

City Council
January 10, 2014

A worksession of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Conference Room, 401 S. Rogers on Monday, January 10, 2014, at 10:00 a.m.

Council Members Present: John Wray, Mayor
Kevin Strength, Mayor Pro Tem
Chuck Beatty, Councilman
Mark Singleton, Councilman

Others Present: Paul Stevens, City Manager
Lori Saunders, City Secretary
Amber Villarreal, Assistant City Secretary
Steve Chapman, City Attorney
Clyde Melick, Director of Planning

Mayor John Wray called the meeting to order.

Planning Director Clyde Melick presented information on the zoning for Planned Development and possible Public Improvement District in the general area of northeast Waxahachie. He presented a map depicting approximately 1,000 acres with multiple owners that would qualify for a Public Improvement District.

Mr. Rick Rosenberg, Managing Principal, Development Planning Financial Group, reported the Public Improvement District (PID) was created by the State to finance the construction of public improvements to enhance the development of cities and counties. It pays for public cost and allows funding of a project upfront. Cities have no legal or moral obligation to pay the bonds out of any funds of the city other than the pledging revenues. Once the PID term is finished the homeowner no longer has to pay their assessment fee. Project appraised value plus value of improvements to be constructed with bond funds, is primarily the factor in determining bond capacity. Typically, bond size is 1/3 of appraised value.

Mr. Trent Petty, Petty's Association, Inc., reported his firm's job is to protect the City and stated the city's standards are already in place. He explained, with multiple owners, we have to make sure the infrastructure can be fairly distributed amongst them. All owners have to be on board for a PID to work and once PID boundaries are created the owners are committed. Bonds can be phased in as the development occurs so that a property phased out at a later date won't pay PID fees until their land develops.

Councilman Mark Singleton stated this is a unique opportunity and wants to figure out how to get everyone together on this for the benefit of the community. He encouraged the property owners to patiently work with Council on the development.

After a lengthy discussion, the meeting adjourned at 12:04 p.m.

Respectfully submitted,

Lori Saunders
City Secretary