

City Council
May 3, 2021

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, May 3, 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
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
Amber Villarreal, Assistant 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 following agenda items:

- 5c. Staff worked with organizers for community benefit ride for Jon Wilson and staff recommended approval.
- 5d. Mid-year supplemental appropriation to fund Planning Manager position.
- 5e. Supplemental appropriation to the Sokoll Fund associated with a treated water meter replacement.
- 5f. Supplemental appropriation to the Wastewater Fund associated with flow monitoring program.
- Items 25. and 26. Executive Session to deliberate real property.

Planning Director Shon Brooks reviewed the following:

- Items 6.-8. ZDC-44-2021, applicant requested to continue to the May 17, 2021 City Council meeting.
- Item 9. SUB-39-2021, staff recommended approval as presented and approval of petition for hardship waiver request.
- Items 10.-12. ZDC-45-2021, staff recommended approval with development agreement including adding a sidewalk to the property.
- Items 13.-15. ZDC-46-2021, staff recommended approval with development agreement.
- Items 16.-18. ZDC-42-2021, staff recommended approval with development agreement.
- Items 19.-21. ZDC-35-2021, applicant requested to continue to the May 17, 2021 City Council meeting.

Assistant City Manager Tommy Ludwig reviewed the request to approve a resolution determining the costs of Phase 3 District improvements to be financed by the Waxahachie Public Improvement District No. 1. He explained approval of the resolution will also approve an updated preliminary service plan and assessment plan and set a Public Hearing date of June 7, 2021.

City Attorney Robert Brown explained the city is only responsible from an administrative aspect. He confirmed there is no obligation to the city and the Pubic Improvement District is not city debt.

Mr. Ludwig reviewed the request authorizing the City Manager to enter into agreements with Environmental & Constructions, Services, Inc., through the Choice Cooperative Purchasing Program, and Vantage Environmental Services, LP, through a professional service agreement, in a collective amount not to exceed \$1,450,000.00 for the demolition, abatement, and environmental inspection of the former Baylor Hospital campus and associated structures. He explained the requested amount includes a \$49,175.00 contingency. Mr. Ludwig reported the scope of the work includes former Baylor Hospital, the hospital helipad, two medical office buildings and associated parking lot, the removal and decommissioning of an underground storage tank, and utility separation for the HRT Building. Assistant City Manager Albert Lawrence explained the tax roll amount of this site is estimated about \$6 million and investing to clear the land will allow for development and a tool for the city to use during negotiations. Mr. Scott explained professionals who specialize in repurposing have visited the structure and agreed that the building is not salvageable due to many factors. Mr. Scott noted at this point the structure is a liability for the city.

Mr. Lawrence reviewed the resolution denying the rate increase by Oncor explaining the resolution will authorize the Oncor Cities Steering Committee to negotiate a rate that is best for our residents and businesses. He explained the legal counsel representing the cities will be paid for by Oncor.

3. Adjourn

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

Respectfully submitted,

Amber Villarreal
Assistant City Secretary