

Impact Fee Capital Improvements Advisory Committee
May 10, 2023

The Impact Fee Capital Improvements Advisory Committee (IFCIAC) held a regular meeting on Wednesday, May 10, 2023 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
David Hudgins
Erik Test
Ron Ansell
Brett Hess
Jimmy Poarch
Dalton Bradbury

Member Absent: Travis Smith

Others Present: Jennifer Pruitt, Senior Director of Planning
James Gaertner, Executive Director of Public Works & Engineering
Amber Villarreal, City Secretary

- 1. Call to Order**
- 2. Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

- 3. Public Comments**

None.

- 4. Consider minutes of the regular Impact Fee Capital Improvements Advisory Committee meeting of December 13, 2022**

Action:

Melissa Ballard moved to approve the minutes of the Impact Fee Capital Improvements Advisory Committee meeting of December 13, 2022. Bonney Ramsey seconded, All Ayes.

- 5. Hear and accept the 2023 Impact Fee Revenue and Expenditure Activity Mid-Year Report**

Jennifer Pruitt, Senior Director of Planning, explained the mid-year report identifies fees collected/expended and current/future projects. She acknowledged the compilation of the report is a multi-departmental task and thanked those who contributed.

Staff reviewed the Impact Fee revenues and expenditures for water, sewer, and roadway impact fees from October 1, 2022-March 31, 2023.

Amil Spencerberry, Utilities Business Operations Manager, reviewed the following Water Impact Fees revenue and expenditure activity summary for October 1, 2022-March 31, 2023:

Current Fiscal Year	(Through 03/31/2023)
Beginning Balance	\$4,178,990.41
Revenues	\$650,593.05
Expenses	\$1,386,547.00
Ending Balance	\$3,4243,036.46

He presented a brief summary of the projects which have been funded, or partially funded through the use of Water Impact Fees during FY 22-23:

- BNSF Railroad 18” Water Transmission Line Phase 1 and Phase 2 (engineering design only)
- Fire Station No. 4 Water Line (engineering design only)
- JP Tyler – Sunbelt Oversize Participation 16” Water Line
- Distribution Line: Lofland Road/Ovilla Road Phase 1 (construction only)
- Distribution Line: Marshall Road/Ovilla Road Phase 2 (engineering design only)
- Howard Road Water Treatment Plant High Service Pump No. 5 (engineering and construction)
- Water Distribution System Master Plan Update – FY 23
- IH-35 Water Main Lofland to Butcher (construction only)
- Debt Service

Anticipated FY 23-24 Water Impact Fee Expenditures:

- Cardinal Road Oversize Participation – 24” Water Line
- Saddlebrook Estates Phase III 16” Oversize Water Line Participation
- FM 878 at 287 Bypass 16” Water Line (engineering design only)

Mr. Spencerberry reviewed the following Sewer Impact Fees revenue and expenditure activity summary for October 1, 2022-March 31, 2023:

Current Fiscal Year	(Through 03/31/2023)
Beginning Balance	\$3,968,360.70
Revenues	\$602,040.86
Expenses	\$1,298,334.60
Ending Balance	\$3,272,066.96

He presented a brief summary of the projects which have been funded, or partially funded through the use of Sewer Impact Fees during FY 22-23.

- Wastewater Treatment Plant Improvements Project
- Jefferson Lift Station Capacity Expansion
- Wastewater Collection System Master Plan Update – FY 23
- Wastewater Treatment Plant Master Plan Update
- Grove Creek Parallel Gravity Trunk Sewer Phase IV (construction only)
- Debt Service

Anticipated FY 23-24 Sewer Impact Fee Expenditures:

- Pine Meadows Oversize Wastewater Line Participation Project

James Gaertner, Executive Director of Public Works and Engineering, reviewed the following Roadway Impact Fees revenue and expenditure activity summary for October 1, 2022-March 31, 2023:

Service Area	FY 2023 Start (09/30/2022)	Revenues	Expense	March 2023 End (03/31/2023)
Service Area 1	\$507,955.89	----	----	\$518,567.34
Service Area 2	\$3,656,707.70	\$418,651.65	----	\$4,160,495.65
Service Area 3	\$759,810.47	\$65,018.64	----	\$842,060.20
Service Area 4	\$2,158,049.30	----	\$215,833.75	\$1,982,789.41
Service Area 5	\$2,597,991.27	\$90,426.18	----	\$2,744,579.84
Service Area 6	\$1,979,648.59	\$111,435.81	----	\$2,134,768.20
Service Area 7	\$1,613,465.59	\$3,947.60	----	\$1,651,201.76
Interest	----	\$287,187.46	----	----
Total	\$13,273,628.81	\$976,667.34	\$215,833.75	\$14,034,462.40

He explained the funds collected in each Service Area can only be spent in that same Service Area. Mr. Gaertner presented a brief summary of the projects which have been funded, or partially funded through the use of Roadway Impact Fees during FY 22-23.

- Farley Street Service Area 4

Anticipated FY 23-24 Roadway Impact Fee Expenditures:

- Left turn lane of Northgate onto Highway 77 Service Area 4
- Concept Plan for Broadhead Road Service Area 5

Action:

*Melissa Ballard moved to accept and recommend approval of the Impact Fee Revenue and Expenditure Activity Mid-Year Report 2022-2023 as presented. Bonney Ramsey seconded, **All Ayes.***

6. Adjourn

There being no further business, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary