

City Council  
November 16, 2020

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, November 16, 2020 at 6:00 p.m.

Council Members Present: David Hill, Mayor, Council Member Place 1  
Mary Lou Shipley, Mayor Pro Tem  
Chuck Beatty, Councilmember  
Melissa Olson, Council Member Place 3

Others Present: Michael Scott, City Manager  
Albert Lawrence, Assistant City Manager  
Tommy Ludwig, Assistant City Manager  
Robert Brown, City Attorney  
Lori Cartwright, City Secretary

## **1. Call to Order**

Mayor David Hill called the meeting to order.

## **2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting**

City Manager Michael Scott reviewed the city council agenda and explained the Ordinance cancelling the runoff election. He stated City Council will organize at this meeting.

Staff reviewed the following Consent Agenda Items:

- d. Interlocal Agreement with Ellis County for maintenance of roads, bridges, waterways and ditches – Mr. Scott stated this is a yearly agreement with Ellis County.
- e. Consider Waxahachie Community Development Corporation Expenditure and Award of Bid to Sports Fields, Inc. for Waxahachie Sports Complex Synthetic Turf Improvements – Assistant Director Sports Complex James Villarreal reported the improvements will be on three (3) fields and the bid is for two alternatives for \$483,960 plus up to a 10% contingency to account for unforeseen costs.
- f. Authorize Agreement with TimeClock Plus for new Time Clock System – Finance Director Chad Tustison reported the system automates the time process and keeps it in one system for more efficient tracking.

Director of Planning Shon Brooks reviewed the following cases:

- ANX-DNX-145-2020 – The applicant requested to continue ANX-DNX-145-2020 to the City Council meeting of December 21, 2020.
- ZDC-72-2020 – The applicant requested to continue ZDC-72-2020 to the City Council meeting of December 21, 2020.

- ZDC-140-2020 – The applicant is requesting approval to allow an existing Family Home (child daycare at a single-family residence) use.
- ZDC-142-2020 – The applicant is requesting approval for a Specific Use Permit to allow the operation of a Private Country Club use with the sale of alcohol.
- ZDC-135-2020 – The applicant is requesting approval to allow a convenience store within an existing retail building.
- ZDC-137-2020 – The applicant is requesting approval to allow an Auto Parts and Accessory Sales store on one (1) acre.
- ZDC-147-2020 – The applicant is requesting to construct an accessory structure in the rear of a single-family zoned property. Mr. Brooks presented a rendering of the proposed structure noting staff has concerns with the roof pitch. He stated the applicant will be in attendance at the city council meeting to discuss the purpose of the roof pitch.
- SUB-130-2020 – The applicant withdrew.
- SUB-131-2020 – The applicant is requesting a replat to divide Lot 43, Ferris Second Addition into Lot 43A and 43B with Lot 43A fronting Ferris Avenue and Lot 43B consisting of the shop in the backyard. The applicant is also requesting that a petition of hardship waiver be granted to allow for the establishment of Lot 43B and allow the proposed lot from Cow Alley without establishing direct access to Ferris Avenue.

Assistant City Manager Albert Lawrence explained the required procedures for Tax Abatements noting Abatements have Public Hearings for the reinvestment zone, adopted by an Ordinance and the Tax Abatement is adopted by Resolution. He reported the following have gone through all the required steps for consideration and the Economic Development Corporation recommended approval.

Senior Economic Development Director Warren Kettelman reviewed the following:

- A request by applicant Nutrenare-AG, Inc., owner of property located at 4740 N. Interstate 35E, Waxahachie, Texas for a tax abatement agreement in support of an expansion of business operations including, but not limited to, a new building with improvements estimated at \$5,100,000 and the establishment of Tax Reinvestment Zone #30 at 4740 N. Interstate 35, Waxahachie, Texas
- A request by applicant Timco Logistics Systems, Inc. and Myti Properties, LLC, owner of property located at 197 Ovilla Road, Waxahachie, Texas for a tax abatement agreement in support of an expansion of business operations including, but not limited to, a new building with improvements estimated at \$6,950,000 and the establishment of Tax Reinvestment Zone #31 at 197 Ovilla Road, Waxahachie, Texas

- A request by applicant Kinro Texas, Inc., owner of property located at 101 Mushroom Road, Waxahachie, Texas for a tax abatement agreement in support of an expansion of business operations including, but not limited to, a new building with improvements estimated at \$18,000,000 and the establishment of Tax Reinvestment Zone #32 at 101 Mushroom Road, Waxahachie, Texas

Police Chief Wade Goolsby reported a Professional Services Agreement with the Southern Regional Response Group/Special Response Team allows the Waxahachie Police Department to be part of a multi-agency tactical team providing services to surrounding cities. He stated joining the team enhances the police department to respond to critical situations with a fully staffed and functional tactical team.

City Manager Michael Scott reported last year, Council authorized funds for phase I architectural services for the conversion of 406 and 410 S. Rogers into a City Hall Annex to house the Development Services departments. The Architexas professional services agreement will provide for the development of construction documents to be bid while the Vidaurri Management Group agreement will provide for oversight in project organization, planning, schedule management, design, bidding and negotiation, and construction and closeout. He reviewed the Fiscal Impact: \$1,686,645 has been allocated within the FY20-21 budget for both professional services agreements.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary