

City Council
May 3, 2010

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, May 3, 2010, at 7:00 p.m.

Council Members Present: Ron Wilkinson, Mayor
N.B. (Buck) Jordan, Mayor Pro Tem
Chuck Beatty, Councilman
Joe Jenkins, Councilman
John Wray, Councilman

Others Present: Paul Stevens, City Manager
Michael Scott, Assistant City Manager
Jim Chapman, Assistant City Attorney
Lori Saunders, City Secretary

Mayor Ron Wilkinson called the meeting to order, gave the invocation and led the Pledge of Allegiance.

Councilman Chuck Beatty introduced Mr. Walter Johnson as the Honorary Councilmember for the month of May. He noted Mr. Johnson was employed with the City of Waxahachie for twenty-two (22) years working in the Utility Department until his retirement in 2009. He is married to Debra of 40 years with four children, 10 grandchildren and 2 great grandchildren. Mr. Johnson is affiliated with the Jim St. Christian Church as an Elder.

CONSENT AGENDA:

- a. Minutes of the regular City Council meeting of April 19, 2010
- b. Minutes of the Planning and Zoning Commission meeting of April 28, 2010

Councilman Chuck Beatty moved to approve Items a. through b. on the Consent Agenda.
Mayor Pro Tem Buck Jordan seconded, **All Ayes.**

Mayor Pro Tem Buck Jordan presented Mayor Ron Wilkinson a gavel engraved with his years of service as Mayor from 2008 – 2010. Mayor Wilkinson expressed his gratitude for his service on the City Council. He thanked City Manager Paul Stevens and his staff for serving the City well. He thanked the Council and City Staff for the courtesy that has been extended to him.

Mayor Ron Wilkinson read a Proclamation proclaiming May 9-15, 2010 as Police Week and May 15, 2010 as Peace Officers' Memorial Day and presented it to Police Chief Chuck Edge.

Mayor Ron Wilkinson read a Proclamation proclaiming May as National Preservation Month and presented it to Downtown Director Anita Williamson.

Mayor Ron Wilkinson opened the Public Hearing on a request from Michael Peebles Engineers for a Replat of the northwest quadrant of intersection of Dean Box Dr. and Brown St. (F.M. 813), being Lot 1, Block A, 1.814 acres out of the Robert Russell Survey, Abstract No. 911, Wiley's Retail Addition- Owner: Neighborhood Credit Union/Kendall & Michelle Wiley (RP 2010-05).

Mr. Michael Peebles, Michael Peebles Engineers, 1930 E. Rosemeade, Dallas, Texas, requested to replat one lot into two for a commercial development.

Planning Director Clyde Melick reported it is a simple replat and City Staff recommends approval.

There being no others to speak for or against RP2010-05, Mayor Wilkinson closed the Public Hearing.

Councilman Joe Jenkins moved to approve a request from Michael Peebles Engineers for a Replat of the northwest quadrant of intersection of Dean Box Dr. and Brown St. (F.M. 813), being Lot 1, Block A, 1.814 acres out of the Robert Russell Survey, Abstract No. 911, Wiley's Retail Addition- Owner: Neighborhood Credit Union/Kendall & Michelle Wiley (RP 2010-05), subject to Staff Comments. Councilman John Wray seconded, **All Ayes.**

Planning Director Clyde Melick presented the Semi-Annual Report on the collection of Impact Fees and progress of the Capital Improvements Plan. His memo serves as the report:

MEMORANDUM

TO: PLANNING AND ZONING COMMISSION SERVING AS THE IMPACT FEE ADVISORY COMMITTEE

FROM: CLYDE MELICK, DIRECTOR OF PLANNING

DATE: APRIL 13, 2010

**SUBJECT: SEMI-ANNUAL REPORT ON THE COLLECTION OF IMPACT FEES
 AND PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN**

As required by law, the Impact Fee Advisory Committee must receive a semi-annual report with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee. This memo serves as the report.

In your capacity as the Impact Fee Advisory Committee, you should also advise the City Council of the need to update or revise the land use assumptions, capital improvements plan and the impact fee. This was done most recently last fall as part of the update to our Water and Wastewater Impact fee and the adoption of the Roadway Impact fee. In 2003, it was recommended and adopted to increase the impact fee amount from 15% to 25%. The City began collecting the new amount on September 1, 2003. The city council choose to keep the collection amount at 25%. We will begin collecting roadway impact fees on lots platted previous to November 17th 2008, on November 17, 2009.

Impact Fee Rate and Amount Collected

The 25% collection rate that was adopted amounts to \$1,499.00 for water and \$1,987.00 for wastewater per service unit this totals \$3,486.00. This amount replaces the 25% collection rate which was \$1,357.14 per service unit for the water impact fee and \$958.12 per service unit for the wastewater impact fee. You may recall that a service unit is based on a standard residential water meter. The impact fee amount increases based on the larger meter size. The roadway impact fee is determined based on service area as well as the Vehicle – Mile Equivalency table.

Roadway Impact Fees

The amount collected since the inception of impact fees is as follows:

Service Area 1	Service Area 2	Service Area 3	Service Area 4	Service Area 5	Service Area 6	Service Area 7
\$7,985.00	\$67,811.00		\$7,051.00	\$13,002.00		\$3,658.00

At this time we have not had any expenses for the Capital Improvement Plan for roadways.

WATER

SEWER

TOTAL

October 09 – April 10	\$211,111.50	\$221,094.50	\$432,206.00
2009	\$521,623.00	\$383,341.00	\$895,964.00
2008	\$825,567.64	\$485,543.62	\$1,311,111.26
2007	\$660,870.16	\$355,629.23	\$1,016,499.39
2006	\$518,989.06	\$357,975.08	\$879,964.14
2005	\$889,830.62	\$514,037.92	\$1,403,868.54
2004	\$581,584.96	\$385,772.79	\$967,357.75
2003	\$252,377.30	\$192,393.53	\$444,770.83
2002	\$115,220.62	\$67,381.99	\$182,602.61
2001	\$34,431.47	\$76,500.87	\$110,932.34
Total since	\$4,611,606.33	\$3,039,670.53	\$7,645,276.86

Adoption

As you can see, impact fee collections have continued to come in at a healthy rate. Although new subdivision development has slowed, our single family-permit issuance remains strong and we still have a large inventory of vacant lots. With the continuance of more retail and commercial development, impact fee collections should continue to climb.

Capital Improvements Plan

Since the adoption of impact fees, several impact fee projects that are listed on the Capital Improvements Plan (CIP) have recently been completed or are currently under construction. These projects are as follows:

Water System Improvements

- Indian Tower Pump Station and Ground Storage – Complete
- 18” Offsite Water Line from Indian Tower to Brown Street/287 Bypass - Complete
- Bardwell Water Line direct connection to Lake Waxahachie Raw Water Pump Station Number 1 - Complete
- Water Treatment Plant Improvements – Chlorination building - Complete
- Howard Road 18” Water Line – Complete
- Water Treatment Plant Phase IB Improvements– Complete
- Oversize participation of St. Paul Episcopal Church 24” water line –Complete
- FM 664 2.0 MG Elevated Storage Tank – Complete
- Indian Pump Station Addition of Pumps #3 and #4 – Complete
- Water Treatment Plant Expansion to 18.0 MGD - Complete
- Spur 394 12and 24-inch Water Lines – Complete
- R.W. Sokoll Water Treatment Plant 48” Raw Water Line – Complete
- R.W. Sokoll Phase I Transmission Line – Complete
- Highway 287 Bypass 12” & 18” Water Lines – Complete
- Howard Road 12” Water Line Phase II – Complete
- Cantrell Street Water Line - Complete
- Robert W. Sokoll 20.0 MGD Water Treatment Plant Construction – Under Construction

Wastewater System Improvements

- Wastewater Treatment Plant Odor Abatement – Complete
- Broadhead Road Sewer Line and Lift Station – Complete
- Grove Creek Sewer Line and Lift Station – Complete
- Country Club Sewer Line – Complete
- West Waxahachie Creek Trunk Sewer Line and Lift Station – Complete
- Wastewater Treatment Plant Expansion – Complete
- South Prong of Grove Creek Trunk Sewer-Phase I (A Texas Capital Fund Grant was received from the State to pay for this project for the new Cardinal CG Plant. Future phases will extend this line further west) – Complete
- Southeast Service Area Lift Station and Force Main – Complete
- Phase I Northeast Trunk Parallel Gravity Sewer Line – Complete
- R.W. Sokoll WTP 18” Sanitary Sewer Line - Complete
- Phase II 48” Northeast Trunk Sewer Line – Complete
- South Grove Creek 18” Trunk Sewer Oversize Participation – Under Construction

After a brief discussion, Councilman John Wray moved to accept the semi-annual report on the Impact Fee Program from the Impact Fee Advisory Committee. Councilman Joe Jenkins seconded, **All Ayes.**

Downtown Director Anita Williamson requested street closings for Farmer’s Market and Summer Moonlight Movies as follows:

- 1) Request permission to close Franklin Street from Rogers to College for Waxahachie Downtown Farmer’s Market. The market will operate every Saturday, 8 am to 1 pm, from May 22nd through October 30th.

NOTE: The Downtown Merchants Association is having a “Discover Downtown” event the day of Farmer’s Market grand opening and they have asked the market vendors to stay as long as they have merchandise to sell in order to keep people flowing at the event. On Saturday, May 22nd, we would like to keep the market area blocked off until the vendors have exhausted their supplies.

- 2) Request permission to close Franklin Street from Jackson to College for Summer Moonlight movies. The street will be closed from approximately 5 pm to approximately 11 pm. Below is a list of movies and dates.

June 4th—*Places in the Heart*
June 18th—*Cloudy With a Chance of Meatballs*
July 9th—*The Blind Side*
July 30th—*Where the Wild Things Are*
August 20th—*Up*

Ms. Williamson requested permission to block the parking spaces on the east and west sides of the Courthouse for antique vehicles on Saturday, June 5th for Gingerbread Trail and permission

to close Franklin Street from Rogers to College on Sunday, June 6th for antique vehicles to be on display during the Gingerbread Trail.

Councilman Chuck Beatty moved to approved the street closings as presented. Mayor Pro Tem Buck Jordan seconded, **All Ayes.**

City Secretary Lori Saunders asked Council to set a date to canvass the election returns of the City Council Election to be held on Saturday, May 8, 2010. She reported the dates required to canvass, per the Election Code, is May 11th – May 19th.

Councilman Joe Jenkins moved to set the date to canvass the election results, re-organize City Council and administer Oaths of Office on Tuesday, May 11, 2010 at 5:30 p.m. Councilman John Wray seconded, **All Ayes.**

CITIZENS' PETITIONS AND REQUEST

Mr. Sean Dunne, Community Waste Disposal (CWD), Dallas, Texas, distributed an informational package to Council of CWD's capabilities and asked the Council to allow them submit a proposal concerning solid waste and recycling disposal.

Economic Development Director Doug Barnes reported Austin Bridge and Road is the contractor at the Airport and project completion date is January 2011. He noted they are a very good contractor to work with.

Planning Director Clyde Melick announced there will be a training seminar for the Planning and Zoning Commission, City Council and Heritage Preservation Committee conducted by Mr. Alan Taylor related to zoning and platting, ethics, etc. Training will be on May 27, 2010 at the Civic Center.

Honorary Councilmember Walter Johnson thanked Councilman Beatty for inviting him and stated it was an honor working for the City for the past 22 years. He noted he has lived here all his life and he and Councilman Beatty go way back to their days in high school.

COMMENTS BY MAYOR, CITY COUNCIL, CITY ATTORNEY AND CITY MANAGER

Each Councilmember and Staff member expressed their appreciation for having worked with Mayor Wilkinson and his service to the community and the city. They each commended him for a job well done and wished him well.

City Council
May 3, 2010
Page 7

Councilman Chuck Beatty thanked Mr. Johnson for serving as the honorary councilmember and his service he rendered to the city for the past 22 year.

There being no further business, the meeting adjourned at 7:50 p.m.

Respectfully submitted,
Lori Saunders
City Secretary