

City Council  
August 1, 2022

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, August 1, 2022 at 6:00 p.m.

Council Members Present: David Hill, Mayor, Council Member Place 1  
Chris Wright, Mayor Pro Tem, Council Member Place 3  
Patrick Souter, Council Member Place 2  
Billie Wallace, Council Member Place 4  
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager  
Albert Lawrence, Deputy City Manager  
Robert Brown, City Attorney  
Amber Villarreal, 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:

- Item 5c, event application for Hispanic Heritage Event to be held October 1, 2022
- Item 5d, event application for Waxahachie High 2012 Reunion to be held October 23, 2022
- Item 5e, agreement with JP Morgan Chase Bank for procurement card services through the interlocal agreement with the City of Fort Worth.
- Item 5f, proposal from Cigna to provide employee medical, dental, and vision insurance. With assistance from the City's insurance brokerage consultant, the City requested competitive bids for FY 22-23 and recommends switching carriers from Blue Cross Blue Shield to Cigna to minimize the increase in premiums, as well as diversify plan offerings by adding a high deductible health plan option that includes a health savings account.
- Item 5g, one-year contract extension with Brenntag Southwest and Chameleon Industries for various chemicals required for water treatment plant operations at the Howard Road and Sokoll Water Treatment Plants.
- Item 5h, this item will be removed from the consent agenda and considered at a future meeting.
- Item 5i, professional services agreement with Birkhoff, Hendricks and Carter, L.L.P. associated with Lake Bardwell Raw Water Intake Channel Dredging project in the amount of \$216,000.
- Item 5j, professional services agreement with Criado & Associates, Inc. for the 2022 Sidewalk Project in the amount of \$89,769.50.
- Item 5k, professional services agreement with Binkley & Barfield, Inc. for the 2022 Asphalt Pavement Rehabilitation Project in the amount of \$56,500.
- Item 5l, set City Council meeting for Tuesday, September 6, 2022.
- Items 6 & 7, recognizing outgoing Council Members Melissa Olson and Doug Barnes.

- Item 8, SUB-73-2022, the applicant requested to continue the Public Hearing to the September 6, 2022 City Council meeting.
- Item 12, proposed resolution approving assignment of private activity bond authority to the Texas Department of Housing and Community Affairs.
- Item 16, approval of supplemental appropriation for reinstatement of project funding.

Jennifer Pruitt, Senior Director of Planning, reviewed SP-70-2022, noting the applicant is requesting approval of a detailed Site Plan review for a proposed Private Club (Event Center). She reviewed the changes from the previously approved concept plan, noting the civil construction plans and renderings show a second story addition to the existing structure, which consists of a storage area and a balcony overlook. She also noted the applicant is requesting not to install a sidewalk along Avenue C, as agreed to by the applicant in the Development Agreement and stated in the Planned Development Ordinance. Ms. Pruitt noted the Planning and Zoning Commission unanimously voted 6-0 to approve with the following staff comments:

1. Installation of sidewalk from corner of Dunaway, along Avenue C, to connect to the private sidewalk to event center entrance, installation of trees and landscaping along the remainder of Avenue C.
2. The second story enclosed addition (1,250 sf) may only be used for indoor storage as indicated by the applicant. To use this area for event center purposes, the Site Plan shall be re-evaluated at P&Z and City Council for the compatibility of the proposed use of the space and mitigation measures if needed.
3. Evergreen shrubbery will be installed to screen the dumpster enclosure wall.

Mayor Pro Tem Chris Wright expressed his concerns with usage of the balcony and the reduction of the sidewalk on Avenue C, as previously agreed to and approved.

Chad Tustison, Finance Director, reviewed Item 11, noting the bond process began in January 2022 and projects were presented to City Council at their spring retreat. Since then, staff has worked with the City's financial advisors and bond counsel to prepare for the approval of the Certificates of Obligation in the amount of \$21,250,000. He explained the legal posting notifications were published in June and the bonds will provide funds for 19 projects.

Marti Shew, Hilltop Securities, explained the City received a great rate of 3.41% which is accredited to the City's AA credit rating.

James Gaertner, Director of Public Works and Engineering, reviewed Item 13 noting the requested bid award to Circle H Contractors, LP in the amount of \$3,973,000 includes the reconstruction of Monticello Drive from Cumberland Road to Richmond Lane. Mr. Gaertner explained staff is also requesting to move \$700,000 from the Street Capital Fund to cover the difference and contingency, for a total of \$4,273,516.

David Bailey, Director of Utilities reviewed the following items:

- Item 14, requesting approval of a Will Serve Retail Water and Certificate of Convenience and Necessity (CNN) boundary modification agreement between the City of Waxahachie and Sardis-Lone Elm Water Supply Corporation. The agreement will transfer

approximately 19.9 acres of CCN from the City of Waxahachie to Sardis and Sardis will transfer approximately 18.5 acres to the City of Waxahachie which will better align with the City's service area.

- Item 15, requesting approval of Oversize Participation Agreement with JP Tyler, LLC in the amount of \$261,615. The agreement will provide for the oversizing of approximately 2,725 linear-feet of water line and appurtenances from 12" to 16" in size along, and adjacent to, the west side of IH 35E and south of Hwy 287 Bypass. The 16" diameter water line is identified in the current City's Water Distribution System Master Plan along IH 35E.

### **3. Adjourn**

City Manager Michael Scott announced the City Council Budget Work Session will be held on Thursday, August 4 at 5:30 p.m. Mr. Scott also recognized the Finance Department for receiving the Distinguished Budget Presentation award from the Government Finance Officers Association.

There being no further business, the meeting adjourned at 6:31 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary