

**MINUTES**  
**IMPACT FEE ADVISORY COMMITTEE MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**January 10, 2022 – 5:30 p.m.**

**Members Present:** Tim Bannwolf, Bob Cates, Lucas Hiler, & Susan Friar

**Staff Present:** Mick McKamie, Kristi Stark, Michael Mann, Andrea Snouffer, Sheldon Cravey, & Ryan Lewis

**1. CALL TO ORDER – 5:30 PM**

Meeting was called to order at 5:37 p.m.

**2. Approve minutes of April 5, 2021.**

Commissioner Hiler motioned to approve the minutes. Commissioner Cates seconded the motion. Minutes were approved.

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

Andrea Snouffer, Utilities Administrative Supervisor, reviewed the impact fee presentation slides.

**4. Receive staff comments regarding an update to the impact fees.**

Mike Mann, Utilities Director, explained that City Council has entered into a couple of development agreements that will change our service territory significantly. Mike reviewed the water and sewer service area slides. Prior to this update, we were already serving WCID #2, which is Esperanza. We will now be serving retail water service in

WCID #4, which is George's Ranch. He explained that this is a significant amount of customers and that we should look at updating the capital improvements plan and land use assumptions. The fee is calculated by adding up all the capital costs divided by the projected growth over a ten year period. Mike said in regard to sewer, we are not serving WCID #4 with sewer, but we are serving wholesale sewer service to WCID #3A on Scenic Loop Rd., which is Corley Farms. The growth in this area needs to be factored in. Mike said we aren't sure what these capital costs will be yet, we are still in the process of putting together the designs. I expect to come to you at the next semi-annual meeting and ask you to make a recommendation to Council and to keep things as they are or to go ahead and do an update.

Commissioner Cates agrees with Mike that we probably don't want to wait until 2024.

#### 5. ADJOURNMENT

Meeting adjourned at 5:50 p.m.

---

Chair

---

Secretary