

Impact Fee Capital Improvements Advisory Committee
November 14, 2023

The Impact Fee Capital Improvements Advisory Committee (IFCIAC) held a regular meeting on Tuesday, November 14, 2023 at 6:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Ron Ansell
Adrian Cooper
David Hudgins
Marlene Norcross
Bonney Ramsey
Travis Smith, Council Member Representative

Members Absent: Erik Test, Vice Chairman
Jimmy Poarch, Ad-Hoc Member
Dalton Bradbury, Ad-Hoc Member
Brett Hess, Ad-Hoc Member

Others Present: Amber Villarreal, City Secretary
Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Amil Spencer-Berry, Utilities Business Operations Manager
Eneida Ojeda, Public Works & Engineering Business
Operations Manager

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

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

- 3. Public Comments**

None.

- 4. Reorganize the Committee**

Action:

Bonney Ramsey moved to nominate Rick Keeler as Chairman. Motion was seconded by Travis Smith and carried unanimously (7-0).

David Hudgins moved to nominate Erik Test as Vice Chairman. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

- 5. Approval of minutes of the regular Impact Fee Capital Improvements Advisory Committee meeting of May 10, 2023**

Action:

Bonney Ramsey moved to approve minutes of the regular Impact Fee Capital Improvements Advisory Committee meeting of May 10, 2023. Motion was seconded by Ron Ansell and carried unanimously (7-0).

6. Presentation to accept Impact Fee revenue and expenditure activity from April 1, 2023 - September 30, 2023

Zack King, Senior Planner, explained the end-of-year report identifies fees collected and expended, current and future projects, entitlements, and proposed increases to impact fees. He acknowledged the compilation of the report is a multi-departmental task and thanked those who contributed.

Amil Spencer-Berry, Utilities Business Operations Manager, reviewed the revenues and expenditures for Water Impact Fees for October 1, 2022-September 30, 2023.

Fiscal Year	October 1, 2022 to September 30, 2023
Beginning Balance	\$4,178,990.41
Revenues	\$1,878,495.11
Expenses	\$1,717,146.56
Ending Balance	\$4,340,338.96

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:

- JP Tyler-Sunbelt Oversize Participation
- Fire Station No. 4 Water Line
- Cardinal Road Oversize Participation
- Distribution Line: Lofland Road/Ovilla Road Phase 1
- Distribution Line: Marshall Road/Ovilla Road Phase 2
- Howard Road Water Treatment Plant High Service Pump No. 5
- Water Distribution System Master Plan Update
- Debt Service

Anticipated FY 24 Water Impact Fee expenditures:

- IH-35 Water Main Lofland to Butcher Road
- FM 878 at 287 Bypass Oversize Water Line Participation
- Saddlebrook Estates Phase III Oversize Water Line Participation

Mr. Spencer-Berry reviewed the revenues and expenditures for Wastewater Impact Fees for October 1, 2022-September 30, 2023.

Fiscal Year	October 1, 2022 to September 30, 2023
Beginning Balance	\$3,968,360.70
Revenues	\$1,763,119.16
Expenses	\$2,676,539.60
Ending Balance	\$3,054,940.26

He reviewed the summary of projects which have been funded, or partially funded through the use of Wastewater Impact Fees during FY 22-23:

- Wastewater Treatment Plant Improvements
- Jefferson Lift Station Capacity Expansion
- Wastewater Collection Master Plan Update
- Wastewater Treatment Plant Master Plan Update
- Debt Service

Anticipated FY 24 Wastewater Impact Fee expenditures

- Lower Mustang Creek Trunk Sewer Phase 3
- Grove Creek Parallel Gravity Trunk Sewer Phase 4
- Pine Meadows Oversize Wastewater Line Participation

Eneida Ojeda, Public Works Business Operations Manager, reviewed the revenues and expenditures for Roadway Impact Fees for October 1, 2022-September 30, 2023 within the seven (7) Service Areas.

Service Area	FY 2023 Start	Revenues	Expense	End of Year Totals
Service Area 1	\$507,955.89	----	----	\$531,421.67
Service Area 2	\$3,656,707.70	\$843,624.69	----	\$4,708,231.93
Service Area 3	\$759,810.47	\$154,957.20	----	\$957,026.72
Service Area 4	\$2,158,049.30	----	\$287,493.75	\$1,958,210.46
Service Area 5	\$2,597,991.27	\$164,460.36	----	\$2,890,067.18
Service Area 6	\$1,979,648.59	\$419,348.61	----	\$2,509,822.44
Service Area 7	\$1,613,465.59	\$16,149.02	----	\$1,704,897.08
Interest	----	\$675,002.53	----	----
Total	\$13,273,628.81	\$2,273,542.41	\$287,493.75	\$15,259,677.48

She reviewed a summary of FY 22-23 Roadway Impact Fee expenditures:

- Farley Street (Service Area 4)
- Northgate (Service Area 4)

Ms. Ojeda also reviewed the anticipated FY 24 Roadway Impact Fee expenditures:

- Farley Street (Service Area 4)
- Broadhead Road (Service Area 5)

She noted staff is scheduled to meet in December 2023 to discuss potential future projects for Service Areas 1, 2, 3, 6, and 7.

Action:

David Hudgins moved to accept and recommend approval of the Impact Fee Revenue and Expenditure Activity End-of-Year Report 2022-2023 as presented by staff. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

7. Adjourn

There being no further business, the meeting adjourned at 6:39 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary