

MINUTES
IMPACT FEE ADVISORY COMMITTEE MEETING
CITY COUNCIL CHAMBERS
447 N. Main St.
Boerne, TX 78006
April 5, 2021 – 5:30 p.m.

Members Present: Tim Bannwolf, Patrick Cohoon, Joe Anzolito, Bob Cates, Bill Bird, and Chesney Dunning

Staff Present: Michael Mann, Jeff Thompson, Barbara Quirk, Andrea Snouffer, and Antony Moy

1. CALL TO ORDER – 5:30 PM

Meeting was called to order at 5:30 p.m.

2. Approve minutes of October 7, 2019.

Minutes were approved.

3. Receive staff comments regarding Capital Improvements Plan and Land Use Projections.

Utilities Administrative Supervisor, Andrea Snouffer, reviewed the impact fee presentation slides with the P&Z Commission.

Michael Mann, Utilities Director, explained to the Commission that the Capital Improvements Plan (CIP) is a rolling list of projects and is updated at least every five years, sometimes sooner. Staff compares the program to what's happening on the ground. Staff also needs to forecast ten years out and calculate the fee based on ten years worth of projects versus ten years worth of anticipated growth. Things vary depending on growth and needed projects. The law allows us to replace one project with another, but it has to be done officially. The project would need to be replaced with a similar project or we risk someone asking for a refund on impact fees. We keep an eye on this. It's a forecast compared to real world. It's a balancing act. What we are trying to do is reduce the financial burden on the existing rate payers for paying for all these things that we have to do in advance that allow for development. We want to make sure existing rate

payers don't have to fund it all and development take advantage. But, at the same time we need to be fair to developers. We have to reduce the total amount that we expect to spend by something called rate credits, which is fifty percent of the maximum or a complicated calculation. And, you don't want development to pay for it all or that might stifle growth. Some projects in the CIP are already done and we are still collecting in arrears, like the standpipe over sizing and the new wastewater treatment plant. Next project will probably be a large diameter water main to run to the east side of the City because of the growth in that area and the need to keep the pressure up. Within the next ten years, the largest water project will be the replacement of the Water Treatment Plant. It's a 22 million dollar project. In regards to population, we are still growing at a rate we expect.

4. ADJOURNMENT

Meeting was adjourned at 5:55 p.m.

Chair

Secretary