

MINUTES
IMPACT FEE ADVISORY COMMITTEE MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
December 2, 2024 – 5:30 p.m.

Members Present: Tim Bannwolf - Chairman, Lucas Hiler - Vice Chairman, Bob Cates, Bill Bird, Susan Friar, and Ross Partlow.

Staff Present: Michael Mann, Andrew Wilkinson, and Andrea Snouffer

1. CALL TO ORDER – 5:30 PM

Meeting was called to order at 5:33 p.m.

2. Approve minutes of April 1, 2024.

Commissioner Bird motioned to approved the minutes, Commissioner Friar seconded the motion. All were in favor. Minutes were approved.

3. Receive presentation on the status of the impact fees.

Andrew Wilkinson, Utilities Engineer, gave the presentation on the status of the impact fees. Chairman Bannwolf asked if the impact fee fund was an interest bearing fund. Andrew replied yes and that water and wastewater funds are in separate interest bearing accounts. Vice Chairman Hiler asked about the correlation between utility rates and impact fees. Mike Mann, Utilities Director, replied that utility rates are set to cover all expenses. He said impact fees are a part of those expenses and they are also a part of the revenues so they are interrelated. Impact fees can only be used to fund new projects that provide development and we only recover part of the capital for those

projects. We have to sell debt or revenues bonds to put the infrastructure in and then we collect impact fees as time passes and people come online. Majority of the increases are operating costs. Commissioner Bird asked to review the comparison slide of other cities' impact fees. He asked what is the comparison if we increase in size. Andrew said it is based on the maximum fee per living unit equivalent (LUE) allotted in the ordinance. It is based on one LUE and when you go up in meter size you multiply by the number of LUE's to get the larger dollar amount. Andrew confirmed that one LUE is a total of \$7,629 and then it goes up from there depending on the meter size. Chairman Bannwolf asked about new subdivisions coming online with 200 homes and asked if you would multiply 200 LUE's by the \$7,629 or is there other math involved. Mike said a 5/8" water meter is one LUE the kind we would normally put at one house. He said there is a chart in the ordinance and it talks about how many LUE's are applied to each meter size. So, if you are putting in a four inch meter, it is twenty-five LUE's and you would pay twenty-five times that cost per LUE.

4. ADJOURNMENT

Meeting was adjourned at 5:46 p.m.

Chair

Secretary