

Impact Fee Capital Improvements Advisory Committee
September 15, 2020

The Impact Fee Capital Improvements Advisory Committee (IFCIAC) held a regular meeting on Tuesday, September 15, 2020 at 5:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test
Mary Lou Shipley
Clyde Hargrove
Brett Hess
Jimmy Poarch

Members Absent: Betty Square Coleman
John Houston

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
James Gaertner, Director of Public Works & Engineering

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

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

3. **Public Comments**

None

4. **Approval of minutes of the regular Impact Fee Capital Improvements Advisory Committee meeting of June 23, 2020.**

Action:

Mrs. Bonney Ramsey moved to approve the minutes of the Impact Fee Capital Improvements Advisory Committee meeting of June 23, 2020. Ms. Mary Lou Shipley seconded, All Ayes.

5. **Presentation to discuss Impact Fee and Collection Rate (10-year and Full System)**

Mr. Eddie Haas, Project Manager for Roadway Impact Fees, Freese & Nichols, reviewed land use assumptions for impact fees and explained the 10-year growth projection by service area was calculated at 3.5% growth rate. The Land Use Assumptions are the basis for the development of the Capital Improvement Plan. He reviewed the Roadway Impact Fee Report and the full thoroughfare roadway system. Mr. Haas provided two (2) methods of calculating the fees being a 10-year Capital Improvement method and a full Thoroughfare method.

Mr. Derek Chaney, Birkhoff, Hendricks, & Carter, L.L.P., reviewed the Water and Wastewater Impact Fee Report. He provided two (2) methods of calculating the fees, a 10-year Capital Improvement Plan method and a full Water and Sewer System method.

Assistant City Manager Tommy Ludwig recommended the full system method for Roadway, Water and Wastewater with the fees for the 10-year CIP service units. He recommended making the Water 71% of maximum and Wastewater 64% of maximum.

6. Recommend to City Council the adoption of the Capital Improvement Plan Land Use Assumptions

Action:

Vice Chairman Melissa Ballard moved to recommend City Council adopt the Land Use Assumptions as presented. Mrs. Bonney Ramsey seconded, All Ayes.

7. Recommend to City Council approval of Capital Improvement Plan approach, and corresponding fees

Action:

Vice Chairman Melissa Ballard moved to recommend City Council adopt the Full System Impact Fee Capital Improvement, assess the fees associated at the amount no greater than the 10 year Capital Improvement Plan where possible and apply the current 71% water and 64% wastewater fee discount to the plan. Mrs. Bonney Ramsey seconded, All Ayes.

8. Adjourn

There being no further business, the meeting adjourned at 6:22 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary