" WL - Satterwhite Road	2023
16" WL - Rohde Road	2024
16" WL - Graef Road	2024
Plant O Booster Station	2025
24" WL Improvements - FM 2001 @ Office	2025
Hillside Terrace 12" WL Improvements	2026
16" WL - High Road	2026
16" WL - SH 21	2026
12" WL Improvements - IH 35	2030

Impact Fee Calculation

Chapter 395 allows the utility to either use a 50% credit of the total projected cost of capital for all the projects or to apply a credit for rate payments. The utility may select the maximum fee amount after these have been assessed. For the District, we have calculated the maximum allowable impact fee using the 50% credit.

Maximum Allowable Fee Calculation

Facility Type	Capital Cost of New Service per LUE	50% Cost Adjustment	Maximum Allowable per LUE
Water Supply	\$23,399	\$11,700	\$11,700
Storage	\$ 777	\$ 388	\$ 388
Transmission	\$ 1,135	\$ 568	\$ 568
Allocated Impact Fee Study Costs	\$ 2		\$ 2
Total	\$25,313	\$12,656	\$12,658

The total maximum allowable impact fee per LUE is \$12,658. The impact fee has been provided by facility type to allow the District to apply an impact fee credit to developers that may choose to install and contribute a facility that is identified in the Capital Improvements Plan.