

AGENDA
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.

1. CALL TO ORDER – 5:30 PM
2. [2024-615](#) Approve minutes of April 1, 2024.

 Attachments: [UnofficialMeetingMinutes1-Apr-2024](#)
3. [2024-616](#) Receive presentation on the status of the impact fees.

 Attachments: [IFAC December 2024](#)
4. ADJOURNMENT

s/s Michael Mann
Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted by 5 p.m. on the 27th day
of November, 2024.

s/s Andrea Snouffer
Recording Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

City Hall is wheelchair accessible. Access to the building and special parking is available
at the front entrance of the building. Requests for special services must be received
forty-eight (48) hours prior to the meeting time by calling Andrea Snouffer at
830-248-1538.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Pursuant to section 30.06 penal code (trespass by license holder with a concealed handgun), a person licensed under subchapter h, chapter 411, government code (handgun licensing law), may not enter this property with a concealed handgun.

MINUTES
IMPACT FEE ADVISORY COMMITTEE MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
April 1, 2024 – 5:30 p.m.

Members Present: Tim Bannwolf - Chairman, Lucas Hiler – Vice Chairman, Bill Bird, Susan Friar, Terry Lemoine, Carlos Vecino, & Ross Partlow.

Staff Present: Michael Mann, Andrea Snouffer, Crystal Barrera, Stacy Hagen, & Mike Raute.

1. CALL TO ORDER – 5:30 PM

Meeting was called to order at 5:35 p.m.

2. Approve minutes of March 6, 2023.

Commissioner Hiler motioned to approve the minutes. Commissioner Friar seconded this motion. All were in favor of approving the minutes.

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

Andrea Snouffer, Utilities Administrative Supervisor, reviewed the impact fee presentation slides. Commissioner Hiler pointed out a typo on the Wastewater CIP slide for the cost of the School Lift Station 3rd Wet Well Addition. The cost should be \$1,200,000. Commissioner Hiler also had a question about impact fee collections in FY 20-21. He said they are higher and asked if these were collected before construction. He felt because of the pandemic that they would have been lower. Utilities Director, Mike Mann, said the timing for payments of impact fees is as development occurs. He said impact fee balances are getting high, but our 10-year CIP for Utilities is around 95 million dollars, and he expects these balances to drop dramatically over the next couple of years as we complete design and move into construction. Mike also said the growth rate of new home

building slowed down last year and the year before that, but this year we are seeing a lot of new meters.

4. ADJOURNMENT

Meeting was adjourned at 6:50 p.m.

Chair

Secretary



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



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Impact Fee Comparison

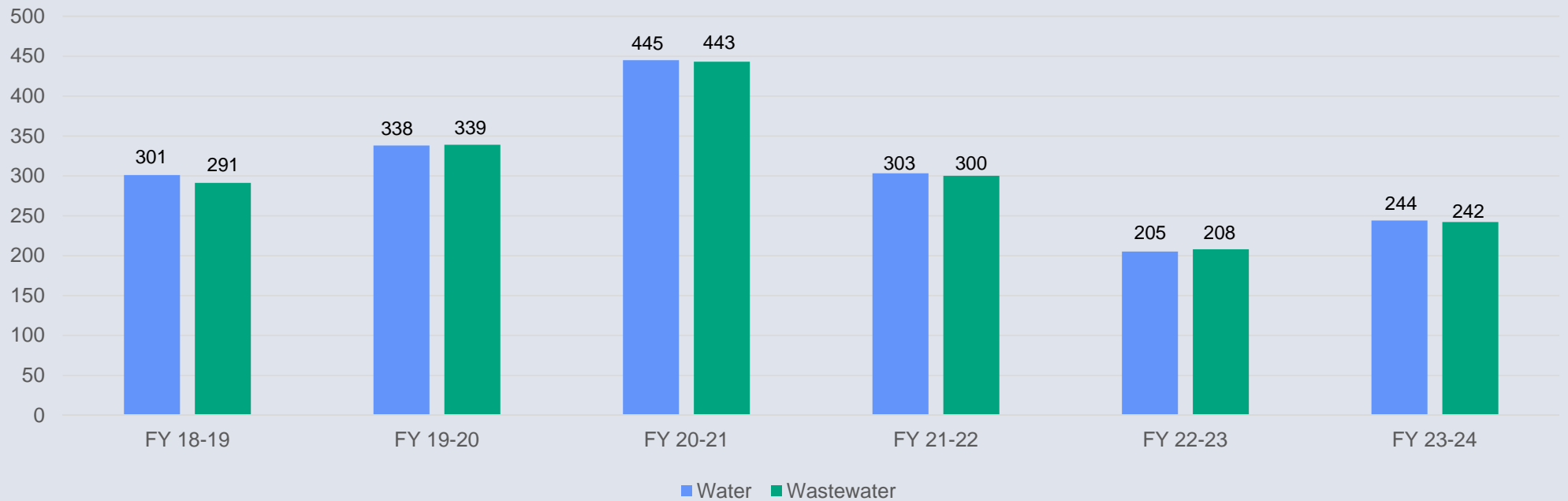
City Utility	Water	Wastewater	Total
Universal City	\$3,881	\$655	\$4,537
Buda	\$3,595	\$3,515	\$7,110
Fredericksburg	\$3,575	\$3,425	\$7,000
Boerne	\$2,509	\$5,120	\$7,629
Austin	\$4,800	\$2,900	\$7,700
Round Rock	\$4,912	\$2,921	\$7,833
San Antonio Water System*	\$5,720	\$3,287	\$9,007
Leander	\$8,762	\$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



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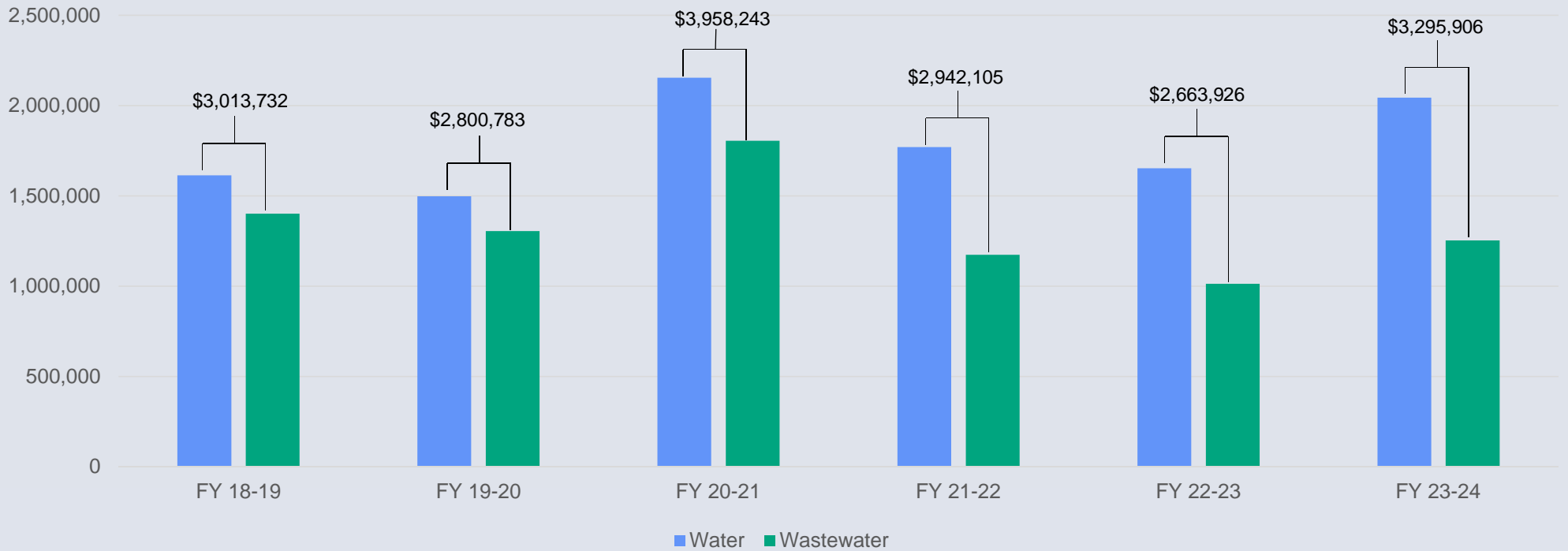
**The San Antonio Water System (SAWS) has multiple impact fees depending on service area. The impact fees shown here are an average of all fees. The base water impact fees range from \$5,470 to \$5,987 and the base wastewater impact fees range from \$1,873 to \$5,541.*

New Impact Fee Payments



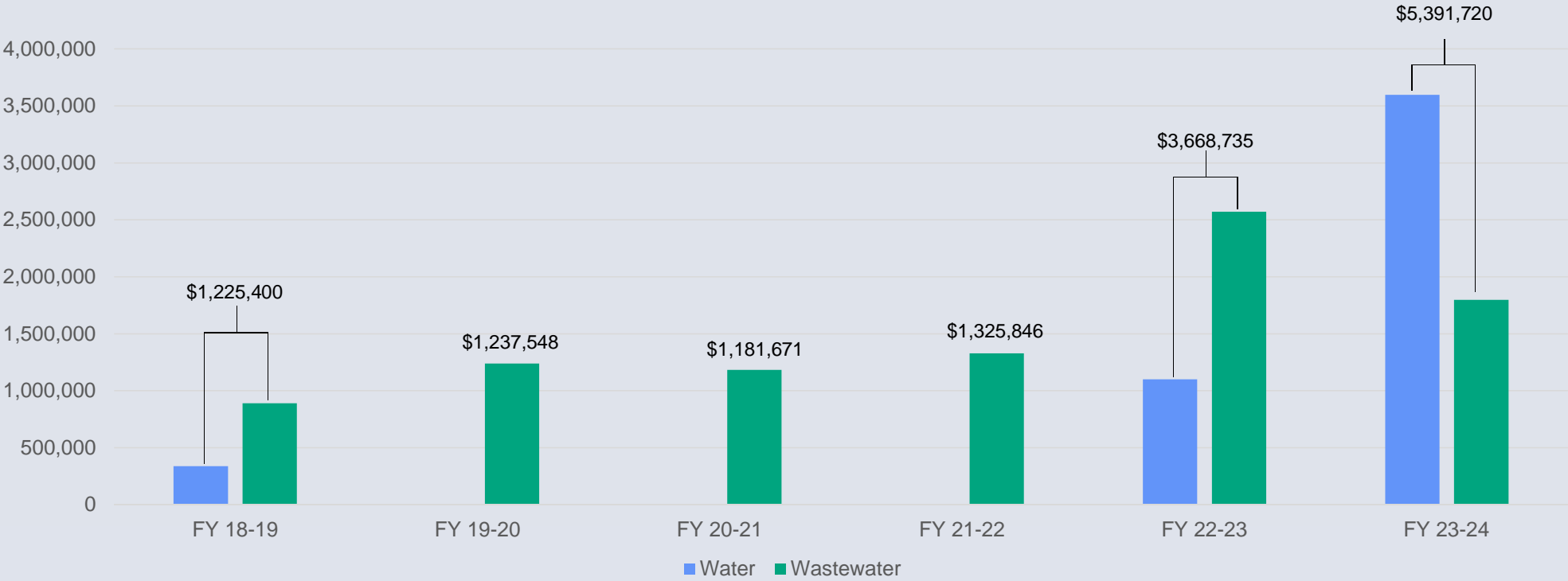
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Impact Fee Collections



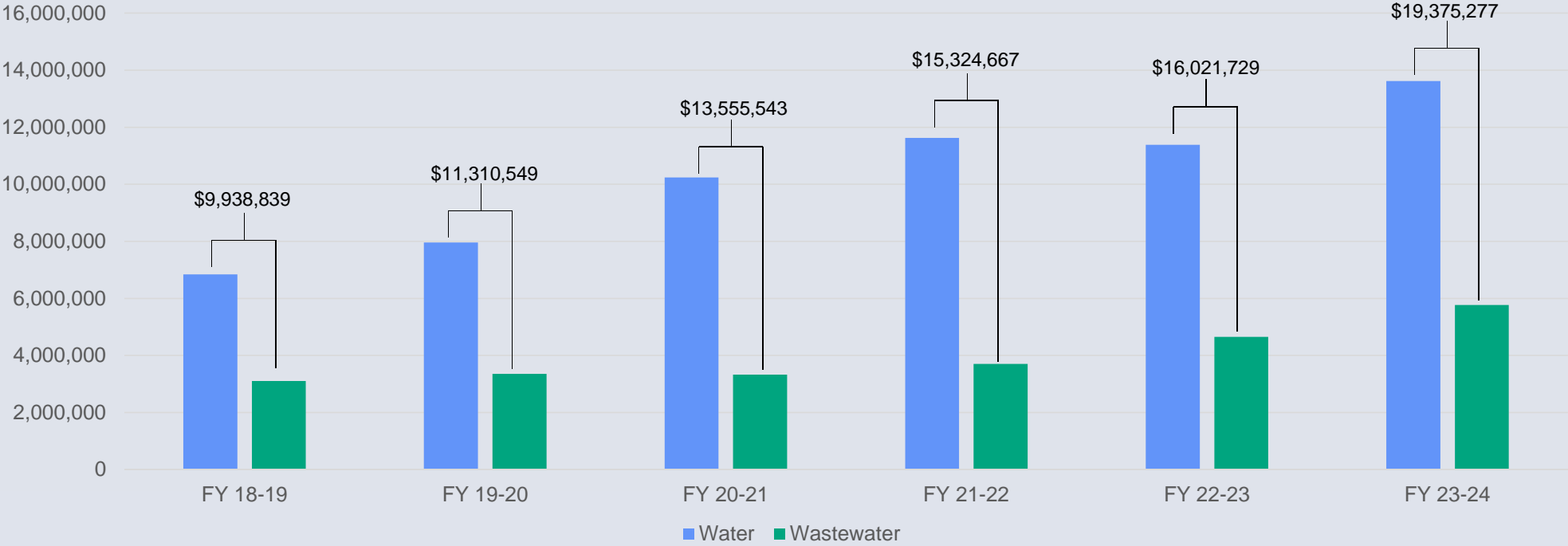
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Impact Fee Expenditures



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Impact Fee Fund Balances



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Water CIP

Water Capital Projects	Cost
Water Treatment	
WTP Expansion	\$20,000,000
Water Pumping	
Ammann Road Water Tank & Pump Station	\$2,240,000
Water Supply	
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
Reclaimed Water	
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
Total 10-Year Projects	\$32,795,000



Wastewater CIP

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



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



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