

City Council  
May 4, 2015

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 4, 2015, at 7:00 p.m.

Council Members Present: Kevin Strength, Mayor  
Mark Singleton, Mayor Pro Tem  
Chuck Beatty, Councilmember  
David Hill, Councilmember  
Mary Lou Shipley, Councilmember

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

-----

Mayor Kevin Strength called the meeting to order. Councilmember Chuck Beatty gave the invocation, led the pledge of allegiance and the Texas pledge of allegiance.

-----

**CONSENT AGENDA:**

- a. Minutes of the regular City Council meeting of April 20, 2015
- b. Minutes of the Economic Development Commission meeting of April 20, 2015
- c. Minutes of the Impact Fee Advisory Committee meeting of April 23, 2015
- d. Minutes of the Firemen's Relief & Retirement Fund meeting of April 13, 2015
- e. Minutes of the Park Board meeting of April 9, 2015
- f. Minutes of the Ellis County Water Control & Improvement District No. 1 meeting of April 6, 2015
- g. Minutes of the Keep Waxahachie Beautiful Committee meeting of March 10, 2015
- h. Approve Budget Amendment requested by Utility Department
- i. Approve parade route for 18th Annual Crape Myrtle Festival hosted by the Chamber of Commerce
- j. Approve Crape Myrtle Fireworks display hosted by the Chamber of Commerce

**Councilmember Mary Lou Shipley moved to approve Items a. through j. on the Consent Agenda.** Councilmember Chuck Beatty seconded, All Ayes.

-----

Councilmember Chuck Beatty introduced Mr. Emmanuel Gomez as the Honorary Councilmember for the month of May. Technology has fascinated Emmanuel since he was a little boy and continues interest him today. After high school Emmanuel wishes to pursue a degree in physics and then go to graduate school where he hopes attain a doctorate in physics and gain a better understanding of the subject that has interested him most – the universe itself.

-----

Mayor Strength read a Proclamation proclaiming May 15, 2015 as “Put on Purple Day” to raise awareness about Lupus.

-----

Mayor Strength read a Proclamation proclaiming May 2015 as “National Preservation Month” and presented it to Ms. Anita Brown, Director of Downtown Development.

Mayor Strength read a Proclamation provided by State Representative John Wray recognizing the Main Street Program.

-----

Ms. Brown presented an update on Heritage Preservation Commission activities. She reported the Commission completed exemptions for the 2015 tax year and approved 201 properties to receive the exemption. The Gingerbread Antique Mall received a 50% tax incentive. The Commission approved two buildings to construct being the old garage on North Jackson and new plans for the new Ellis County Elections office. Ms. Brown stated she will deliver 585 Heritage Preservation coloring books to the second grades this month.

-----

Ms. Anita Brown, Director of Downtown Development, requested street closures for downtown summer activities. She requested to close Franklin Street from Jackson Street to College Street for Summer Moonlight movies to be held June 12, 2015 July 11, 2015 and August 7, 2015. Streets will be closed from approximately 5:00 p.m. to 11:00 p.m.

Mr. Brown requested street closures for Trucks n’ Tunes. She requested to College Street from Main Street to Franklin Street and Franklin Street to College Street to middle of 100 Block of East Franklin. Event dates include June 13, 2015, July 11, 2015 and August 8, 2015. Streets will be closed from 3:00 p.m. to 10:00 p.m.

**Councilmember Chuck Beatty moved to approve street closures for downtown activities as presented.** Mayor Pro Tem Mark Singleton seconded, **All Ayes.**

-----

Mr. Clyde Melick, Director of Planning and Zoning, presented the semi-annual report on the Impact Fee Program. His memo serves as his report:

#### MEMORANDUM

**TO: IMPACT FEE ADVISORY COMMITTEE**  
**FROM: CLYDE MELICK, DIRECTOR OF PLANNING**  
**DATE: April 22, 2015**  
**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 choose 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. We completed an update of the Impact Fee Program on October 21, 2013.

**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 until 2012. In August of 2012 this abatement program was discontinued.

**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
\$159,536.00	\$1,028,020.62	\$26,279.04	\$119,518.08	\$139,104.78	\$67,314.45	\$127,034.12

At this time we have reimbursed the city for capital outlays on three capital projects. These are the rebuilding of Broadhead Road in Service Area 5, for \$25,821.00, Stadium Drive \$29,563.00 in Service Area 4, and Parks School House Road in Service Area 6. From 2009 till 2012 the city has abated over \$400,000.00 in Roadway Impact Fees for single family dwellings. This program ended in October 2012. The City has begun engineering on the East-West Connector between Hwy 77 and FM 813. This road is in Service Area 2 and is estimated to cost \$3.2 million dollars. The city has and is reviewing 75% engineered plans on this roadway. We are half way through our second year of the escalated collection rate for Service Areas 3,4 and 7, in October we will be a the full amount.

**Water and Wastewater Impact Fees**

**WATER**

**SEWER**

**TOTAL**

10/31/2014 - Current	\$180,629.50	\$244,560.00	\$425,189.50
2014	\$197,118.00	\$288,788.75	\$485,907.25
2013	\$433,211.00	\$570,205.00	\$1,003,416.00
2012	\$345,155.00	\$415,202.00	\$760,357.00
2011	\$173,134.50	\$218,757.00	\$391,891.50
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
<b>Total since Adoption</b>	<b>\$5,887,615.83</b>	<b>\$4,705,408.78</b>	<b>\$10,593,024.61</b>

As the economy has picked up so have home permits, commercial permits and overall growth. This growth will help fuel all of these funds to allow us to continue to build the Capital Improvements Plan.

### 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

- Baylor Offsite Water Line - Complete
- Ph II Sokoll Water Transmission Line – Complete
- Cosmocel Water Line upsize – Complete
- 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 12 and 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

- Grant Avenue Lift Station Reliever – Complete
- North East Trunk Sewer – Complete
- 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 - Complete

**After a brief discussion, Mayor Pro Tem Mark Singleton moved to receive the semi-annual report on the Impact Fee Program as presented.** Councilmember David Hill seconded, **All Ayes.**

-----

Mr. Thanasis Kombos, Budget Analyst, presented the Quarterly Progress Report, Second Quarter for Fiscal Year 2014-2015. General Fund sales tax collections totaled \$2,766,000, exceeding revenue projections by 12% for the quarter. Year-to-date, property tax collections reached \$9,407,000, a negative variance of 3% from projections. Despite a wet winter, both Water and Wastewater revenues were only 2% below revenue projections for the second quarter. Sokoll water sales to Rockett equaled \$244,000 and were 16% below revenue projections; Sokoll water sales to Waxahachie equaled \$29,000 and were 70% below projections. General Fund expenditures for most categories were below quarterly projections, continuing the same trend from the first quarter. General Fund expenditures for major street reconstruction and rehabilitation projects totaled \$1,022,675. All second quarter street reconstruction expenditures were associated with FY 2013-2014 encumbrances.

**After further review, no action taken.**

-----

Fire Chief Ricky Boyd presented two bids received for the Station 3 Remodel project as follows:

Texas Benchmark Building Group (TBBG)	\$324,899
Concord Commercial Services (CCS)	\$397,675

Chief Boyd reported the bid specs depicted the bidders have fire station remodeling experience and Texas Benchmark Building Group was not able to provide any history of such work. He stated after reviewing Concord Commercial Services references they are qualified to successfully complete the project and recommended award of bid To Concord Commercial Services in the amount of \$397,675.00.

Chief Boyd reported the total budgeted amount for the project is \$325,000 and requested a budget increase of \$72,896 to cover the entire scope of the project.

**Councilmember Chuck Beatty moved to award the Station 3 Remodel project to Concord Commercial Services in the amount of \$397,675.00, as presented.** Councilmember Mary Lou Shipley seconded, **All Ayes.**

**Mayor Pro Tem Mark Singleton moved to approve a budget increase in the amount of \$72,896.00 as presented.** Councilmember Chuck Beatty seconded, **All Ayes.**

-----

**Citizens' Petition and Request**

None

**Comments by Mayor, City Council, City Attorney and City Manager**

Councilmembers thanked Mr. Emmanuel Gomez for his attendance as Honorary Councilmember.

Councilmember Mary Lou Shipley acknowledged Ms. Anita Williamson for her dedication to the downtown development and Heritage Preservation Commission and thanked her for her knowledge and guiding force.

City Manager Paul Stevens commended Finance Director Charles Harris, Budget Analyst, Thanasis Kombos, and Downtown Development Director Anita Williamson for their work and presentations. He thanked Chief Boyd for his work on the Station 3 Remodel project.

Mayor Pro Tem Mark Singleton thanked Finance Department for the report. He thanked Anita Williamson for her hard work on the downtown Farmers Market. He encouraged everyone to vote Saturday, May 9, 2015 in the City and School election.

-----

There being no further business the meeting adjourned at 7:49 p.m.

Respectfully Submitted,  
Lori Saunders  
City Secretary