

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, February 1, 2021 at 6:00 p.m.

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

Council Members Absent: Melissa Olson, Council Member Place 3
Doug Barnes, Council Member Place 2

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 Mutual Aid Agreement with Ellis County for coordination and operation of a vaccine hub at the Senior Center. He explained a mutual aid agreement is required by the state as a component for the reimbursement process. Mr. Scott stated Tuesday, February 2, 2021 will be a soft opening providing approximately 200 immunizations and thanked all workers involved at the hub.

Mr. Scott referenced the Waxahachie Police Department Racial Profiling Report for 2020 noting the City is in full compliance with the reporting requirements of State Law.

Director of Planning Shon Brooks reviewed the following cases:

ZDC-177-2020 – The applicant is requesting a Specific Use Permit to allow for the construction of a pole sign for USA Trucks located at 7240 Interstate 35E. It meets all sign requirements and staff will recommend approval.

ZDC-181-2020 – Amendment request to a Planned Development to move billboard over per TxDOT requirements. Staff will recommend approval.

ZDC-180-2020 – The applicant intends to amend Ordinance 2302 to increase the maximum lot coverage from 35% to 50% in the Villages of Mustang Creek for Saddlebrook Estates.

ZDC-176-2020 – The applicant is requesting to construct a 6,000 square feet multi-purpose accessory building for the Southwestern Assemblies of God University baseball team. It will be located next to the dorms.

ZDC-175-2020 – The applicant reduced the requested size of the accessory building to 3,100 square feet to be more in compliance with the primary structure that is 3,019 square feet. Staff recommended approval.

ZDC-182-2020 – A brief discussion was held and ZDC-182-2020 will be continued to the City Council meeting of February 15, 2021.

ZDC-179-2020 – The applicant requested to continue to the City Council meeting of February 15, 2021.

Mr. Scott reviewed a proposed Resolution in support of Navarro College's pursuit of legislative approval to offer a Bachelor of Science in Nursing (BSN) Degree. He stated Dr. Kevin G. Fegan, Navarro College District President, will be at the City Council meeting to discuss.

Mr. Brooks presented a proposed Resolution accepting a petition to create the Emory Lakes Public Improvement District (PID). He explained Resolution approval is the first step and noted the PID is scheduled to appear before City Council on March 1, 2021 and the developer has requested the zoning change and PID request be considered concurrently.

Mr. Scott reviewed a request from Ellis Appraisal District to submit a nomination to fulfill an unexpired term for a resigning director. Council will consider a nomination at their meeting of February 15, 2021.

Assistant City Manager Tommy Ludwig presented a smart meter funding analysis to be conducted by Performance Services, Inc. for a detailed audit that will determine if the projected savings from the implementation of smart meters will be a net neutral (breakeven) or net positive endeavor. He explained, assuming that the analysis indicates that the smart meter initiative will fund itself, staff would recommend utilizing Performance Services, Inc. to manage the implementation of the smart meter project. Mr. Ludwig stated the cost associated with the analysis will be \$39,658 and explained in the event it is determined that the smart meter project is not net neutral, there is no fee associated with this study. If the analysis indicates the project is financially self-sufficient, Performance Services, Inc. will be owed \$39,658 once the final report is accepted by the City.

Mr. Ludwig presented a swap agreement with Sardis Lone-Elm Water Corporation. He explained the agreement will transfer approximately 74.45 acres from the City to Sardis, and Sardis will transfer approximately 220.36 acres of CCN to the City. In addition, approximately 110.57 acres will remain as dual certified CCN for both the City and Sardis. Mr. Ludwig stated the agreement better aligns the City's service area from both a maintenance and future growth perspective.

Assistant Director of Utilities Richard Abernethy reviewed a professional services contract with Birkhoff, Hendricks, and Carter, LLP associated with the Grove Creek Trunk Sewer Phase IV Capital Improvement Project.

Mr. Scott discussed a proposed Resolution regarding the creation of the Sterrett Road Municipal Management District (MMD).

Mr. Clayton Snodgrass, Developer, explained the project, how the MMD works and the justification of an MMD for his project. He stated the request is being made so he can introduce legislation for approval of the MMD in the current State Legislative Session. He stated the MMD is a financial tool to fund development and on-going operation expenses associated with the development of nearly 1,000 acres north of the City generally around the vicinity of Sterrett Road. Mr. Snodgrass reported the requested resolution of non-opposition includes language not obligating the City of support of this project until such time both parties are in agreement with associated terms of development and operation.

Mr. Scott emphasized the proposed Resolution allows for the introduction of legislation to authorize the creation of the MMD this Legislative Session.

3. Adjourn

There being no further business, the meeting adjourned at 6:47p.m.

Respectfully submitted,

Lori Cartwright
City Secretary