
MINUTES
Capital Impact Advisory Committee
Meeting of January 26, 2017

The Capital Impact Fee Advisory Committee of the City of Cedar Hill, Texas met on Thursday, January 26, 2017, at 4:00 p.m. in Conference Room "D" at the Cedar Hill Government Center, 285 Uptown Blvd. Bldg. 100, Cedar Hill, Texas 75104.

Present: Committee members Greg Patton, Don McGee, Mike Lemmon, Scott James, Al Armistead and Scott Emmons.

The following City staff members were present: Rod Tyler, Elias Sassoon, Alan Dickerson, Johnny Kendro, Steve Schell, Robert Woodbury and Sharon Davis.

I. Call the meeting to order.

Chairman Lemmon called the meeting to order at 4:00 p.m., declaring it an open meeting in which a quorum was present and the meeting notice duly posted.

II. Approve the minutes of the July 7, 2016 meeting.

A motion was made by Greg Patton to approve the minutes of the July 7, 2016 meeting, as presented. Scott Emmons seconded the motion. The vote was as follows:

Vote: Ayes: 6
Nays: 0

Chairman Lemmon declared the motion unanimously approved.

III. Review and discussion of Capital Improvement Plans and Fees collected.

Alan Dickerson, Director of Finance, reviewed with the Committee three tables, Table I, entitled "Sources and Uses of Funds", the "Street CRF Worksheet" and the "Water and Sewer CRF worksheet". It was noted that each of the funds shows the total revenues and expenditures along with the rolling 10-year collections.

IV. Review and discussion of any perceived inequities in fees.

Chairman Lemmon asked staff if any claims of perceived inequities in the implementation of the impact fees had been submitted. Johnny Kendro, Director of Building Inspections, indicated that Newman Academy, a charter school, was in the process of building a new "event center" and had questioned whether they were subject to having to pay Impact Fees. They had been informed that though state law explicitly exempted Independent School Districts, no explicit exemption existed for charter schools however; they could request such from the City Council.

Elias Sassoon, Director of Public Works, Robert Woodbury, City Engineer and Steve Schell, Civil Engineer was asked about the progress on Mansfield Road. They discussed several new projects on the horizon with the Committee.

Mr. Rod Tyler, Director of Planning and Zoning indicated to the Committee that the mandatory 5 year update was coming up however; based on the modest growth rate experienced over the past years that it may be more prudent to make a determination that no update to the land use assumptions, or capital improvement plans are needed at this time which, if there were no objections, would allow the city to defer the updates. The Committee would need to make its recommendation to the City Council regarding the update at its next meeting. Additionally, the committee may want to consider creating a new roadway zone, Zone 5, which would be specific to the City Center area.

V. Consider approving report.

A motion was made by Al Armistead to approve the report, as presented. Greg Patton seconded the motion. The vote was as follows:

Vote: Ayes: 6
Nays: 0

Chairman Lemmon declared the motion unanimously approved.

VI. Adjourn

There being no further business, Don McGee made a motion to adjourn. Scott James seconded the motion. The vote was as follows:

Vote: Ayes: 6
Nays: 0

Chairman Lemmon adjourned the meeting at 4:53 p.m.



Chairman Mike Lemmon



Sharon Davis
Executive Secretary