

INFRASTRUCTURE & DEVELOPMENT COUNCIL COMMITTEE
March 25, 2026
MINUTES

Council Present:

Dan McClendon, Chair
Chris Fletcher
Alexa Boedeker

Council Absent:

Staff:

Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Amanda Campos, City Secretary
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 10:00 a.m.

Chair Dan McClendon called the meeting to order. **Time: 10:05 a.m.**

2. CITIZEN APPEARANCES

- No speakers.

3. GENERAL

A. Minutes from the February 4, 2026 Infrastructure & Development committee meeting. (Staff Contact: Amanda Campos, City Secretary)

Motion was made by Chris Fletcher and seconded by Alexa Boedeker to approve the minutes.

Motion passed 3-0.

4. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide recommendations to the city council regarding the City's Capital Improvement Plan and the proposed FY 27 CIP. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering))

Randy Morrison, P.E., Director of Capital Engineering, presented the City's Capital Improvement Plan (CIP) to the committee.

The presentation began with a review of the current projects including the amendments from the March 23, 2026 regular council meeting. The committee did not have any questions on the current projects as presented.

Next the Proposed FY2027 Capital Improvement Plan was discussed covering each project on its own.

- ST2301 Alsbury Phase 3 – Widening to CR 914

- Questions arose concerning the pas trenching and filing of the drainage ditches and the failures in that project.
- The committee addressed identifying money to fix CR 914
- Staff agreed and also informed the council that the current stormwater study revealed the issues may also be from stormwater but will continue to review
- WW2601 12" Wastewater Line Replacement in Village Creek Basin
 - After reviewing the scope and the plan the committee had concerns over the traffic impact to Dobson St.
 - Dobson is used more often as a connection and the committee would like the staff to make sure we have a good strong plan for communication and notification to the community.
- WA2703 Renfro Widening Utility Relocations
 - This is a TXDOT project and a timeline for construction as not been identified due to no funding at this time by TXDOT
 - Staff explained that having the design portion completed at least 90% would assure when the funds are available and released and we are ready to avoid delays
 - Staff believes the funding could be end of 2027 but could be early 2027.

Chair McClendon asked staff to define the terms associated with the projects.

Mandatory = Must be done due to legal, regulatory, or contractual obligations

Necessary = Should be done soon for safety, capacity aging infrastructure, or code compliance

Recommended = Strongly advised by staff to meet City goals, improve efficiency, or align with strategic plans

Desired = Community-driven or "nice-to-have" projects that enhance quality of life but are not essential

- WW2701 Turkey Peak Elevated Storage Tank Rehabilitation
 - Committee members asked staff to describe the difference from the previous Turkey Peak Elevated Storage Tank Rehabilitation. Staff explained the difference was the previous project was for water and this one is concerning sewer
- WW2801 Hyder Ranch Master plan sewer
 - Hyder Ranch timing is uncertain at this time
- PC2710 Green Ribbon Phase 3
 - New project in Green Ribbon.
 - Green Ribbon Phase 1 is complete and Phase 2 is under design
 - This is the start of the design for Phase 3

Park Programs as being moved to be able to maintain a steady fund balance. Staff continue to work to identify ways to accomplish this.

Committee members asked if we could do the water and sewer projects within the current tax rate, water/wastewater fees, and sewer rates. Staff noted the projections in the increase to the water/wastewater fees and sewer rates are not the goal nor the desired outcome. Staff are working on having a reasonable increase with a steady number.

Committee members inquired about the Asset Management Program and the \$5 million placeholder. The Asset Management Program is intended to maintain a balanced condition of the sewer system, helping to avoid significant fluctuations over time. It is still too early to determine whether the \$5 million placeholder will fully achieve this goal, but more clarity is expected once the model is finalized. Nevertheless, staff anticipate that this investment will place the system in a better condition than it is today and remain confident in its effectiveness.

- Project PC2707 Brick – Locker Room Remodel
 - Committee members questioned why this project was moved up in priority ahead of bathrooms for 2 existing parks – Claudia’s Playground (PC3001) and Elk Ridge (PC2804)
 - Staff provided information that the request was made by a councilmember and was based on a tour of the facility as well as the factor this project was included in the scope of the original remodel but was later removed as a cost-cutting option.
 - The committee would like staff to move the project to the future and add back in bathroom for Claudia’s Playground (PC3001).
 - Staff will bring forward the recommendation for consideration by the city council.
- FA2601 City Hall EV Charger
 - Committee members wanted to know about the choice of vendor for this project.
 - Staff explained to the members that this project was funded partially by grant from COG and they will choose the vendor for the project.

The committee members asked if we are planning a GO Bond Election in the future. This discussion covered the knowledge that the decision to fund any future projects is ultimately a policy decision by the city council. They may be funded by GO Bond or use of I&S tax rate.

This discussion lead to the review of the 4A fund balance projections covering the time frame of FY24 to FY 31 keeping in mind that staff is balancing the fund balance to not create spikes and valleys in the funds. The same was discussed for the 4B fund balance projections as well.

The 5-Year Capital Improvement Change Summary was reviewed:

- WW2601 12” Wastewater Line Replacement in Village Creek Basin
 - Staff noted this was change to avoid impact to Hidden Creek Golf Course and Dobson right-of-way
- PC2707 Brick Locker Room Remodel
 - Discussed earlier as a broader discussion with the bathrooms at Claudia’s Playground and Elk Ridge parks.

Staff moved to the next section of discussion, the Unprogrammed Projects.

- WA2505 New AMI/AMR Implementation

- Larger capacity of programming using technology is being explored allowing customers more functions as well as staff
- Cost benefit analysis is being done now before presenting it to the full council with a clear return on investment explained
- Grants are uncommon for this type of project
- A replacement plan will be presented to council later this year on meters
- WA2704 Secondary Water Source (w/JCSUD)
 - It is too early to determine if this is the final number and staff is looking for ways to save money and reduce cost.
 - Staff stated we are currently waiting on Arlington and JCSUD, their numbers can reduce our cost
- PC2706 Low Water Crossings
 - Committee members asked questions about the location and the purpose, staff informed the member there are old nature trails and this was to address better access.
- PC2711 Hidden Creek Softball Fields
 - Staff informed the committee they need to re-run the plan model moving to FY26 based on recent discussions with the full city council
 - This item will be brought back to the committee at a later date
- PC2804 Elk Ridge Park – Bathroom Addition
 - Previously discussed need to explore moving this project to 4B
- PC2905 Community Park Phase III
 - Need to add this is related to a dog park
- PC3001 Claudia’s Playground Bathroom Addition
 - Previously discussed need to move back into plan
- ST2705 Mobility Plan Update & Impact Fee Assessment & WA2705 Water/Wastewater Master Plan Update & Impact Fees
 - Need to move forward to 2027 to update the plan, with the option to review and adjust impact fees in 2028. Impact fees may only be increased once every three years. The plan itself can be updated at any time, but any changes to impact fees are limited to that three-year cycle. This plan will support new development by ensuring proper alignment is in place as growth occurs, and funding can be sourced from the impact fees collected.
- PC2704 Chisenhall Restroom Remodel and Office Addition
 - Committee members agreed this is a funded project from sponsored revenue received through SFC ONLY
- ST2402 East Ellison Mobility
 - Capacity in the TIF Fund feel short and this project had to be moved.

5. REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

No request from committee members

6. RECESS INTO EXECUTIVE SESSION

No Executive Session

7. ADJOURN

There being no further discussion Chair Dan McClendon adjourned the meeting.

Time: 12:10 p.m.

Amanda Campos
City Secretary

DRAFT