



**ROUND ROCK TEXAS**  
PLANNING AND DEVELOPMENT SERVICES

**EXHIBIT**  
**"A"**

**Mayor**  
Craig Morgan

**Mayor Pro-Tem**  
Matthew Baker

**Councilmembers**  
Michelle Ly  
Rene Flores  
Frank Ortega  
Kristin Stevens  
Hilda Montgomery

**City Manager**  
Laurie Hadley

**City Attorney**  
Stephanie Sandre

May 1, 2024

Mayor Morgan  
Mayor Pro-Tem Baker  
Councilmember Ly  
Councilmember Flores  
Councilmember Ortega  
Councilmember Stevens  
Councilmember Montgomery

RE: Capital Improvements Advisory Committee – Semi-Annual Meeting

Dear Mayor Morgan and Council Members:

The Capital Improvements Advisory Committee met on May 1, 2024, to consider and approve the semi-annual report to the City Council with respect to the progress of the Capital Improvements Plan and identification of any perceived inequities in the Impact Fees. The findings are addressed in Chapter 395.058(c) of the Texas Local Government Code.

After discussion, the Committee found no perceived inequities in implementing the plan or imposing the Impact Fee. Therefore, a motion was made to approve and forward the report from the Utilities and Environmental Services Department to the City Council, with updated city comparison data.

Sincerely,

Rob Wendt, Chairman  
Capital Improvements Advisory Committee



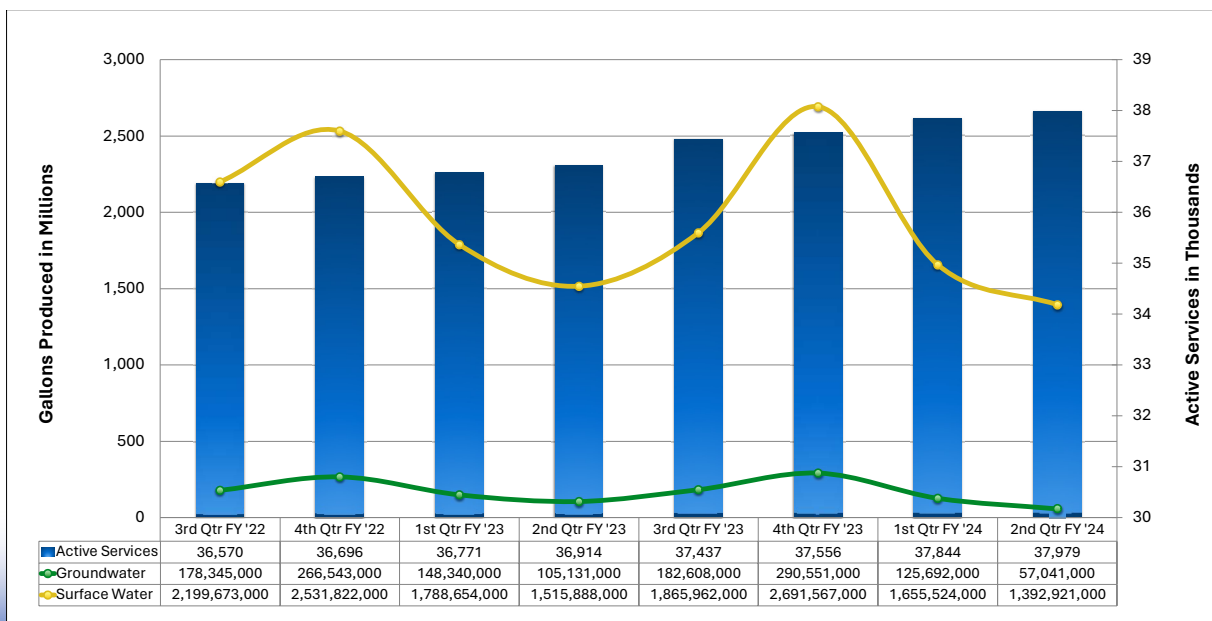
# Capital Improvements Plan Semi-Annual Report

## Utilities & Environmental Services

May 1, 2024

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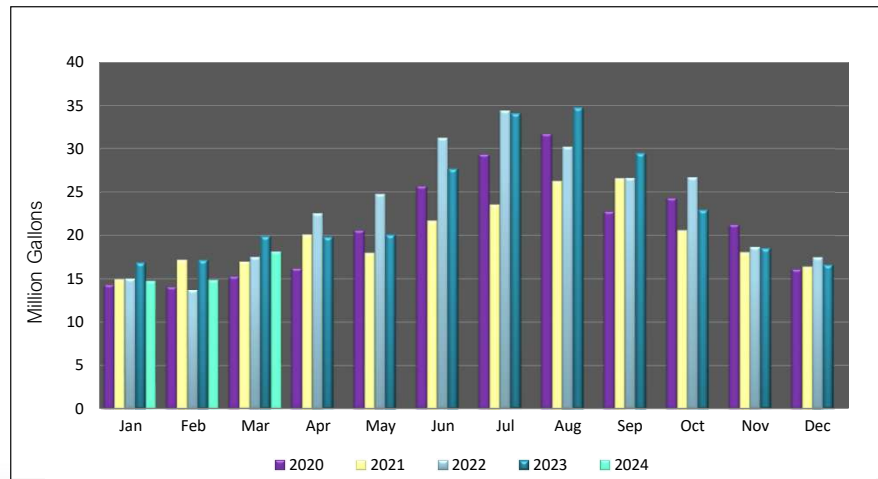
## Water Treatment Plant



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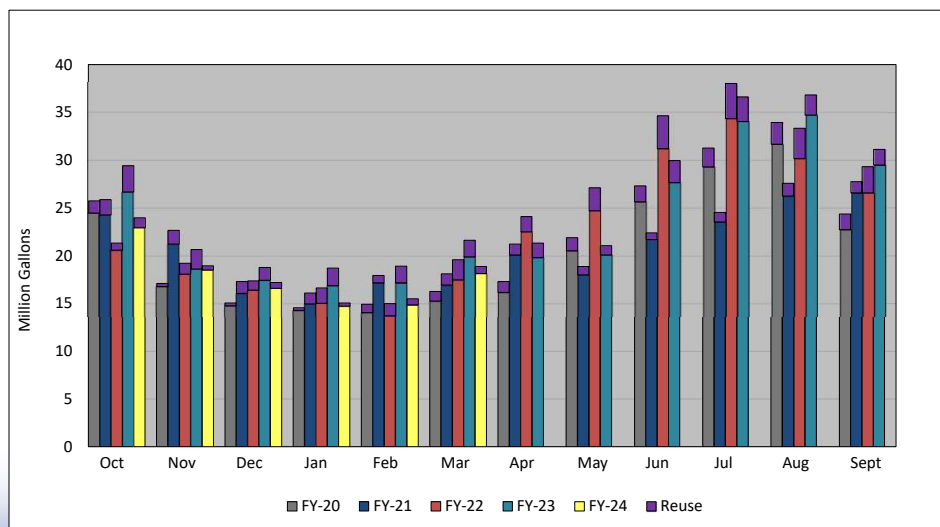
## Average Potable Daily Demand Each Month



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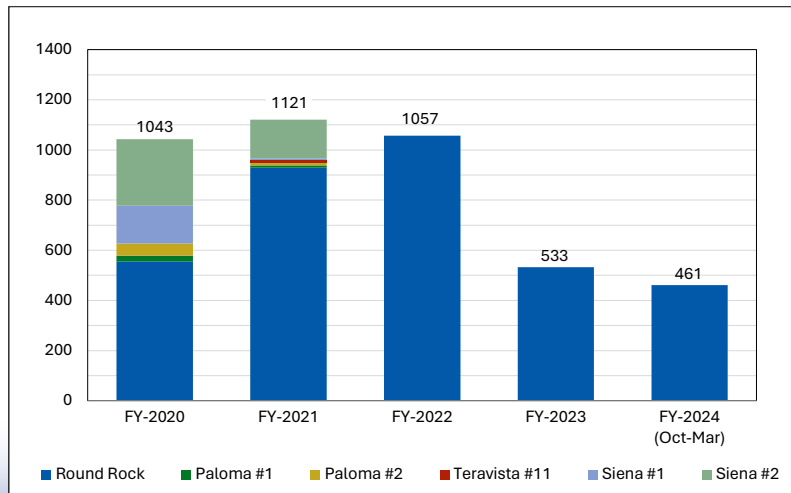
## Potable vs. Reuse Water Average Daily Demand Each Month



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## Annual Single-Family Building Permits Issued Residential & MUDs



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## Multi-Family Units Permitted Annually

In-City Retail	
Fiscal Year	Multi-Family Units
FY 2020	430
FY 2021	584
FY 2022	1626
FY 2023	359
FY 2024 (Oct-Mar)	0
Out-of-City Wholesale	
Fiscal Year	Multi-Family Units
FY 2022	720

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## Commercial Building Permits Issued Annually

Fiscal Year	Commercial Building Permits
FY 2020	44
FY 2021	39
FY 2022	39
FY 2023	32
FY 2024 (Oct-Mar)	15

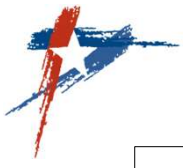
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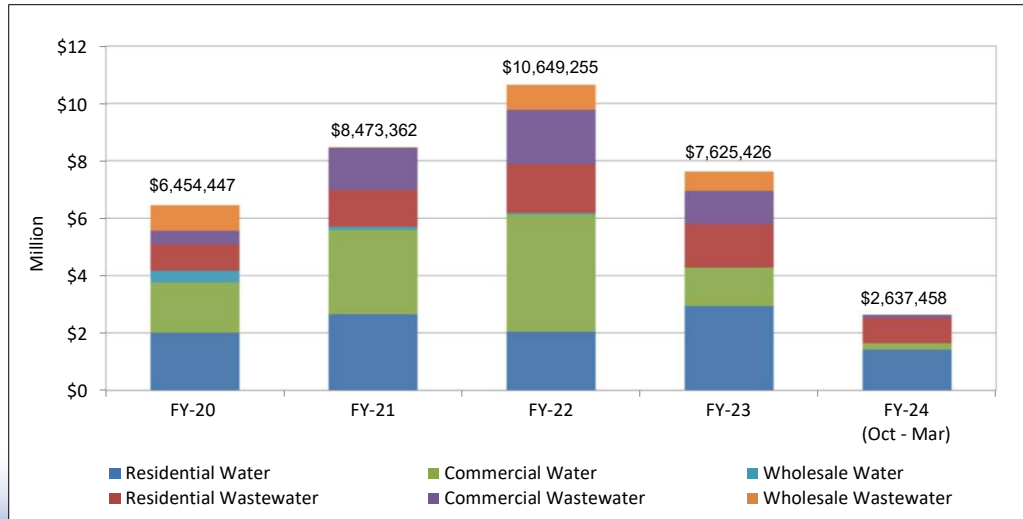
## Impact Fees Collected FY 2020 – 2024 (Oct – Mar)

	FY-20	FY-21	FY-22	FY-23	FY-24 (Oct-Mar)
<b>In-City Residential</b>					
Water	\$ 2,008,822	\$ 2,649,580	\$ 2,043,907	\$ 2,938,553	\$ 1,417,464
Wastewater	\$ 930,467	\$ 1,296,554	\$ 1,695,908	\$ 1,522,930	\$ 883,387
<b>In-City Commercial</b>					
Water	\$ 1,752,110	\$ 2,934,225	\$ 4,085,751	\$ 1,338,332	\$ 222,134
Wastewater	\$ 461,347	\$ 1,457,580	\$ 1,900,865	\$ 1,153,932	\$ 114,474
<b>Out-of-City Wholesale</b>					
Water	\$ 406,253	\$ 114,713	\$ 52,534	0	0
Wastewater	\$ 895,448	\$ 20,711	\$ 870,291	\$ 671,680	0
<b>Total Collected</b>	<b>\$ 6,454,447</b>	<b>\$ 8,473,363</b>	<b>\$ 10,649,255</b>	<b>\$ 7,625,426</b>	<b>\$ 2,637,458</b>

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## Impact Fees Collected FY 2020 - FY 2024 (Oct - Mar)



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## Population Projections

Year	Inside City		City's ETJ	
	Projections	Growth Rate	Projections	Growth Rate
2020 (Census)	119,468	-	178,704	-
2021	122,455 (122,827)	2.5% (2.8%)	182,336	2.0%
2022	125,516 (124,614)	2.5% (1.5%)	184,993	1.5%
2023	128,292 (131,235)	2.2% (5.3%)	189,286	2.3%
2024	134,540 (132,927)	4.9% (1.3%)	196,035	3.6%
2025	139,834	3.9%	202,208	3.1%
2026	145,208	3.8%	208,843	3.3%
2027	149,621	3.0%	214,486	2.7%
2028	153,530	2.6%	219,624	2.4%
2029	157,298	2.5%	224,320	2.1%
2030	161,136	2.4%	228,933	2.1%

Notes: 2020 is the base year for these projections  
( ) Annual Estimates by Planning & Development Services Department

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COMPLETED	Completion	Impact Fee Report Estimated Cost	Actual Cost
South 81 Elevated Storage Tank Pump Station	2019	\$157,000	\$1,070,900
Arterial H Phase II	2020	\$1,470,500	\$1,375,045
BCRUA Phase 1C - WTP Expansion to 32MGD	2020	\$4,465,000	\$3,635,540
Water Dist. Master Plan & Impact Fee	2020	\$66,000	\$220,570
University Blvd extension from end of 36-inch main to CR-110	2022	\$1,150,000	\$775,481
E Liberty Avenue, N Shephard St & Fannin Ave	2022	\$500,000	\$938,983
Kenny Fort Blvd from Old Settlers to Chandler Creek (24" WL)	2024	\$4,212,134	\$4,212,134
		<b>\$12,020,634</b>	<b>\$12,228,653</b>

## Water System Capital Improvement Projects

IN PROGRESS	Estimated Completion	Impact Fee Report Estimated Cost	Actual Cost
Kenny Fort Blvd from Forest Creek Blvd to SH45 (12" WL)	2024	\$1,787,073	\$1,787,073
Old Settler's from Red Bud to CR-110 (16" WL)	2025	\$1,500,000	\$1,500,000
Sam Bass Rd from FM-1431 to Wyoming Springs Dr (42" WL)	2025	\$10,770,000	\$10,770,000
Redbud Lane from south of Palm Valley Blvd to Gattis School Rd (24" WL)*	2026	\$4,560,000	\$4,560,000
BCRUA Phase 1D - WTP Expansion to 42MGD	2025	\$4,934,911	\$4,934,911
BCRUA Phase 2 - Deep Water Intake	2027	\$77,437,930	\$77,437,930
BCRUA Phase 2A - WTP Expansion to 64MGD*	2028	\$35,000,000	\$35,000,000
		<b>\$135,989,914</b>	<b>\$135,989,914</b>

*\*Current estimates based on updated industry rates for projects in the design phase.*

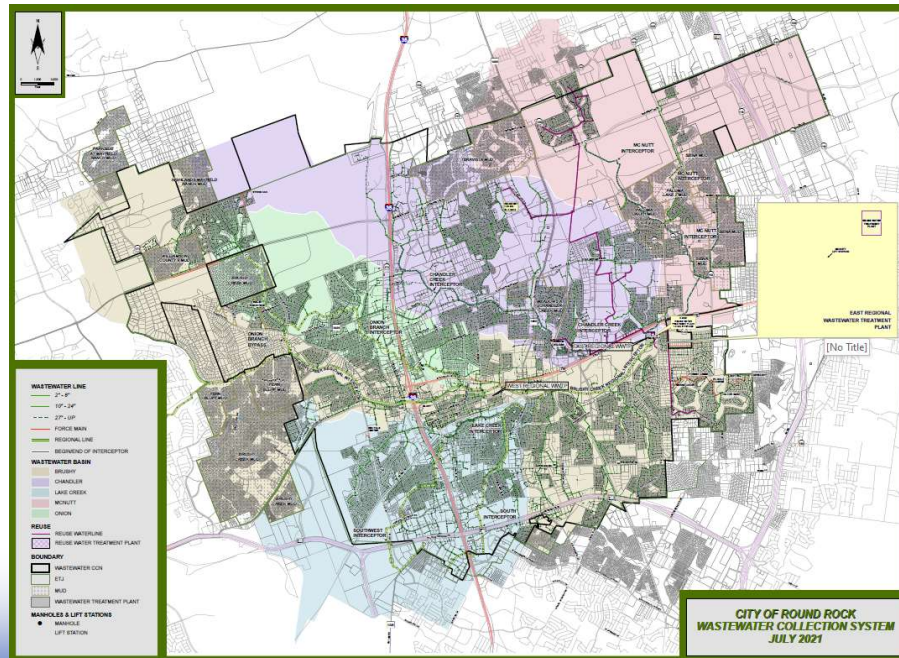
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## Water System Capital Improvement Projects

UPCOMING	Estimated Completion	Impact Fee Report Estimated Cost
Groundwater GST and Pump Station Land Purchase	2024	\$784,000
GR-07: Hester's Crossing and CR-172 from west 971 zone to S-81 EST	2025	\$2,500,000
Kenny Fort Blvd 5 & 6 (24" WL)	2026	\$1,800,000
Eagle's Nest in Connection w/ Road Extension	2027	\$2,300,000
BCRUA 6MG Clearwell	2027	\$4,760,000
Red Bud & Gattis School to High County EST (24" WL)	2030	\$1,500,000
East Groundwater Supply (Joint Project w/ Georgetown)	2030	\$35,000,000
		<b>\$48,644,000</b>

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## Wastewater System Capital Improvement Projects

COMPLETED	Completion	Impact Fee Report Estimated Cost	Actual Cost
Brushy Creek 2	2019	\$685,000	\$349,000
Brushy Creek 4	2019	\$173,000	\$173,000
MC-1: New 6,760LF of 18-in	2022	\$1,973,000	\$0
		<b>\$2,831,000</b>	<b>\$522,000</b>

IN-PROGRESS	Estimated Completion	Impact Fee Report Estimated Cost	Actual Cost
Lake Creek 1	2024	\$3,786,150	\$3,786,150
Kenny Fort Blvd (2/3) from Forest Creek to Gattis School (18" WW)	2024	\$844,872	\$844,872
Cottonwood Creek Interceptor*	2025	\$4,363,000	\$4,363,000
WWTP Expansion to 40MGD*	2027	\$99,000,000	\$109,000,000
		<b>\$107,994,022</b>	<b>\$117,994,022</b>

\*Current estimates based on updated industry rates for projects in the design phase.

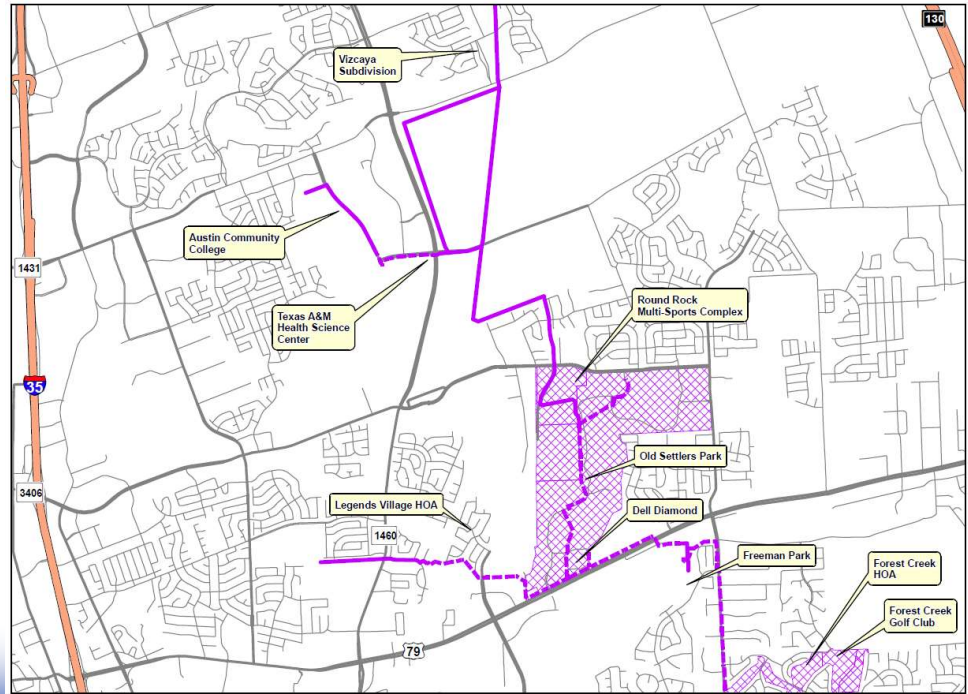
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## Wastewater System Capital Improvement Projects

UPCOMING	Estimated Completion	Impact Fee Report Estimated Cost
CC-2 - West of AW Grimes (12" WW)	2025	\$516,000
CC-1 - Sunrise Rd South of University (15" WW)	2026	\$2,560,000
CC-4 - Near Old Settlers Park (18" WW)	2026	\$2,092,000
MC-2 - West side of SH130 (15" WW)	2026	\$3,961,000
BC-1 - Downtown Round Rock (12"-18" WW)	2027	\$2,294,000
MC-3 - North of Paloma Lake (24" WW)	2028	\$4,978,000
LC-3 - Near Round Rock West (15" WW)	2028	\$2,748,000
MC-4 - South of University between AW Grimes and CR110 (10"-15" WW)	2029	\$7,433,000
LC-4 - South of McNeil Rd along I35 (24" WW)	2030	\$3,694,000
		<b>\$30,276,000</b>

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## Reuse Water System



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## Reuse Water System Capital Improvement Projects

IN-PROGRESS	Estimated Completion	Impact Fee Report Estimated Cost	Actual Cost
Kenny Fort Blvd 16-inch Reuse Line	2024	\$1,705,468	\$1,705,468
Reuse High Service Pump Addition*	2025	\$750,000	\$750,000
Kenny Fort Blvd 24-inch Reuse Line*	2025	\$6,000,000	\$6,000,000
Reuse 2MG Ground Storage Tank*	2025	\$4,000,000	\$4,000,000
		<b>\$12,455,468</b>	<b>\$12,455,468</b>

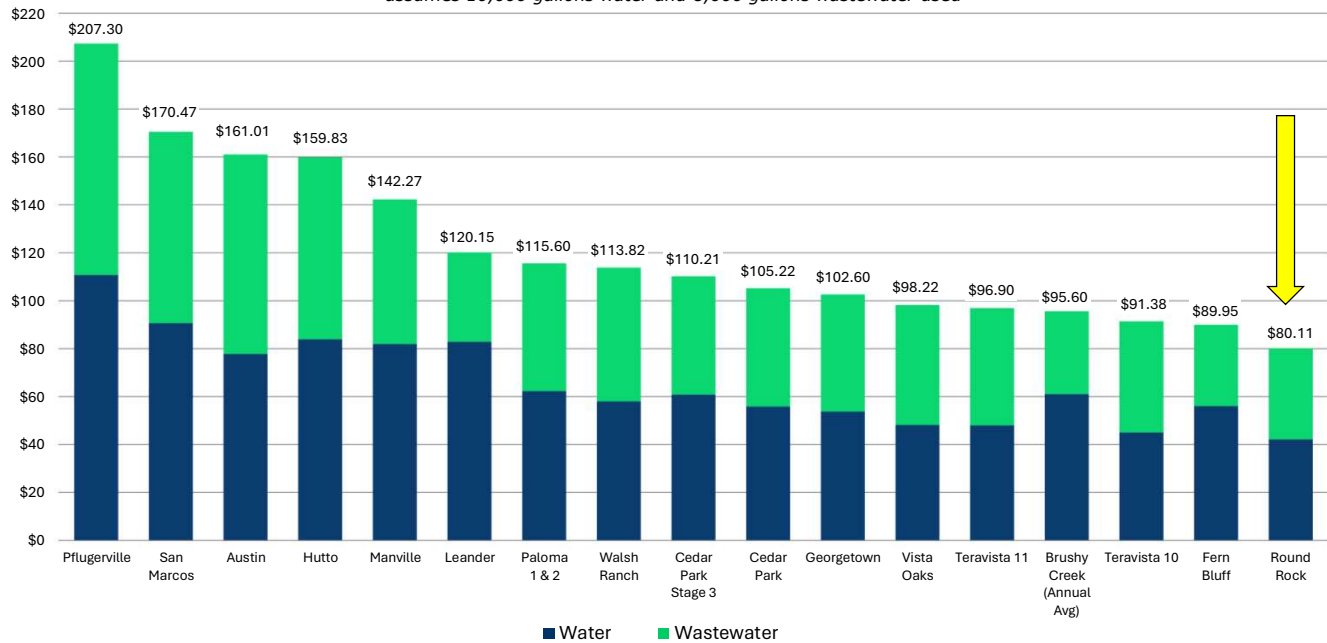
\*Current estimates based on updated industry rates for projects in the design phase.

UPCOMING	Estimated Completion	Impact Fee Report Estimated Cost
Reuse Line to Dell Way	2027	\$4,995,000
		<b>\$4,995,000</b>

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## Single-Family Residential Water and Wastewater Rates Monthly Comparison

\*assumes 10,000 gallons water and 8,000 gallons wastewater used



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## Area Impact Fee Comparison

City/Utility	Last Updated	Water	Wastewater	Total
Brushy Creek MUD	2012	\$2,095	\$1,804	\$3,899
Cedar Park	2020	\$3,160	\$3,170	\$6,330
San Marcos	2018	\$3,801	\$2,684	\$6,485
Austin	2023	\$4,800	\$2,900	\$7,700
<b>Round Rock</b>	<b>2023</b>	<b>\$4,912</b>	<b>\$2,921</b>	<b>\$7,833</b>
Leander	2023	\$8,762	\$2,301	\$11,063
Hutto	2021	\$8,832	\$2,788	\$11,620
Pflugerville	2023	\$14,713	\$1,316*	\$16,029
Georgetown	2023	\$11,000	\$6,129*	\$17,129
*Indicates the City has two different Wastewater Impact Fees, based on service area. The amount shown reflects the lowest fee charged by that City.				

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## Conclusion and Recommendations

Due to the volatility in growth rates and infrastructure requirements, the City recommends a review of the Impact Fees approximately every three years. The latest Impact Fee update report was completed in September 2023, adopted by the City Council in November 2023, and went into effect on January 1, 2024.

Over the past few years, the population growth in Round Rock has proceeded as projected in the Impact Fee Analysis. Therefore, the number of connections to the water and wastewater systems has increased as anticipated, and in some areas, more than was expected.

Due to the number of connections to the water and wastewater systems and the anticipated infrastructure projects needed to serve these new connections, the City updates its Water and Wastewater Master Plans and Impact Fee Report approximately every three years. This ensures that the City is collecting the necessary fees so that new growth is paying its fair share for the cost of constructing the required water and wastewater infrastructure.

The next Capital Improvements Plan Progress Report will be presented to the CIAC and the City Council in approximately six months.

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