



**CITY OF NEW BRAUNFELS, TEXAS WATER &  
WASTEWATER IMPACT FEE ADVISORY  
COMMITTEE**



**ZOOM  
550 LANDA STREET**

**WEDNESDAY, SEPTEMBER 8, 2021 at 6:00 PM  
CORRECTED**

To participate via zoom, use link:  
<https://us02web.zoom.us/j/86057095897> or call (833) 926-2300 with  
86057095897.

Instructions for participation, use link:  
<https://www.nbtexas.org/2722/Planning-Commission-Online-Meeting-Guide>.

**AGENDA**

1. **CALL TO ORDER**
2. **REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.**
3. **APPROVAL OF MINUTES**  
Approval of the February 2, 2021 Minutes
4. **IN-PERSON CITIZENS' COMMUNICATIONS IS TEMPORARILY SUSPENDED**
5. **DISCUSSION AND ACTION ITEM**  
Consider a report from New Braunfels Utilities regarding Water and Wastewater Impact Fees for the period of January 1, 2021 through June 30, 2021 and make a recommendation to City Council.  
*John Warren - Finance & Risk Manager*
6. **ADJOURNMENT**

**CERTIFICATION**

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

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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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

**WATER & WASTEWATER IMPACT FEE ADVISORY COMMITTEE**

**Meeting Minutes**

**February 2, 2021**

**MEMBERS PRESENT**

Chair Lee Edwards  
Vice Chair Stanley Laskowski  
Mayor Rusty Brockman  
Shaun Gibson  
Ron Reeves  
John Mathis  
Thomas Meyer  
Chad Nolte  
Jerry Sonier  
John Harrell

**STAFF PRESENT**

Chris Looney, Planning and Development Services Director  
Stacy Snell, Planning and Development Services Assistant Director  
Frank Onion, Assistant City Attorney  
Gary Ford, Assistant Public Works Director/City Engineer  
Holly Mullins, Senior Planner  
Jean Drew, Senior Planner  
Matt Greene, Planner  
Matthew Simmont, Planner  
Sam Hunter, Planning Technician

**MEMBERS ABSENT**

Ian Taylor  
Michael McCullar  
Creighton Tubb

**OTHERS PRESENT**

Dawn Schriewer – New Braunfels Utilities  
John Warren – New Braunfels Utilities

**The above meeting was called to order by Chair Edwards at 6:00 p.m. in the New Braunfels Council Chambers.**

**ROLL CALL**

Roll was called and a quorum declared.

**APPROVAL OF MINUTES**

Motion by Commissioner Laskowski, seconded by Member Mathis, to approve the October 7, 2020 Minutes.  
Motion carried (10-0-0).

**DISCUSSION AND ACTION ITEM**

**Consider a report from New Braunfels Utilities regarding Water and Wastewater Impact Fees for the period of July 1, 2020 through December 31, 2020 and make a recommendation to City Council.**  
(Presenter: John Warren – NBU Finance & Risk Manager)

Mr. Warren presented the report for the Commission.

Motion by Vice Chair Laskowski, seconded by Commissioner Sonier to recommend approval to City Council. Motion carried (10-0-0).

**ADJOURNMENT**

There being no further business, the Chair adjourned the meeting at 6:07 p.m.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date



September 1, 2021

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, 2021 through June 30, 2021

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, 2021 are shown on the following page.

Costs for line extensions in the system are expected to be paid 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, ground storage tanks, booster stations, and lift stations.

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

Sincerely,

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

Dawn Schriewer  
Chief Financial Officer  
New Braunfels Utilities

copy: Ryan Kelso, Chief Operations Officer, NBU  
Melissa Krause, Chief Communications and Strategy Officer, NBU  
Michael Short, Director of Water Services and Compliance, NBU  
Shawn Schorn, Chief Engineer of Water Services, NBU







**Impact Fee Balance at 12/31/2020**

(Includes net interest income since inception)

*Impact Fee Activity for the period 01/01/2021 to 06/30/2021:*

**Receipts:**

Impact Fees Collected  
Interest Earned

**Net Receipts**

**Expenditures:**

Goodwin Lane EST  
Oakbrook EST, Pipeline & Flow Control Valve  
Live Oak & Katy St Improvements (CNB)-W  
Goodwin Lane Water Main  
FM 306 Pump Station and Discharge Pipeline  
Old FM 306 Ground Storage Tank  
Avery Park 20" Water Main  
MSR Reconstruction (CNB)-W  
Alves Ln Improvements (CNB)-W  
Castell Ave Rehabilitation (CNB)-W  
Well 4 Discharge Line  
Weltner Road Ground Storage Tank and Pump Station-Phase I  
Veramendi EST Oversize/Flow Control Valve-Kerlick to Loop(Veramendi  
20" IH 35 Water Main Upgrade  
Weltner Road Repaving  
2.5 MG Bretzke EST and 24-inch Bretzke Waterline  
1.00 MG Solms Ground Storage Tank and Flow Control Valve  
30/24-Inch SWTP Discharge Line (Downtown)  
Western Downtown to Morningside PZ Conversion  
24-Inch McQueeney Road Parallel Water Line (Downtown)  
GBRA MidBasin Infrastructure  
North Kuehler 36" Interceptor Upgrade-changed to 42"  
Gruene WWTP Relocation & Expansion (IF-56%)  
Saengerhalle North Interceptor  
So. Kuehler Sanitary Interceptor SK-20 Relocation/Expansion  
North Kuehler 30" Interceptor Upgrade  
I-35 Interceptor Upgrade  
Rio Lift Station Expansion  
Solms Lift Station Expansion  
Saengerhalle Lift Station Expansion & Force Main

	Water	Sewer	Total
	\$ 753,532.77	\$ 628,044.66	\$ 1,381,577.43
	\$ 6,904,689.56	\$ 3,527,935.99	\$ 10,432,625.55
	\$197.37	132.51	329.88
	\$ 6,904,886.93	\$ 3,528,068.50	\$ 10,432,955.43
	\$ (43,317.11)		\$ (43,317.11)
	\$ (968,469.49)		\$ (968,469.49)
	\$ (237.90)		\$ (237.90)
	\$ (232,505.82)		\$ (232,505.82)
	\$ (312,419.93)		\$ (312,419.93)
	\$ 362.72		\$ 362.72
	\$ (2,801,931.61)		\$ (2,801,931.61)
	\$ (253,060.53)		\$ (253,060.53)
	\$ (53,227.87)		\$ (53,227.87)
	\$ (320,535.92)		\$ (320,535.92)
	\$ (273,841.51)		\$ (273,841.51)
	\$ (1,552,113.93)		\$ (1,552,113.93)
	\$ (11,513.63)		\$ (11,513.63)
	\$ (48,449.90)		\$ (48,449.90)
	\$ (51,772.62)		\$ (51,772.62)
	\$ (331,044.91)		\$ (331,044.91)
	\$ (11,275.48)		\$ (11,275.48)
	\$ (60,199.35)		\$ (60,199.35)
	\$ (41,775.91)		\$ (41,775.91)
	\$ (69,766.80)		\$ (69,766.80)
	\$ (43,632.00)		\$ (43,632.00)
	\$ -	\$ (564,215.81)	\$ (564,215.81)
	\$ -	\$ (513,089.72)	\$ (513,089.72)
	\$ -	\$ (87,789.64)	\$ (87,789.64)
	\$ -	\$ (9,248.95)	\$ (9,248.95)
	\$ -	\$ (1,662,748.16)	\$ (1,662,748.16)
	\$ -	\$ (6,629.00)	\$ (6,629.00)
	\$ -	\$ (51,780.12)	\$ (51,780.12)
	\$ -	\$ (20,986.92)	\$ (20,986.92)
	\$ -	\$ (125,848.83)	\$ (125,848.83)
	\$ (7,480,729.48)	\$ (3,042,337.15)	\$ (10,523,066.63)
	\$ (575,842.55)	\$ 485,731.35	\$ (90,111.20)
	\$ 177,690.22	\$ 1,113,776.01	\$ 1,291,466.23

**Net Expenditures**

**Net Change in Impact Fee Balance**

**Impact Fee Balance at 06/30/2021**



## Impact Fee Advisory Committee Report through June 30, 2021

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John Warren  
Finance Manager



# Impact Fee Six Month Report

	Water	Sewer	Total
<b>Impact Fee Balance at 12/31/2020</b>	<b>\$ 753,532.77</b>	<b>\$ 628,044.66</b>	<b>\$ 1,381,577.43</b>
Net Receipts	\$ 6,904,886.93	\$ 3,528,068.50	10,432,955.43
Net Expenditures	\$ (7,480,729.48)	\$ (3,042,337.15)	(10,523,066.63)
<b>Net Change in Impact Fee Balance</b>	<b>\$ (575,842.55)</b>	<b>\$ 485,731.35</b>	<b>(90,111.20)</b>
<b>Impact Fee Balance at 06/30/2021</b>	<b>\$ 177,690.22</b>	<b>\$ 1,113,776.01</b>	<b>\$ 1,291,466.23</b>
Avery Park 20" Water Main	\$ (2,801,931.61)		
North Kuehler 30" Interceptor Upgrade		\$ (1,662,748.16)	



# Impact Fee Study Tentative Timeline

Date	Action
November 2021	IFAC Meeting on Impact Fee Process and Land Use Assumptions
December 2021	IFAC Meeting on Impact Fee Capital Improvements Plan
March 2022	IFAC Meeting to Present Maximum Allowable Impact Fees
March 2022	Final Impact Fee Report Submitted to City Council
May 2022	NBU Board Meeting to Set Impact Fees