



CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

Monday, May 23, 2022 at 6:30 PM

212 North Race Street Everman, TX 76140

AGENDA

1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. March 28, 2022 Regular Meeting Minutes

5. CITIZEN'S COMMENTS

6. DISCUSSION ITEMS

7. CONSIDERATION AND POSSIBLE ACTION

A. Consider, Discuss, and Make Recommendations to the City Council on the Maximum Water Impact Fee and Maximum Sanitary Sewer Impact Fee

8. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday December 31, 2021.

/s/ Mindi Parks
City Secretary

Citizens may watch city council meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: www.evermantx.us/government/citycouncil/

Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Council may convene into Executive Session to discuss the following:

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.

- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

Citizens wishing to submit written comments should e-mail the City Secretary at mparks@evermantx.net. Comments that are received at least one-hour prior to the start of the meeting will be provided to all council members.

According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The mayor is responsible to enforce the time limit. Citizens may address City Council either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. City Council is only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.

City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.

**CITY OF EVERMAN
CAPITAL IMPROVEMENT ADVISSORY COMMITTEE
REGULAR MEETING
MINUTES
MONDAY MARCH 28, 2022**

There was a Regular Meeting held by the Everman Capital Improvement Advisory Committee on Monday March 28, 2022 at 6:30pm at Everman City Hall City Council Chambers, at 212 North Race St. in Everman Texas, concerning the following agenda:

ALL PRESENT:

Judy Welborn
Brenda Edmond
Tony Young
Ora Hill
Richard Irarrarez

LIAISON:

Donna Wilkerson

AUDIENCE:

City Manager Craig Spencer
City Attorney Alan Wayland (via zoom)
City Secretary Mindi Parks
Aaron Fricke

1. **MEETING CALLED TO ORDER:**
6:30 pm
2. **APPROVAL OF PRIOR MINUTES:**
Initial meeting. No prior minutes to approve.
3. **CONSIDERATION AND ACTION:**
 - A. Tony Young motioned to appoint Judy Welborn as Chair, Richard Irarrarez as Vice Chair and Ora Hill as Secretary. Brenda Edmond seconded the motion.

ALL VOTED AYE

4. **DISCUSSION ITEMS:**
 - A. City Manager Craig Spencer spoke to Committee regarding impact fees, impact fee process, capital improvement plan, historical data and future land use plan. Aaron Fricke, a civil engineer with Cobb Fendley, spoke to Committee about his work on impact fee study and how that affects the City and it's citizens. He explains land use assumptions and capital improvement plans and what that means for the City as well as requiring new development to absorb a portion of those fees for impacting the City's water and sewer systems. Fricke also explains checks and balances from semi-annual report from CIAC to City Council as well as to show where money is going. He states that the capital improvement plan needs to be updated every five years. Spencer responds

to Welborn's inquiry regarding Planning and Zoning Commission, CIP and CIAC Committees. He explains that Planning and Zoning will continue the Capital Improvement Plans but that CIAC will do so specifically regarding water and sewer impacts.

- B. Alan Wayland explains that the Chair needs to entertain a motion to approve the Land Use Assumptions and Capital Improvement Plans and forward that plan to the City Council for their consideration. Irarrarez asks about fee estimates. Fricke explains that CIAC needs input to take to City Council. Welborn makes a motion to approve a recommendation to the City Council for the proposed Land Use Assumptions and Capital Improvement Plans. Tony Young seconds the motion.

ALL VOTED AYE

- C. Fricke explains process of adopting impact fees. Spencer speaks to Committee about the next City Council meeting (April 19, 2022) and that their attendance is more than welcome, requesting at least one member be there should Council have any questions for CIAC.

7. Adjournment: 6:59p.m.

Judy Welborn, Chairman

Donna Wilkerson
Donna Wilkerson, Liaison