

A G E N D A

A regular meeting of the Impact Fee Capital Improvements Advisory Committee (IFCIAC) to be held at the Waxahachie Chamber of Commerce, 412 S Rogers Street, Suite 100, Waxahachie, Texas, on ***Tuesday, July 8, 2025 at 5:30 p.m.***

Committee Members:

Rick Keeler, Chairman
Marlene Norcross, Vice Chairman
David Hudgins
Jenny Bridges
Wendy Johnson
Chad Hicks
Terry Connor
Jimmy Poarch
Dalton Bradbury
Doug Pate
Paul Colwell
Travis Smith

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Impact Fee Capital Improvements Advisory Committee on any issues. This is the appropriate time for citizens to address the Committee on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Committee may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
4. ***Approval*** of minutes of the Impact Fee Capital Improvements Advisory Committee meeting of June 24, 2025
5. ***Hear*** presentation on the five-year update to the Impact Fee and Collection Rate for the Impact Fee Program, including the Impact Fee Capital Improvement Plans, Cost per Service Unit Calculations, and Benchmarking
6. ***Consider*** recommendation of the updated Impact Fee and Collection Rate for the Impact Fee Program
7. Adjourn

The IFCIAC reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum
One or more members of the Waxahachie City Council and/or
Planning & Zoning Commission may be present at this meeting.

The Impact Fee Capital Improvements Advisory Committee (IFCIAC) held a regular meeting on Tuesday, June 24, 2025 at 5:30 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
David Hudgins
Jenny Bridges
Wendy Johnson
Chad Hicks
Terry Connor
Jimmy Poarch
Paul Colwell

Members Absent: Marlene Norcross, Vice Chairman
Dalton Bradbury
Doug Pate
Travis Smith

Others Present: Amber Villarreal, City Secretary
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager

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 May 13, 2025**

Action:

David Hudgins moved to approve minutes of the regular Impact Fee Capital Improvements Advisory Committee meeting of May 13, 2025. Motion was seconded by Wendy Johnson and carried unanimously (8-0).

5. **Hear presentation of the five-year update to Land Use Assumptions and Capital Improvement Plans (roads, water, and wastewater) for the Impact Fee Program and provide comments**

Eddie Haas, Freese and Nichols, presented their initial proposal for updates to Land Use Assumptions (LUA) and preliminary Capital Improvement Plans (CIP) to the Impact Fee Capital Improvement Advisory Committee (IFCIAC). As part of the Impact Fee Program, periodic updates of the land use assumptions and capital improvement plans must be conducted at a minimum of every five years. IFCIAC review and approval of the proposed land use assumptions and capital improvement plans is

the first formal step in the update process. The City's next 5-year update is proposed to be completed in August of 2025.

Mr. Haas reviewed the following:

- Overview of impact fees
- Land Use Assumptions
- Service areas for growth projections
 - Seven (7) service areas consolidated to five (5)
- 10-year growth projections for Roadway, Water, and Wastewater by service area
- Community growth: residential, industrial, and commercial
- Capital Improvements Planning
 - Impact Fee Capital Improvement Planning eligibility, application, and amendment process
- Impact Fee Capital Improvements Plan for Roads
 - 10-year Roadway demands and eligible projects

Cullen Carlson, Freese and Nichols, reviewed the following:

- Population and employment 10-year growth projections by Roadway, Water, and Wastewater service area
- 10-year population growth projections by Roadway service area for non-residential
- 10-year employment growth projections by Roadway service area
- Resultant projections – citywide: 10-year population growth increase of 25,000 and employment growth increase of 10,000
- Impact Fee Capital Improvements Plan for Water and Wastewater
 - 10-year Water/Wastewater Demands
 - Water eligible projects
 - Wastewater eligible projects

6. Consider recommendation of the updated Land Use Assumptions and Capital Improvement Plans for roads, water, and wastewater facilities for the Impact Fee Program

Action:

Wendy Johnson moved to accept and recommend approval of the updated Land Use Assumptions and Capital Improvement Plans for roads, water, and wastewater projects as presented. Motion was seconded by Jimmy Poarch and carried unanimously (8-0).

7. Adjourn

There being no further business, the meeting adjourned at 6:23 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary