



**CITY OF NEW BRAUNFELS, TEXAS
WATER AND WASTEWATER IMPACT FEE
ADVISORY COMMITTEE MEETING
CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**



WEDNESDAY, OCTOBER 2, 2024 at 5:30 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the September 6, 2023 and the February 6, [24-1242](#)
2024 Regular Meeting Minutes.

[September 6 2023 Minutes](#)

[February 6, 2024 Minutes](#)

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Water and Wastewater Impact Advisory Fee Committee on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Committee to address, discuss or take action on any items not on the agenda. In addition to this venue, citizens may also email any comments to planning@nbtexas.org. Emailed comments will be distributed to the Committee.

5. DISCUSSION AND ACTION ITEM

- A) Consider a report from New Braunfels Utilities regarding [24-1225](#)
Water and Wastewater Impact Fees for the period of
January 1, 2024 through June 30, 2024 and make a
recommendation to City Council.

[NBU Impact Fee Letter](#)

6. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

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.



Water and Wastewater Impact Fee Advisory Committee Agenda Item Report

550 Landa Street
New Braunfels, TX

10/2/2024

Agenda Item No. A)

WATER & WASTEWATER IMPACT FEE ADVISORY COMMITTEE

Meeting Minutes September 6, 2023

MEMBERS PRESENT

Chair Lee Edwards
Vice Chair Ron Reaves
Kurt Andersen-Vie
Taylor Chafin
Bernard Miedema
Chad Nolte
Jerry Sonier
Ryan Kelso – New Braunfels Utilities,
Interim Chief Executive Officer
Judith Dykes-Hoffman – New Braunfels
Utilities, Board President

MEMBERS ABSENT

Angela Allen
Cinderella Von Hach

STAFF PRESENT

Nathan Brown, Assistant City Attorney
Matthew Simmont, Planning Manager
Mary Lovell, Senior Planner
Laure Middleton, Planner
Amanda Mushinski, Planner
Colton Barker, Assistant Planner
Caitlin Garrigus, Assistant Planner

OTHERS PRESENT

Dawn Schriewer – New Braunfels Utilities, Chief Financial Officer
Ashley Van Booven – New Braunfels Utilities, Director of Finance
Laura Rivers – New Braunfels Utilities Attendee
John Warren – New Braunfels Utilities Attendee

1) CALL TO ORDER

The above meeting was called to order by Chair Edwards at 5:45p.m. in the New Braunfels Council Chambers.

2) ROLL CALL

Roll was called and a quorum declared.

3) APPROVAL OF MINUTES

Motion by Member Anderson-Vie, seconded by Member Meidema, to approve the February 7, 2023, Regular Meeting Minutes. Motion carried (8-0-0).

Vice Chair Reaves arrived at 5:47pm.

4) CITIZENS COMMUNICATION

No one spoke.

5) DISCUSSION AND ACTION ITEM

A) Consider a report from New Braunfels Utilities regarding Water and Wastewater Impact Fees for the period of January 1, 2023 through June 30, 2023, and make a recommendation to City Council. (Presenter: John Warren – Finance Manager)

Mr. Warren presented the report along with upcoming large projects.

Chair Edwards asked if there were any questions for Mr. Warren.

Brief discussion followed on starting balances for 6-month periods and how impact fees are utilized.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards asked if there were further discussion or a motion.

Motion by Member Sonier, seconded by Member Chafin, to send the item to City Council for consideration. Motion carried (9-0-0).

6) ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 5:51p.m.

Chair _____

Date _____

WATER & WASTEWATER IMPACT FEE ADVISORY COMMITTEE

Meeting Minutes

February 6, 2024

MEMBERS PRESENT

Chair Lee Edwards
Vice-Chair Ron Reaves
Angela Allen
Kurt Andersen-Vie
Bernard Miedema
Chad Nolte
Jerry Sonier
Ryan Kelso
Wayne Peters

STAFF PRESENT

Frank Onion, Assistant City Attorney
Matthew Simmont, Planning Manager
Mary Lovell, Senior Planner
Amanda Mushinski, Planner
Colton Barker, Assistant Planner

OTHERS PRESENT

John Warren – New Braunfels Utilities Attendee

MEMBERS ABSENT

Cinderalla Von Hach
Taylor Chafin

1) CALL TO ORDER

The above meeting was called to order by Chair Edwards at 5:30pm.

2) ROLL CALL

Roll was called and a quorum declared.

3) APPROVAL OF MINUTES

No action was taken.

4) CITIZENS COMMUNICATION

No one spoke.

Commissioner Miedema arrived at 5:32pm.

5) DISCUSSION AND ACTION ITEM

A) Consider a report from New Braunfels Utilities regarding Water and Wastewater Impact Fees for the period of July 1, 2023 through December 31, 2023, and make a recommendation to City Council. (Presenter: John Warren – Finance Manager)

Mr. Warren presented the report along with upcoming large projects.

Chair Edwards stated the report was not included in the packet provided to the Commission and requested staff ensure that all future reports be included so proper consideration can be given.

Matthew Simmont clarified the issue in delivering the report to the Commission and stated that care will be taken in the future to ensure the report is included for review.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards asked if there were further discussion or a motion.

Motion by Commissioner Sonier, seconded by Commissioner Anderson-Vie, to send the item forward to City Council for consideration. Motion carried (9-0-0).

6) ADJOURNMENT

There being no further business, Chair Edwards adjourned the meeting at 5:36pm.

Chair _____

Date _____



Water and Wastewater Impact Fee Advisory Committee Agenda Item Report

550 Landa Street
New Braunfels, TX

10/2/2024

Agenda Item No. A)



September 13, 2024

Mr. Christopher Looney, AICP
Director of Planning and Development Services
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Re: New Braunfels Utilities Impact Fee Advisory Committee Report for the period of January 1, 2024 through June 30, 2024

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, New Braunfels Utilities submits this report to the Advisory Committee for the City of New Braunfels.

Impact Fee balances and activity for the six months ended June 30, 2024 are shown on the following page.

If there are any questions regarding this report, please do not hesitate to call me at 830-629-8468.

Sincerely,

A handwritten signature in blue ink that reads 'Dawn Schriewer'.

Dawn Schriewer
Chief Financial Officer
New Braunfels Utilities



Impact Fee Balance at 12/31/2023

(Includes net interest income since inception)

Impact Fee Activity for the period 01/01/2024 to 06/30/2024:

Receipts:

	Water	Sewer	Total
Impact Fee Balance at 12/31/2023	\$ 13,055,807.31	\$ 5,866,534.70	\$ 18,922,342.01
Impact Fees Collected	\$ 9,592,313.56	\$ 4,188,180.69	\$ 13,780,494.25
Interest Earned	\$315,921.92	85,306.84	401,228.76
Less: Non-cash Income Due to Amortization of Premium/ Discount and Mark to Market Adjustments on Investments	-	-	-
Plus: Net Purchases of Investments	-	-	-
Net Receipts	\$ 9,908,235.48	\$ 4,273,487.53	\$ 14,181,723.01

Expenditures:

I-35 Water Line (Downtown)	\$ (4,070,770.41)		\$ (4,070,770.41)
Goodwin Lane Water Main	\$ (4,407,479.35)		\$ (4,407,479.35)
FM 1044 EST	\$ (219,249.24)		\$ (219,249.24)
1.00MG Solms Ground Storage Tank and Flow Control Valve	\$ (278.17)		\$ (278.17)
Castell Ave Rehab CNB-W	\$ 7,633.80		\$ 7,633.80
Well 4-Grandview Pump Station	\$ (94,311.65)		\$ (94,311.65)
30/24" SWTP Discharge Line	\$ (14,872.26)		\$ (14,872.26)
Weltner Rd GST & PS-Phase 1	\$ (114,257.97)		\$ (114,257.97)
24" McQuenney Rd Water Line	\$ (75,656.97)		\$ (75,656.97)
Veramendi Rebate	\$ (479,340.00)		\$ (479,340.00)
GBRA MIDBASIN	\$ (2,195,151.18)		\$ (2,195,151.18)
IF Reimbursements	\$ (694,093.86)		\$ (694,093.86)
McKenzie WRF Expansion		\$ (8,497,849.02)	\$ (8,497,849.02)
I-35 Interceptor Upgrade		\$ (207,863.51)	\$ (207,863.51)
McKenzie Interceptor Upgrade		\$ (609,735.58)	\$ (609,735.58)
Solms Lift Station Expansion		\$ (691,492.02)	\$ (691,492.02)
South Kuehler Interceptor Phase 1		\$ (91,602.31)	\$ (91,602.31)
Saengerhalle North Interceptor		\$ (16,579.99)	\$ (16,579.99)
Gruene Rd Sewer Main Rehabilitation/Relocation		\$ (6,599.30)	\$ (6,599.30)
North Kuehler Interceptor - Segment 3		\$ (733.74)	\$ (733.74)
N Kuehler 42" Interceptor Upgr		\$ (1,446.18)	\$ (1,446.18)
Rio Lift Station Expansion		\$ (1,756.87)	\$ (1,756.87)
Saengerhalle Lift Station Expn		\$ (11,262.61)	\$ (11,262.61)

Net Expenditures	\$ (12,357,827.26)	\$ (10,136,921.13)	\$ (22,494,748.39)
Net Change in Impact Fee Balance	\$ (2,449,591.78)	\$ (5,863,433.60)	\$ (8,313,025.38)
Impact Fee Balance at 06/30/2024	\$ 10,606,215.53	\$ 3,101.10	\$ 10,609,316.63