

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, December 19, 2022 at 6:00 p.m.

Council Members Present: Chris Wright, Mayor Pro Tem, Council Member Place 3
Patrick Souter, Council Member Place 2
Billie Wallace, Council Member Place 4

Council Members Absent: David Hill, Mayor, Council Member Place 1
Travis Smith, Council Member Place 5

Others Present: Albert Lawrence, Deputy City Manager
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Pro Tem Chris Wright called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Deputy City Manager Albert Lawrence reviewed the following agenda items:

- Item 5c, event application for Gingerbread Trail Car Show to be held June 10, 2023 at Getzendaner Park.
- Item 5d, event application for Cars in the Park Car Show to be held July 15, 2023 at Getzendaner Park.
- Item 5e, event application for Waxahachie Fun Run Car Show to be held August 19, 2023 at Getzendaner Park.
- Item 5f, event application for St. Jude Benefit Car Show to be held September 30, 2023 at Getzendaner Park.
- Item 5g, Mobile Home License renewals for 2023.
- Item 5h, Interlocal Agreement with the City of Ennis for the purpose of various goods and services.
- Item 5i, receive and accept the FY 2021-2022 Impact Fee Revenue and Expenditure Activity Report as recommended by the Impact Fee Capital Improvements Advisory Committee.

James Gaertner, Executive Director of Public Works and Engineering, reviewed the following items:

- Item 16, Mr. Gaertner explained Water, Sewer, and Roadway Impact Fees are reviewed and updated every five years. He reviewed the table below identifying the current collection of impact fees:

	Current Fees	Percent of Maximum Allowed	Proposed Fee	Percent of Maximum Allowed
Water	\$2,216	67.66%	\$3,275	100%
Wastewater	\$2,321	61.39%	\$3,781	100%
Roadway*	\$1,103	92.22%	\$1,196	100%

***Roadway Impact fee is the average of the Service Area Fees**

Mr. Gaertner provided a comparison to other cities regarding Water, Wastewater, and Roadway Impact Fee assessments and noted the City needs a funding plan to pay for the Capital Improvement Projects. Staff recommends increasing Impact Fees to the maximum calculated rates allowed. The proposed increase to developers and future residents would be effective April 2023 and will relieve the burden from existing tax payers.

- Item 17, requesting approval of TxDOT land purchase of City right-of-way (0.288 acres) located on the east side of Highway 664, south of Bob White Lane. He explained TxDOT is acquiring property along FM 664 (Ovilla Road) for a road widening project and TxDOT is requesting approval for the acquisition of the City's right-of-way in the amount of \$15,839. Based on a 3rd party appraisal for the City's right-of-way, staff feels that the sale amount is acceptable.

Jennifer Pruitt, Senior Director of Planning reviewed the following cases:

- ZDC-138-2022, the applicant is requesting a Specific Use Permit to construct an accessory structure greater than 700 square feet on the rear side of a single-family residential lot at 241 Oak Tree Drive and staff recommends approval per staff conditions.
- ZDC-68-2022, the applicant is requesting a Specific Use Permit for heavy machinery and equipment, rental, sales, or storage use, outdoor display and pole sign use. Ms. Pruitt stated the applicant provided two elevation façade options and the Planning and Zoning Commission recommended option 1. Ms. Pruitt noted the applicant agreed to increase the tree calipers identified on the Landscape Plan and staff recommends approval per staff conditions.
- ZDC-130-2022, the applicant is requesting a Specific Use Permit to allow for an outside storage (Pekos Bill) use at 101 Tracy Lane. The retail establishment specializes in the sale of outdoor furniture and art. Ms. Pruitt noted an overhead electric easement approximately 16' in width crosses through the center of the property and the applicant has not attained permission from the easement holder to utilize the space within the easement as a storage area. Due to this, the applicant is not permitted to use the area for outside storage and is not proposing to utilize the area. Ms. Pruitt stated one letter of opposition and two letters of support were received and staff recommends approval per staff conditions.
- ZDC-148-2022, the applicant is requesting approval of a Specific Use Permit for a tavern use for Texas Art & Pour located within the Central Area zoning district at 109 W. Franklin, Suite 115. Staff recommends approval per staff conditions.

Chad Tustison, Senior Director of Finance, reviewed Item 18, the preliminarily 4th quarter fiscal year 2022 financial report. He noted the report covers the period from October 2021 through September 2022 and highlights the General Fund, Water and Wastewater Funds, Waxahachie Community Development Corporation Fund, Hotel/Motel Fund, and the Tax Increment

Reinvestment Zone Fund. He explained the annual audit is anticipated to be completed and presented to City Council in March 2023. In summary, the City's financial position is positive in all funds. He reviewed the following:

- Revenues total \$55.8 million, which represents an increase of \$2.3 million over the same period last year.
- Property tax collections accounted for approximately 38% of the City's revenue.
- Sales tax is the second largest revenue source, accounting for over 37% of the City's General Fund.
- Licenses and permitting revenue are lower than FY 2021 due to a softening in permit activity for single-family residential development.
- Interest income has increased coinciding with the interest rate increases by the Federal Reserve.
- Expenditures total \$65.9 million (1.5% below the revised budget).
- Water and Wastewater Funds, revenue has come in higher than budget.
- Waxahachie Community Development Corporation revenues are 5.7% over the revised budget due to higher than anticipated sales tax, healthy bookings at the Civic Center and additional interest income.
- Hotel/Motel Tax revenues are up significantly over the last year by \$197,000, or 23%. Expenditures are over budget by less than 2%. Because the Arts Council receives 25% of the hotel occupancy tax, and since revenues came in higher than budgeted, the additional payment is offset by the additional revenue collected.

3. Adjourn

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary