



**WATER AND WASTEWATER IMPACT FEE ADVISORY COMMITTEE
NEW BRAUNFELS COUNCIL CHAMBERS
424 S. CASTELL AVENUE
NEW BRAUNFELS TEXAS
JULY 5, 2016
6:00 P.M.
AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
February 2, 2016 meeting
4. **DISCUSSION AND ACTION ITEM**
 - a) Consider a report from New Braunfels Utilities regarding Water and Wastewater Impact Fees for the period of June 30, 2015, through December 31, 2015, and make a recommendation to City Council.
(Rick Tobias and Doug Draeger of NBU)
5. **ADJOURNMENT**

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels Municipal Building, New Braunfels, Texas, on this 1st day of July, 2016 at 9:30 a.m.





Patrick Aten, City Secretary
City of New Braunfels

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 830-221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



City of

New Braunfels

Water and Wastewater Impact Fee Advisory Committee

Agenda Item Report

July 5, 2016

Agenda Item No. 4(A)

Presenter – Roger Biggers, NBU

(830) 629-8482

SUBJECT: Consider a report from New Braunfels Utilities regarding Water and Wastewater Impact Fees for the period of June 30, 2015, through December 31, 2015, and make a recommendation to City Council.

WATER AND WASTEWATER IMPACT FEE ADVISORY COMMITTEE
Meeting Minutes
February 2, 2016

MEMBERS PRESENT

Chair Cory Elrod
 Vice Chair Lee Edwards
 Chad Nolte
 Creighton Tubb
 Jerry Sonier
 John Siedel
 Matthew Hoyt
 Patrick Lynch
 Troy Bearden

STAFF PRESENT

Chris Looney, Planning Director
 Stacy Snell, Planning Manager
 Frank Onion, Assistant City Attorney
 Holly Mullins, Senior Planner
 Matthew Simmont, Planner
 Benjamin Campbell, Planner
 Matt Greene, Planner
 Matt Johnson, Planning Technician

OTHERS PRESENT

Paula DiFonzo
 Atanacio Campos
 Mickey Fishbeck

MEMBERS ABSENT

None.

The above meeting was called to order by Chair Elrod at 5:30 p.m. in City Council Chambers, New Braunfels Municipal Building.

ROLL CALL

Roll was called and a quorum declared.

APPROVAL OF MINUTES

Motion by Member Edwards, seconded by Member Nolte, to approve the January 5, 2016 Minutes. Motion carried. (9-0-0)

DISCUSSION AND ACTION ITEM

Presentation of maximum allowable water and wastewater impact fees.

Mrs. DiFonzo said their consultants created a review of current impact fees. She said construction costs have increased dramatically over the past years and the new proposed fee schedule reflects the demand for new infrastructure projects. Chair Elrod asked that she elaborate on the maximum allowable fees and how they might affect people that currently have projects processing with the City. Chair Elrod suggested that a timeline with a cutoff date associated with plat approval could allow for a grace period for projects currently developing. Discussion ensued in regards to an appropriate timeframe for an impact fee grace period associated with plat approval. The Committee agreed that a nine to twelve month grace period from plat approval would be an appropriate timeframe. Mrs. DiFonzo suggested that they have an exact time frame recommended to City Council by the March 7th meeting.

Motion by Vice Chair Edwards, seconded by Member Siedel, to recommend the impact fee report to NBU and City Council, and request that they consider a grace period of nine to twelve months for the effective date for the assessment of fees on the recording of final plats to allow projects in the "pipeline" to be completed. Motion carried. (9-0-0)

ADJOURNMENT

Motion by Member Edwards, seconded by Member Nolte, to adjourn the meeting. Motion carried. (9-0-0)

There being no further business, the meeting adjourned at 6:03 p.m.

Chair

Date

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May 11, 2016

Mr. Chris Looney, AICP
 Director of Planning and Community Development
 City of New Braunfels
 424 South Castell Ave
 New Braunfels, TX 78131

Re: New Braunfels Utilities Impact Fee Advisory Committee Report for the period of June 30, 2015 through December 31, 2015

Dear Mr. Looney:

According to Chapter 395 of the State Government Code a report should be filed semiannually with the New Braunfels Impact Fee Advisory Committee ("Advisory Committee") that was established to advise the New Braunfels City Council on the Impact Fee program. Pursuant to this report filing requirement, this is New Braunfels Utilities report submission to the Advisory Committee for the City of New Braunfels.

Impact Fee balances and activity for the six months ended December 31, 2015 were as follows:

	Water	Sewer	Total
Impact Fee Balance at 06/30/15	\$ 2,458,866.38	\$ 3.15	\$ 2,458,869.53
(Includes net interest income since inception)			
<i>Impact Fee Activity for the period 06/30/15 - 12/31/15:</i>			
<i>Receipts:</i>			
Impact Fees Collected	1,538,245.54	1,105,280.00	2,643,525.54
Interest Earned	577.69	110.83	688.52
Net Receipts	1,538,823.23	1,105,390.83	2,644,214.06
<i>Expenditures:</i>			
Sam C McKenzie/Highway 46 Wastewater Treatment Plant	-	(555,780.00)	(555,780.00)
Trinity Aquifer Well Field Development	(2,635,051.16)	-	(2,635,051.16)
Net Expenditures	(2,635,051.16)	(555,780.00)	(3,190,831.16)
Net Change in Impact Fee Balance	(1,096,227.93)	549,610.83	(546,617.10)
Impact Fee Balance at 12/31/15	\$ 1,362,638.45	\$ 549,613.98	\$ 1,912,252.43

The Capital Improvements Plan (CIP) for the new Impact Fees does not include funding for any water line extension in the system or for any sewer main extensions 12 inches or less in diameter. Costs for line extensions in the system are expected to be paid for directly by the developments requiring the extensions. The infrastructure improvements included in the CIP were limited to sewer trunk mains greater than 12 inches in diameter, centralized facilities such as expansion to water and wastewater treatment plants, elevated storage tanks, booster stations, and lift stations.

If there are any questions regarding this report please do not hesitate to call me at 830-629-8463.

Sincerely,

A handwritten signature in black ink that reads "Rick Tobias". The signature is written in a cursive style with a large, prominent "R" and "T".

Rick Tobias
Chief Financial Officer
New Braunfels Utilities

copy: Roger R. Biggers, Executive Director of External Affairs, NBU

