

City Council  
November 21, 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, November 21, 2022 at 6:30 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

Council Member Absent: 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 “Dara and the Gift of Dance” to be held December 18, 2022 at Railyard Park.
- Item 5d, event application for SAGU Half Marathon and 5k to be held February 4, 2023.
- Item 5e, Interlocal Agreement with City of Grand Prairie for the purchase of various goods and services. This particular agreement will be for asphalt repairs for utilities.
- Item 5f, approve contract with Sports Fields, Inc. for Synthetic Turf Improvements Project Phase III in the amount of \$860,900, as recommended by the Waxahachie Community Development Corporation.

Jennifer Pruitt, Senior Director of Planning, reviewed the following items:

- ANX-DNX-110-2022, the applicant requested to continue the case indefinitely.
- ZDC-92-2022, the applicant requested to continue the case indefinitely.
- ZDC-123-2022, the applicant is requesting to amend the previously approved Specific Use Permit (SUP) for the Starbucks drive-through establishment along Highway 77. Staff and legal counsel have reviewed the proposed changes to the Development Agreement and staff recommends approval.
- ZDC-127-2022, the applicant is requesting to amend the previously approved Specific Use Permit (SUP) for an auto parts and accessory sales use (O'Reilly's) along Highway 77. Staff and legal counsel have reviewed the proposed changes to the Development Agreement and staff recommends approval.
- ZDC-131-2022, the applicant is requesting to construct an accessory structure greater than 700 square feet (2,520 square feet) to the side and rear of a single-family residential lot. Staff recommends approval per staff comments.

Lindsey Mearns, Senior Director of Human Resources & Civil Service, reviewed Item 19 requesting approval for bid award and authorization of contract to McGrath Consulting for non-civil service and civil service employee compensation study in the amount of \$88,695. She explained the last compensation study was completed in 2017 and established the current salary structure. Ms. Mearns explained nine (9) bids were received, reviewed, and evaluated by a committee comprised of four (4) staff members. The committee determined McGrath Consulting would provide the highest quality services and ultimately best value to the City based on their favorable references, quality of work product, and ability to meet deadline. Ms. Mearns noted it will be a fully comprehensive compensation study using internal and external analysis.

Brandon Lacy, Assistant Director of Utilities, reviewed the following agenda items:

- Item 20, approval of an engineering professional services agreement with Gresham Smith in an amount not to exceed \$401,653 for engineering services related to water and sewer rehab projects in the 5-year Capital Improvement Plan.
- Item 21, approval of a change order in the amount of \$286,385 and an extension of the schedule to the construction services contract with BAR Constructors for the Jefferson Lift Station Capacity Expansion Project. He noted the new completion date is September 1, 2023. Staff also requested a \$50,000 construction contingency. Mr. Lacy noted the change order will cover unanticipated expenses and extend the construction schedule due to supply shortages (pumps), relocation of electrical structures, electrical equipment HVAC, excavation, and demolition of old treatment structures required for the expansion construction and improvements of the Jefferson Street Lift Station. The improvements will increase the pumping capacity from 28 MGD to 32 MGD, and allow for future expansion to 48 MGD.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary