

MINUTES
MEETING OF THE SAN ANTONIO WATER SYSTEM
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
Wednesday, June 27, 2018
9:00 A.M.

SAN ANTONIO WATER SYSTEM
ADMINISTRATION BUILDING
EXECUTIVE CONFERENCE ROOM A-695

1. Meeting called to order.

The regular meeting of the Capital Improvements Advisory Committee (CIAC) was called to order at 9:06 A.M. on Wednesday, June 27, 2018 by Dan Kossl, Chairman, Capital Improvements Advisory Committee.

Committee Members Present:

Arlene Fisher, District 1
Susan Wright, District 2
Michael Cude, District 4
Michael Hogan, District 6
Amy Hardberger, District 8
Michael Moore, District 9
Dan Kossl, District 10
Stephen Colley, Mayor/ETJ

Committee Members Not Present:

Debra Ann Guerrero, District 3
Henry Reyes, District 5
Fred Rangel, District 7

SAWS Staff Members Present:

Andrea Beymer, Vice-President, Engineering and Construction
Douglas Evanson, Senior Vice-President, Chief Financial Officer
Phil Kosub, Senior Water Resources Council
Sam Mills, Director, Special Projects
Tracey Lehmann, Director, Development
Lou Lendman, Manager, Budget
Mark Schnur, Senior Resource Analyst
Jackie Kneupper, Planner III
Patrick Middleton, Planner II
Adam Conner, Planner IV
Dana Nichols, Manager, Outdoor Conservation Administration
Eric Cloudt, Director, Continuous Improvement & Innovation

Benjamin Benzaquen, Senior Financial Analyst
Antonio Ramsey, Internal Auditor
Bobby Johnson, Manager, Engineering
Cristina Brantley, Manager, Engineering

Other Representatives Present:

Hector Morales, San Antonio Apartment Association
Allison Cohen, San Antonio Apartment Association
Tony Felts, City of San Antonio, Development Services Division
Michelle Garza, San Antonio River Authority
Edward Mayberry, City of San Antonio, Neighborhood & Housing Services Department
Natalie Griffith, Habitat for Humanity
Andre Beasley, Greater San Antonio Builders Association
Rogelio Pena, City of San Antonio, Attorney's Office

2. Citizens To Be Heard

There were no citizens to be heard.

3. Approval of the minutes of the CIAC regular meeting of February 21, 2018.

The committee approved the February 21, 2018 minutes.

4. Briefing on the definition of the impact fee process.

Tracey Lehmann, Director of Development Engineering Services, announced that Henry Reyes, representative of District 5, has resigned from the CIAC. SAWS staff has made contact with the City of San Antonio to initiate the procedure for replacement.

Tracey Lehmann presented on the general background of the impact fee process. Mr. Lehmann began the presentation by noting that item 7 of the agenda, definition of a waste water Equivalent Dwelling Unit (EDU), will be pulled from discussion until the following meeting.

Carollo Engineers was announced as the firm selected to consult on the Impact Fee Study.

Ms. Hardberger asked for clarification on the rate credit. More specifically, what the difference is between the new growth rate payer versus the established rate payer in regards to funding infrastructure. Mr. Hogan clarified that the credit represents infrastructure paid for by rates that contain no growth component.

Mr. Colley asked for a description of what conditions would be necessary for SAWS to opt for reducing the maximum impact fee by an amount equaling 50% of the Capital

Improvement Program costs, as opposed to calculating the rate credit, as is outlined by Texas Local Government Code (TLGC) Chapter 395. Mr. Hogan explained that the option to reduce by 50% is typically used because it is a less complex calculation. Mr. Mills added that in some municipalities, Ad Valorem taxes contribute to infrastructure as opposed to rates only, which affect the way the credit is calculated.

Mr. Hogan asked if Chapter 395 of the TLGC still caps what new development can pay in impact fees at 110%. Mr. Mills answered that the cap is 100%. Mr. Hogan continued by asking if there was any language in Chapter 395 that made it mandatory to charge the 100%, or if this is a cap only. Mr. Mills confirmed that the requirement of the legislation is to calculate the maximum impact fee. SAWS is not required to charge that maximum amount, and it is not allowed to exceed it.

Mr. Mills presented on the current definition of a water EDU in the SAWS system. Mr. Colley asked if the graph displayed on the slide reflected water being put into storage. Mr. Mills replied that water stored was removed from the data presented on the chart. Mr. Colley requested a separate chart to display the amount of water stored.

Mr. Cude asked if conservation was the largest contributor in the drop of gallons used per day (GPD) per EDU. Mr. Mills replied that yes, conservation was seen as the largest contributor.

Mr. Kossl asked if lowering the EDU from 313 to 290 GPD equated to approximately 2 million GPD overall in the system. Mr. Mills confirmed that this was accurate. Mr. Kossl commented that many municipalities in Texas are well under 300 GPD per EDU, and that SAWS has typically been high on the EDU calculation.

Mr. Hogan asked if the definition of an EDU needed to be decided today. Mr. Mills replied that no, it will not be voted on today, but that SAWS staff will proceed with the 290 GPD per EDU in the LUAP study. Ms. Hardberger requested that SAWS Conservation Department be consulted on the GPD defined by an EDU. Mr. Colley asked about the effectiveness of SAWS conservation programs on new development. Ms. Nichols, SAWS Conservation, replied that conservation programs are proving effective in newer subdivisions. Ms. Hardberger added that SAWS Conservation Department collects data that could prove helpful in the EDU study. Mr. Colley asked about the effectiveness of SAWS conservation programs in the established EDUs (subdivisions). Ms. Nichols responded that the toilet replacement programs, among others, have proven very effective on established users.


Mr. Mills concluded with informing the CIAC that the data for the waste water EDU will be provided in the July 11, 2018 meeting.

To accommodate the July 11, 2018 San Antonio Real Estate Council meeting at SAWS Headquarters, the next CIAC meeting time will be moved forward to 10:30 A.M.

5. Adjournment

The committee agreed to meet on July 11, 2018 at 10:30 AM. The meeting was adjourned at 9:51 AM.

APPROVAL:



Paul O. De

CIAC Chairman