

**MINUTES**  
**IMPACT FEE ADVISORY COMMITTEE MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**October 7, 2019 – 6:00 p.m.**

Members Present: Cal Chapman, Patrick Cohoon, Bill Bird, Paula Hayward & Chesney Dunning.

Staff Present: Michael Mann, Andrea Snouffer, Cheryl Rogers, Sara Serra, Stephanie Kranich, Veronika Vasquez & Barrett Squires.

CALL TO ORDER – 6:00 PM

Meeting called to order at 6:04 p.m.

Review the Land Use Assumptions, Capital Improvements Plan, and Impact Fees presented in a report by HDR Engineering, Inc. and make recommendation to City Council regarding the update of the Land Use assumptions, Capital Improvements Plan, and Impact Fees.

Mike Mann started by explaining the purpose of impact fees. State law allows us to collect impact fees for water and wastewater, and the intent, is to reduce the effect on the existing rate payers. HDR consultant Grady Reed has been working on a program to calculate the impact fees that is charged to new development when they apply for service. We went through a comprehensive review last time and HDR has been updating this plan. Grady made some changes to the last report based on input given from the Advisory Committee. Mike reviewed the comparison cities information provided by Grady and their rates to see how our fees fall in with others. Our fees are on the higher end, but we have a lot of capital to provide for new development and the impact fees for providing that are higher. If we

weren't growing, then we wouldn't have to build infrastructure and the impact fees would be lower. Grady added the Capital Improvement Plan list and maps to the plan. Grady updated the pumping use LUE factor and is more inline with the master plan. With all the changes to the calculation methodology, the impact fee when down. It is a significant change. Mike said it's a realistic fee and more in line with our projections. We've addressed all the concerns that you had. We ask that you make a recommendation to City Council. City Council will set the fee. Cal Chapman asked about the recommendation to council. Mike said that we are going to ask you to adopt these land use assumptions and population projections, and based on that, is the maximum allowable fee, which includes the rate credits of \$9,557.00. This is what we are going to ask you to approve as a maximum number to collect. You can recommend a lower number and approve a lower number, but that would set the maximum that could be passed. Cal Chapman asked if Mike was comfortable with these changes and will cover the City well enough. Mike said yes. His methodology is appropriate with our area. Mike said this will be appropriate to fund for new development. The water portion of the fee is \$5,743.00 and the wastewater portion is \$3,814.00 and that give us a total of the \$9,557.00. Bill Bird asked if the comparisons on table nine of the report are still accurate. Mike said yes and he added Georgetown who has the highest fee and Universal City that has the lowest. Chesney Dunning asked about Fredericksburg population, that it is three times the number that Boerne has and is that taken into consideration? Mike explained that it is not really about existing town population, but it is about the expenditures you have to make to allow for new growth divided over the number of people that use that. The fees can't be used for maintenance. Mike said we have to calculate the number of projects divided over the number of new services. He said the number of existing ratepayers doesn't come into play as much as how much you have to spend versus how much you expect to grow. The latest update to the report Mike said your input did make a change. Paula Hayward believes City Council will feel more comfortable that the fee was examined again and brought down. Patrick Cohoon moved to approve the impact fee report with the

maximum impact fee amount on page fourteen. Bill Bird seconded. All in favor. Motion passed 4-0.

Approve the minutes of September 23, 2019.

Paula Hayward moved to approve the minutes. Patrick Cohoon seconded. All in favor 4-0.

ADJOURNMENT

Meeting adjourned at 6:18 p.m.

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Chair

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Secretary