

City Council
July 18, 2011

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, July 18, 2011, at 7:00 p.m.

Council Members Present: N.B. "Buck" Jordan, Mayor
John Wray, Mayor Pro Tem
Chuck Beatty, Councilman
Kevin Strength, Councilman
Mark Singleton, Councilman

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

Mayor Buck Jordan called the meeting to order and Councilman Chuck Beatty gave the invocation and led the Pledge of Allegiance.

CONSENT AGENDA:

- a. Minutes of the regular City Council meeting of July 5, 2011
- b. Minutes of the regular Planning and Zoning Commission meeting of July 13, 2011
- c. Minutes of the Zoning Board of Adjustment meeting of July 5, 2011
- d. Minutes of the Firemen's Relief and Retirement Fund meeting of July 11, 2011
- e. Minutes of the Waxahachie Community Development Corporation special meetings of June 28, 2011 and July 14, 2011
- f. Minutes of the Waxahachie Community Development Corporation regular meeting of June 21, 2011
- g. Minutes of the Cemetery Board meeting of June 16, 2011
- h. Minutes of the Park Board meeting of June 16, 2011
- i. Minutes of the Ellis County Water Control Improvement District No. 1 meeting of June 21, 2011
- j. Minutes of the Airport Board meeting of June 9, 2011
- k. Minutes of Heritage Preservation Commission of May 12, 2011
- l. Minutes of the Senior Center Advisory Board meeting of May 18, 2011
- m. Monthly Violation Activity Statistics Report for June 2011
- n. Monthly Code Enforcement Report for June 2011
- o. Monthly Fire and EMS Report for June 2011
- p. Monthly Crime Report for May and June 2011

Councilman Chuck Beatty moved to approve Items a. through p. on the Consent Agenda.
Councilman Kevin Strength seconded, **All Ayes.**

Mayor Buck Jordan opened the Public Hearing on Zoning Amendment Request No. 2011-17: Request by Glee Thomas for an amended Site Plan approval within a Planned Development (PD) Zoning District located at 1207 N. Hwy. 77, being 1.117 acres in Lot 3, Eason Properties Development Phase I - Owner: McDonald's.

Ms. Glee Thomas, 5729 Ammons Street, Haltom City, Texas, representing the Owner, reported McDonald's would like to re-image the restaurant that will include: adding sidewalks, storage, sprinkler system, and 785 square feet of play space; modify drive-thru; remodel restrooms; relocate trash enclosure being a double bay trash enclosure; replace the three (3) existing air conditioner units and add one (1) additional unit; and, update landscape to comply with ordinance.

There being no others to speak for or against Zoning Amendment Request No. 2011-17, Mayor Jordan closed the Public Hearing.

Councilman Kevin Strength moved to approve Zoning Amendment Request No. 2011-17: Request by Glee Thomas for an amended Site Plan approval within a Planned Development (PD) Zoning District located at 1207 N. Hwy. 77, being 1.117 acres in Lot 3, Eason Properties Development Phase I - Owner: McDonald's. Mayor Pro Tem John Wray seconded, **All Ayes.**

Planning Director Clyde Melick presented a Replat of Lot 3, Rolling Acres to Lots 3A and 3B, Rolling Acres located at 824 Broadhead Road Owner: Janie B. Jones (RP 2011-12). He explained the 3.861 acreage is located in the Extra Territorial Jurisdiction (ETJ) of Waxahachie and the City is responsible for all subdivisions in our ETJ. He noted the applicant requested re-platting one lot into two for single family development.

Mayor Pro Tem John Wray moved to approve the Replat of Lot 3, Rolling Acres to Lots 3A and 3B, Rolling Acres located at 824 Broadhead Road Owner: Janie B. Jones (RP 2011-12). Councilman Mark Singleton 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 his report.

MEMORANDUM

TO: PLANNING AND ZONING COMMISSION SERVING AS THE IMPACT FEE ADVISORY COMMITTEE
FROM: CLYDE MELICK, DIRECTOR OF PLANNING
DATE: JUNE 30, 2011
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 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 chose to keep the collection amount at 25%. We began 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. The collection of roadway impact fees for single family dwellings was suspended for a year in August of 2010; this abatement program will be reexamined this August.

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
\$14,373.00	\$138,811.00	\$955.00	\$11,826.00	\$47,716.00	\$3,584.00	\$9,841.00

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

Water and Wastewater Impact Fees

	<u>WATER</u>	<u>SEWER</u>	<u>TOTAL</u>
November 2010 – Current	\$113,174.00	\$153,747.00	\$ 266,921.00
2010	\$338,502.00	\$393,880.00	\$ 732,383.00
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	\$ 6,500.87	\$ 110,932.34

Total since Adoption \$4,852,170.83 \$ 3,366,203.09 \$ 8,202,374.86

As you can see, impact fee collections have been impacted by the slowing economy. Although new subdivision development has slowed, we still have a large inventory of vacant lots. With the continuance of more retail and commercial development, impact fee collections are expected to 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. Currently a large portion of the impact fees we are collecting are helping to fund our debt service on various Capital Improvement Projects. Past and current capital improvement 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 -Complete

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 - Complete
- Northeast Trunk Sewer Capacity Expansion - Engineering phase

He explained the Impact Fees were in place to pay for the city’s infrastructure.

Councilman Mark Singleton noted he wants to look at the conception of the project and let the Council make the decision and not Engineers. Mr. Melick explained Engineers are required by Local Government Code 395.

After further discussion, Mayor Pro Tem John Wray moved to accept the Semi-Annual Report on the Collection of Impact Fees and Capital Improvements Plan as presented. Councilman Chuck Beatty seconded, **All Ayes.**

CITIZENS’ PETITIONS AND REQUEST

Boy Scout Austin Griesinger, Troop 140, noted he was present as a requirement of earning his merit badge.

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

City Manager Paul Stevens reported funds were collected in anticipation of estimated expenditures associated with repair, rehabilitation, and replacement work of the Bardwell Reservoir to be completed by the United States Army Corps of Engineers. He noted the audit of the Trinity River Authority of Texas depicts a cash balance of \$561,711.00 exceeds the actual funds needed and will be repaid over a thirty (30) year period.

Councilman Chuck Beatty announced he will be a Football inductee into the Prairie View Interscholastic League Coaches Association Hall of Fame on Saturday, July 23, 2011. He announced Ms. Mattie Borders will celebrate her 99th birthday on August 27th.

Councilman Mark Singleton asked if letters go out to residents with tarps on vehicles. City Manager Paul Stevens noted City Staff addresses junk vehicles frequently. Councilman Singleton noted he has issues with writing tickets when the city can’t mow their own grass. Mr. Stevens noted the city is looking to outsource the mowing due to last year’s budget with employee layoffs.

There being no further business the meeting adjourned at 7:42 p.m.

Respectfully submitted,
Lori Saunders
City Secretary