

Roadway Impact Fee Collected Fee and Funding Improvements

Community Meeting
June 23, 2022

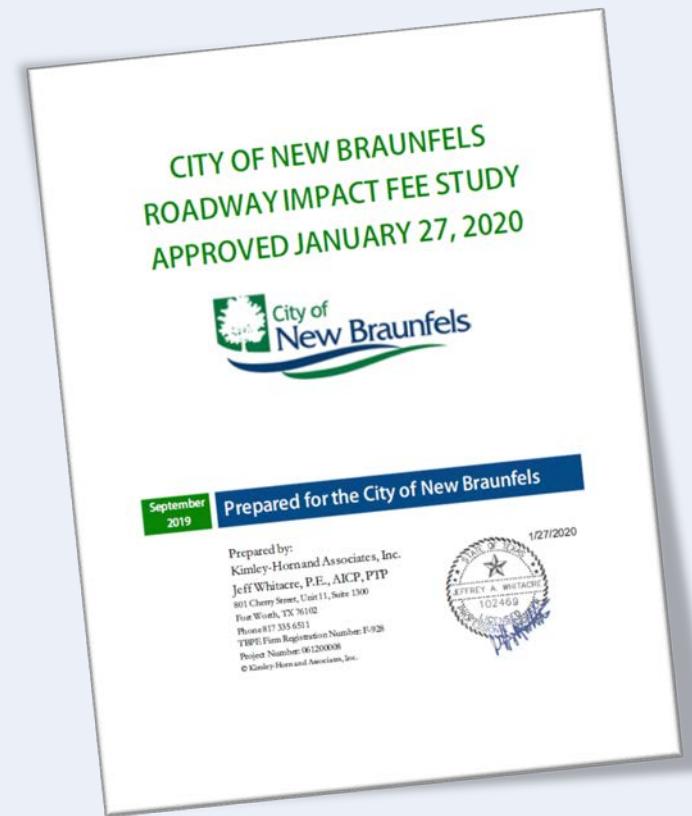


What is an Impact Fee?

- Assessment on new development to generate revenue for funding improvements attributable to new development
- Chapter 395 of the Texas Local Government Code
- Roadway Impact Fees established in New Braunfels in 2007
- Roadway | City of New Braunfels (City Limits)
- Water & Wastewater | New Braunfels Utilities (Service Area)

Roadway Impact Fee Study

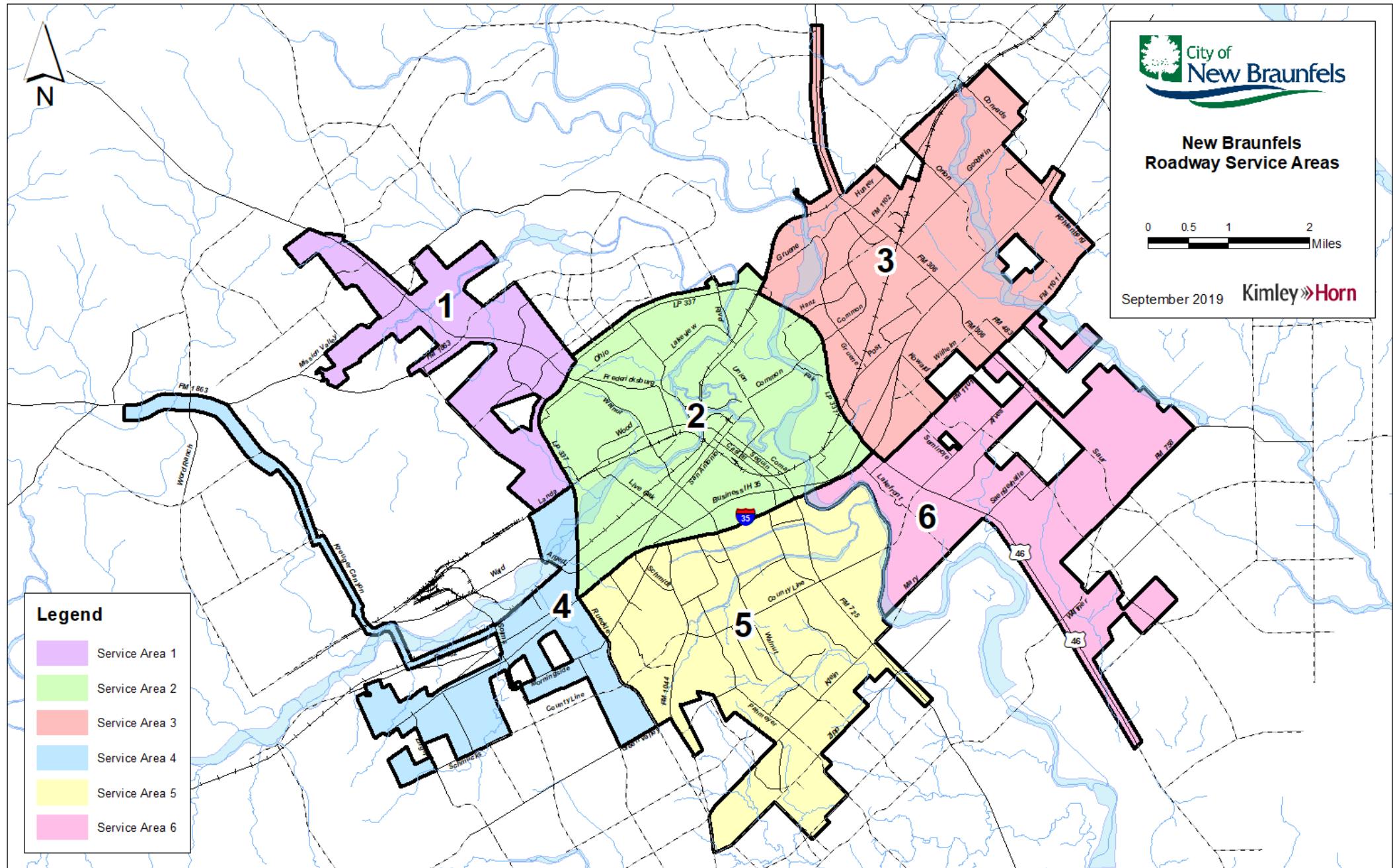
- 10-year land use assumptions and growth projections
- Service areas within city boundary
 - Six separate service areas
 - Fees must be used within the service area
- Capital Improvement Plan (CIP)
 - Improvements needed by new development
- Maximum assessable roadway impact fee



Land Use and Growth Projections

- 10-year projections based on developed/undeveloped parcels, growth projections, and permit history

Service Area	Residential		Non-Residential		
	Single - Family	Multi-Family	Basic	Service	Retail
	Dwelling Units		Sq. Ft.	Sq. Ft.	Sq. Ft.
1	927	216	-	48,000	740,000
2	198	-	145,000	-	3,996,000
3	2,190	3,061	1,999,000	396,000	5,247,000
4	194	437	774,000	29,000	44,000
5	413	194	-	-	101,000
6	1,134	301	86,000	49,000	535,000
Sub-Total	5,056	4,209	3,004,000	522,000	10,663,000



Roadway Impact Fee CIP Cost Summary

Service Area	1	2	3	4	5	6	Total
Total Cost	\$16.0M	\$34.2M	\$57.4M	\$22.0M	\$52.0M	\$60.7M	\$242.3M
Cost Attributable to Growth	\$17.2M	\$15.8M	\$50.1M	\$16.5M	\$6.3M	\$28.1M	\$134.1M
Ad Valorem Tax Credit	\$5.6M	\$5.1M	\$16.2M	\$5.3M	\$2.0M	\$9.1M	\$43.4M
Recoverable Cost Attributable to Growth	\$11.7M	\$10.7M	\$33.9M	\$11.2M	\$4.3M	\$19.0M	\$90.6M

Table 9 – 2019 Roadway Impact Fee Study

Maximum Assessable Fee

- Max Fee = Recoverable Cost Attributable to Growth / Total Vehicle-Miles of New Demand over 10 Years
- Service Unit = Capacity consumed by vehicle making a trip

Service Area	1	2	3	4	5	6
2019 Maximum Fee	\$1,066	\$319	\$505	\$2,349	\$1,371	\$1,777

Table 1 – 2019 Roadway Impact Fee Study

Collected Fee

- City Council establishes Collected Fee up to 100% Maximum Assessable Roadway Impact Fee

Collected Fee =	Maximum Assessable Roadway Impact Fee * Percentage Adopted by City Council (0-100% Max) * Service Units (vehicle-miles) * Development Units (dwelling units, 1,000 SF)
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Current Collected Fee

- Established in February 2020
- Residential: 50% of maximum fee
- Non-residential: 25% of maximum fee
- Effective with final plat approval after August 1, 2020

Collected Fee Recommendation

Tiered approach to raising fees

- 2020 City Council discussion
- Two-year implementation to collected fee target
- **Reevaluate and establish Year 2 collected fee**

Residential land uses

Year 1: 50% of max; Year 2: 65% of max (\$6,000 cap)

Non-residential land uses

Year 1: 25% of max; Year 2: 50% of max

Single Family Collected Fees

LAND USE	SERVICE AREA	1	2	3	4	5	6
Single Family (Dwelling Unit)	2019 Max	\$ 4,914	\$ 1,471	\$ 2,328	\$ 10,829	\$ 6,320	\$ 8,192
	Current Collected Fee (50% Max)	\$ 2,457	\$ 735	\$ 1,164	\$ 5,414	\$ 3,160	\$ 4,096
	Tiered Collected Fee (65% Max)	\$ 3,194	\$ 956	\$ 1,513	\$ 6,000	\$ 4,108	\$ 5,325

Multifamily Collected Fees

LAND USE	SERVICE AREA	1	2	3	4	5	6
Multifamily (Dwelling Unit)	2019 Max	\$ 2,185	\$ 654	\$ 1,035	\$ 4,815	\$ 2,811	\$ 3,643
	Current Collected Fee (50% Max)	\$ 1,093	\$ 327	\$ 518	\$ 2,408	\$ 1,405	\$ 1,821
	Tiered Collected Fee (65% Max)	\$ 1,420	\$ 425	\$ 673	\$ 3,130	\$ 1,827	\$ 2,368

Commercial Collected Fees

LAND USE	SERVICE AREA	1	2	3	4	5	6
Commercial (Dwelling Unit)	2019 Max	\$ 8,560	\$ 2,562	\$ 4,055	\$ 18,862	\$ 11,009	\$ 14,269
	Current Collected Fee (25% Max)	\$ 2,140	\$ 640	\$ 1,014	\$ 4,716	\$ 2,752	\$ 3,567
	Tiered Collected Fee (50% Max)	\$ 4,280	\$ 1,281	\$ 2,028	\$ 9,431	\$ 5,505	\$ 7,135

Office Collected Fees

LAND USE	SERVICE AREA	1	2	3	4	5	6
Office (Dwelling Unit)	2019 Max	\$ 6,130	\$ 1,834	\$ 2,904	\$ 13,507	\$ 7,883	\$ 10,218
	Current Collected Fee (25% Max)	\$ 1,532	\$ 459	\$ 726	\$ 3,377	\$ 1,971	\$ 2,554
	Tiered Collected Fee (50% Max)	\$ 3,065	\$ 917	\$ 1,452	\$ 6,753	\$ 3,942	\$ 5,109

Industrial Collected Fees

LAND USE	SERVICE AREA	1	2	3	4	5	6
Industrial (Dwelling Unit)	2019 Max	\$ 3,358	\$ 1,005	\$ 1,591	\$ 7,399	\$ 4,319	\$ 5,598
	Current Collected Fee (25% Max)	\$ 839	\$ 251	\$ 398	\$ 1,850	\$ 1,080	\$ 1,399
	Tiered Collected Fee (50% Max)	\$ 1,679	\$ 502	\$ 795	\$ 3,700	\$ 2,159	\$ 2,799

Collected Fee Discussion/Direction

- Options
 - Keep current collected fees
 - Move forward with tiered approach to raising collected fees
 - Consider other collected fees
- Roadway Impact Fee Study update in 2024
- Changes in collected fee require public hearings including processing through Roadway Impact Fee Advisory Committee (Planning Commission) and City Council

Roadway Impact Fee Program Funds

SERVICE AREA	REVENUES (INCEPTION TO DATE)	EXPENDITURES/ECUMBRANCES (INCEPTION TO DATE)	BALANCE
1	\$ 2,159,111	\$ 1,001,098	\$ 1,158,013
2	\$ 352,159	\$ 246,720	\$ 105,439
3	\$ 8,491,769	\$ 5,420,761	\$ 3,071,008
4	\$ 1,103,969	\$ 24,020	\$ 1,079,949
5	\$ 8,221,876	\$ 6,030,197	\$ 2,191,679
6	\$ 5,073,425	\$ 2,036,210	\$ 3,037,215
Total	\$ 25,402,309	\$ 14,759,006	\$ 10,643,303

City of New Braunfels October Financial Report, March 31, 2022

Current Project Funding

- Barbarosa Rd & FM 1101 Intersection Improvements
Highway Safety Improvement Program construction match
- FM 1044 & Schmidt Ave and County Line Rd Traffic Signals
Design and construction
- Common St & Old FM 306 Traffic Signal and Turn Lanes
Construction

Proposed 2023 Bond Program

- Target \$140M Bond Program
- Priority Projects for Consideration = \$407M
- Priority Transportation Projects = \$161M
- Preliminary design funded through RIF Program
 - Common St (Loop 337 – FM 306)
 - Conrads Ln (Goodwin Ln – City Limits)
 - Citywide Intersection Improvements (partial RIF funding)
 - Orion Dr (Goodwin Ln – City Limits)
 - Solms Rd (IH 35 – FM 482)

Previous Project Funding

- Roadway Impact Fee Studies
- 2013 Bond Program
 - Klein Rd (FM 1044 – Walnut Ave)
- 2019 Bond Program
 - Goodwin Ln (FM 306 – Conrads Ln)
 - Klein Rd (Walnut Ave – FM 725)
- TxDOT ROW/Utility Participation
 - LP 337 & River Rd Overpass
 - FM 725 (County Line Rd – Zipp Rd)
 - Bus 46 (LP 337 – Landa St)
 - SH 46 (FM 2722 – LP 337)
- Northeast Transportation Planning
- Traffic Signals
 - FM 1101 & Barbarosa Rd
 - Loop 337 & Hanz Dr
 - County Line Rd & Dove Crossing
 - County Line Rd & Walnut Ave
- Preliminary Design
 - Barbarosa Rd/Saur Ln (FM 1101 – FM 758)
 - Hill Country Dr (SH 46 – Veramendi)
 - Kowald Ln (IH 35 – FM 1101)
 - Waterway Ln (Common St – Gruene Rd)

Next Steps

- Receive community feedback
- Present to Roadway Impact Fee Advisory Committee
- Update City Council with possible staff direction
 - Fee recommendation
 - Effective date recommendation
- Conduct required public hearing and approval process

QUESTIONS & COMMENTS

