



December 2, 2024, STATUS REPORT

# IMPACT FEE ADVISORY COMMITTEE

# Status Report

- What are Impact Fees?
- Assessments and Collections
- Role of the Advisory Committee
- 2023 Impact Fee Update
- Capital Improvements
- Impact Fee Balances



# What Are Impact Fees?

- Impact Fees are charged to recover investment in infrastructure with capacity to serve new development.
- State Law provides framework in Chapter 395 of the Local Government Code.
- Impact Fees are charged to new developments only.
- Monies can only be spent on projects included in the Capital Improvements plan.



# Assessments and Collections

- Impact Fees are assessed at time of platting.
- Note on plat indicates fee assessed to lots.
- Impact Fees are paid at time of Building Permit Issuance and/or Utility Application.
- Monies are tracked as separate accounts with interest earned adding to account balance.



# Role of Advisory Committee

- Provide input to staff and engineers during Impact Fee development process.
- Review Land Use Assumptions, Capital Improvements Plan, and Impact Fee Calculations.
- Review status of impact fees and determine when updates are warranted. (5-year max).
- Advise City Council based on reviews.



# 2023 Impact Fee Update

- City contracted with HDR Engineering, Inc. to update the Land Use Assumptions, Capital Improvements Plan and to calculate updated maximum impact fees based upon the new Capital Improvements Plan.
- HDR Engineering, Inc. provided a draft report on February 6, 2023 , presenting a maximum impact fee determination for consideration by the City's Impact Fee Advisory Committee and the Boerne City Council.
- The Advisory Committee made a recommendation to City Council on March 6, 2023 , to approve the Land Use Assumptions, Capital Improvements Plan and maximum fee of \$7,629 to be set as the new impact fee.
- In a public hearing on May 9, 2023, City Council approved the new maximum fee.
- The new impact fee is a decrease of \$1,928 from the previous impact fee of \$9,557.
- Ordinance 2023-18 is the current Impact Fee Ordinance.



# Current Impact Fees

**Assessed Beginning May 23, 2023**

LUE's	Meter Size	Water Fee	Wastewater Fee	Combined Fee
1	5/8"	\$2,509.00	\$5,120.00	\$7,629.00
1.5	3/4"	\$3,763.50	\$7,680.00	\$11,443.50
2.5	1"	\$6,272.50	\$12,800.00	\$19,072.50
5.0	1-1/2"	\$12,545.00	\$25,600.00	\$38,145.00
8.0	2"	\$20,072.00	\$40,960.00	\$61,032.00
16	3"	\$40,144.00	\$81,920.00	\$122,064.00
25	4"	\$62,725.00	\$128,000.00	\$190,725.00
50	6"	\$125,450.00	\$256,000.00	\$381,450.00



# Impact Fee Comparison

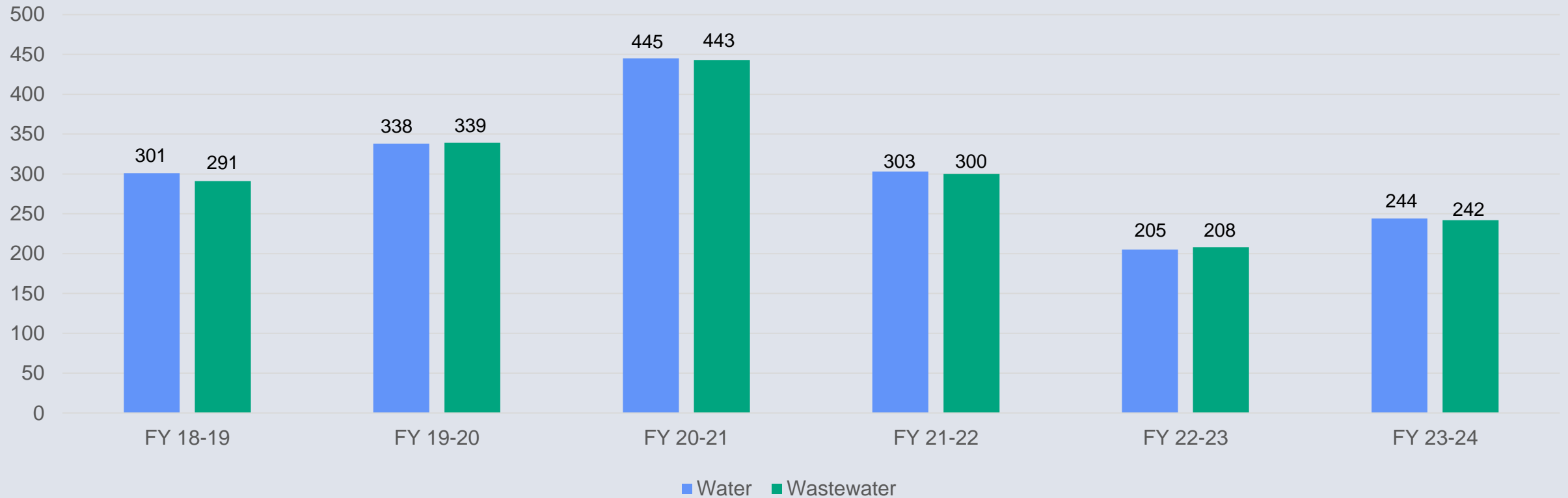
City Utility	Water	Wastewater	Total
Universal City	\$3,881	\$655	\$4,537
Buda	\$3,595	\$3,515	\$7,110
Fredericksburg	\$3,575	\$3,425	\$7,000
Boerne	\$2,509	\$5,120	\$7,629
Austin	\$4,800	\$2,900	\$7,700
Round Rock	\$4,912	\$2,921	\$7,833
San Antonio Water System*	\$5,720	\$3,287	\$9,007
Leander	\$8,762	\$2,301	\$11,063
Kyle	\$6,169	\$6,345	\$12,514
Fair Oaks Ranch	\$8,670	\$6,069	\$14,739
Georgetown	\$11,000	\$6,129	\$17,129
New Braunfels	\$19,448	\$6,244	\$25,692



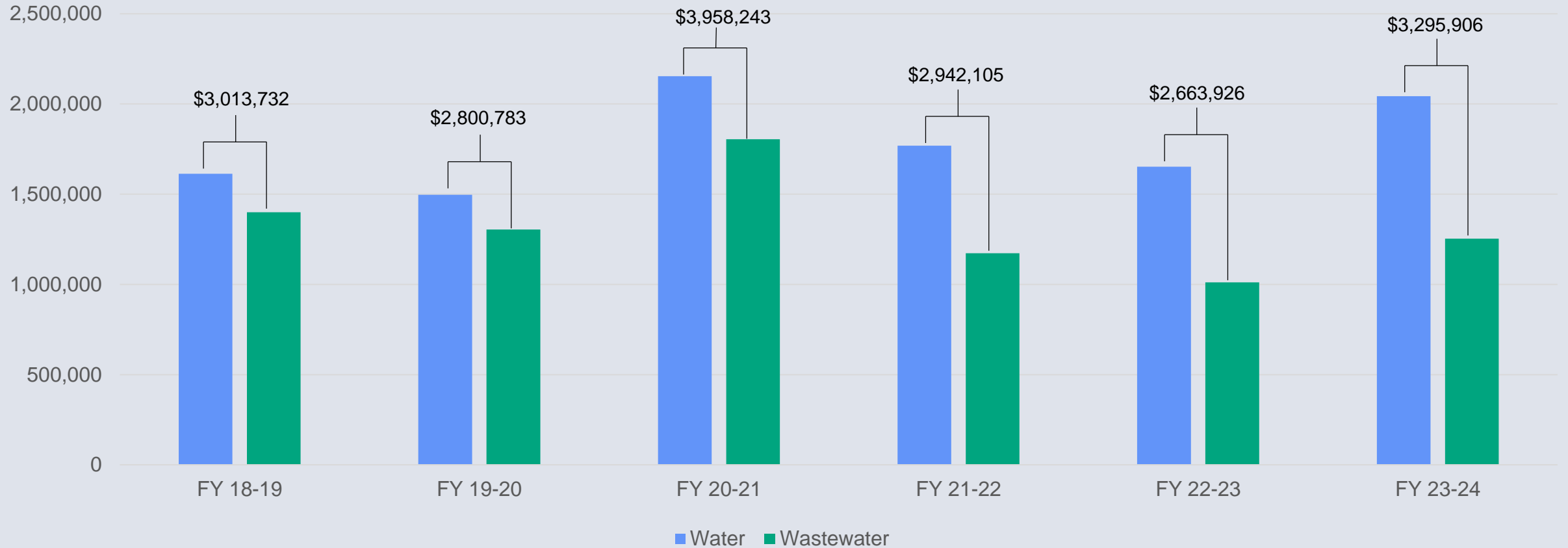
*\*The San Antonio Water System (SAWS) has multiple impact fees depending on service area. The impact fees shown here are an average of all fees. The base water impact fees range from \$5,470 to \$5,987 and the base wastewater impact fees range from \$1,873 to \$5,541.*



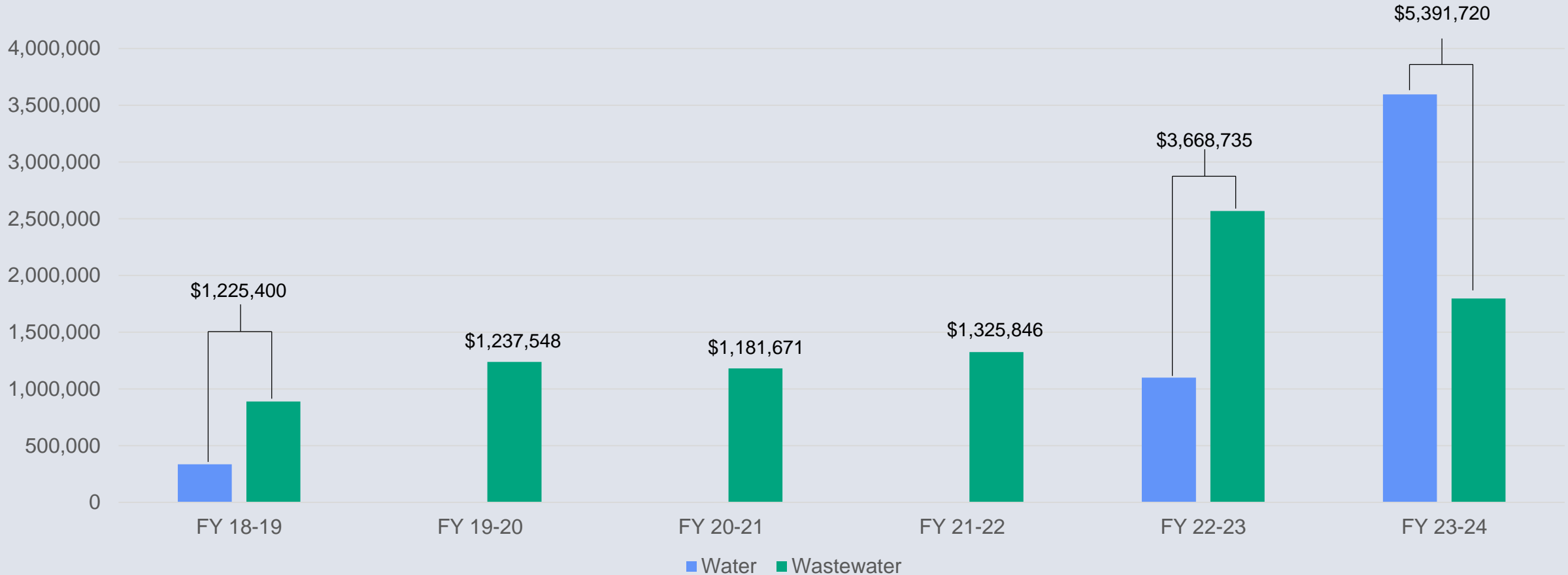
# New Impact Fee Payments



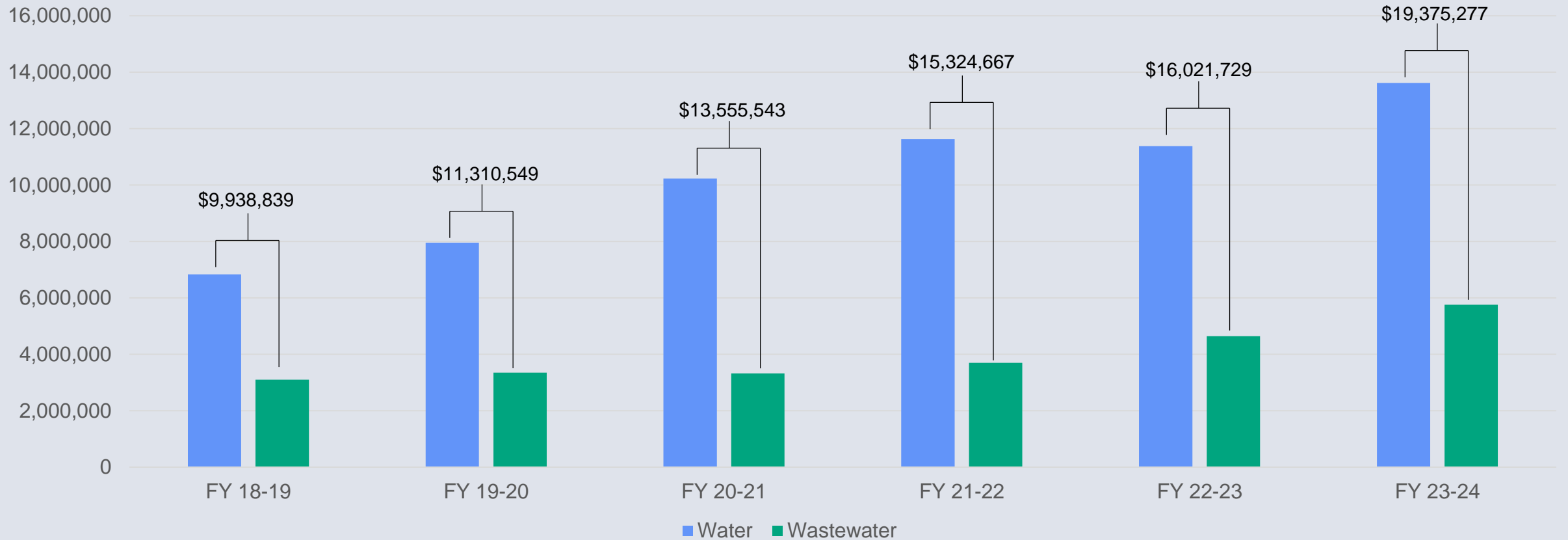
# Impact Fee Collections



# Impact Fee Expenditures



# Impact Fee Fund Balances



# Water CIP

Water Capital Projects	Cost
<b>Water Treatment</b>	
WTP Expansion	\$20,000,000
<b>Water Pumping</b>	
Ammann Road Water Tank & Pump Station	\$2,240,000
<b>Water Supply</b>	
GBRA Ammann Road Main	\$2,570,000
WCID #4 Supply Main (Ammann Rd.)	\$2,000,000
WCID #4 Supply Main (SH-46) – Oversizing	\$175,000
<b>Reclaimed Water</b>	
Reclaimed Main Transmission Upgrade	\$1,050,000
Trails of Herff Ranch Reclaimed Main	\$1,100,000
Reclaimed Water Elevated Storage	\$1,800,000
SH-46 Main Bore	\$200,000
WWTRC Storage Tank and Pumps	\$1,660,000
<b>Total 10-Year Projects</b>	<b>\$32,795,000</b>



# Wastewater CIP

Wastewater Capital Projects	Cost
<b>Wastewater Treatment</b>	
1 <sup>st</sup> WWTRC Expansion	\$8,805,000
2 <sup>nd</sup> WWTRC Expansion	\$14,000,000
<b>Pumping (Lift Stations)</b>	
School Lift Station 3 <sup>rd</sup> Wet Well Addition	\$1,200,000
<b>Interceptors</b>	
South Cibolo Collector	\$7,000,000
Suggs Creek Sewer Main	\$2,250,000
Trails of Herff Ranch Main	\$2,090,000
<b>Total 10-Year Projects for Growth</b>	<b>\$35,345,000</b>



# Summary

- **Capital Improvements are under design or construction.**
- **Impact fee collections are outpacing expenditures.**
- **Impact fee fund is growing.**
- **Need to update Land Use Assumptions and Population Projections in 2028.**
- **Next Proposed Advisory Committee Meeting:**
  - **May 5, 2025**

