

City Council
February 24, 2023

A Work Session of the Mayor and City Council of the City of Waxahachie, was held at the Waxahachie Police Department, Community Room, 630 Farley Street, Waxahachie, TX on Friday, February 24, 2023 at 8:30 a.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
Amber Villarreal, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order. City Manager Michael Scott explained the Work Session will provide a follow-up from the January 25th meeting and seek direction from City Council.

2. Discuss potential of expanding seats and terms for City Council

Mr. Scott reviewed the currently adopted Charter identifying five (5) City Council members elected at large, by majority, to serve a two-year term.

City Council discussed the pros and cons of amending the Charter to add two members, plurality, and three-year terms.

It was the general consensus of City Council to start a comprehensive Charter review after the May 2023 election, and anticipate presenting the proposed changes to the voters at the May 2025 election.

3. Hear update on City Hall renovation

Mr. Scott reviewed the proposed timeline for the City Hall renovations. He explained Architexas has provided a revised preliminary schematic design based on staff comments and the following budget options:

Option 1: \$7M budget (currently adopted budget)

- Basic renovation with a focus on the building systems
 - Building envelope
 - Mechanical, electrical, and plumbing improvements
 - ADA ramp on basement level
 - Limited first floor demolition/repurposing of space

Option 2: \$10.25M budget (\$3.25M increase)

- Comprehensive remodel/renovation that includes internal building systems and adding additional space
 - Building envelope
 - Mechanical, electrical, and plumbing improvements
 - ADA ramp on basement level
 - Limited first floor demolition/repurposing of space
 - Expansion of terrace to add additional office/municipal court/flex space
 - Security measures
 - Complete space reprogramming for floors one and two
 - Exterior lighting enhancements

Mr. Scott explained Option 2 will provide space for growth over the next 10 years and would be paid through the fund balance. He reminded City Council of a forthcoming supplemental appropriation in the amount of \$642,300 for furniture, fixtures, equipment, and clean up items for the Charles Beatty Municipal Services Building project.

City Council discussed fully completing the project and asked staff to provide information to the public regarding the need for the improvements.

It was the general consensus of City Council to move forward with Option 2 and consider funding at a regular meeting.

4. Discuss rebate options for 2022 homestead properties

Chad Tustison, Senior Finance Director, reviewed the pros and cons of three rebate options for homestead property owners: credit on water bill, preloaded gift card, and a gift card program (Colleyville Model).

City Council thanked staff for diligently researching options and encouraged citizens to utilize applicable exemptions, including the recently adopted 1% homestead exemption.

It was the general consensus of City Council to not move forward with retroactive rebates due to issues with very limited ability to determine homestead property within the City's resources, dedicated time by staff to create/implement/administer a rebate program, possible gift card disputes/fraud, and loss of unused funds.

5. Discuss appointments to and qualification to serve on Boards and Commissions

Mr. Scott reported there is one vacancy for the Keep Waxahachie Beautiful Committee, two for the Impact Fee Capital Improvements Advisory Committee, and one Waxahachie Partnership, Inc. (WPI) designee for the Tax Increment Reinvestment Zone No. 1 (TIRZ). He explained WPI appointed Shane Henry to serve as their representative on TIRZ and his appointment will be confirmed by City Council at an upcoming meeting.

It was the general consensus of City Council to consider the following recommendations at the next regular meeting: Aubrey Drouillard, Keep Waxahachie Beautiful Committee; David Hargrove and Dalton Bradbury, Impact Fee Capital Improvements Advisory Committee, and Shane Henry, TIRZ.

Mayor Pro Tem Chris Wright discussed removing Board/Commission members who have a conflict of interest or aren't operating their business fairly. He asked if board members can sign an agreement, similar to an Oath of Office, agreeing to follow rules or be removed from serving.

6. Discuss application of City's zoning ordinance

Mayor Pro Tem Chris Wright discussed a zoning case in which the owner is not in compliance with the stipulations of their approval. He inquired about what consequences are in place for those not complying with zoning ordinances. Mr. Scott explained a Certificate of Occupancy (CO) can be revoked for those not in compliance.

City Council discussed a current case in which the applicant disregarded the requirements outlined in the zoning ordinance approval for his event center. Mr. Scott explained a temporary CO was granted for the event center, but has since been revoked until the owner files the required documents to begin the process of compliance with the Planning Department. Mayor Pro Tem Wright and Council Member Patrick Souter expressed their disagreement with allowing a temporary CO to someone who lied to City Council when specifically asked about their intentions of the second story of their event center.

City Council also discussed amending the language and/or zoning requirements for tattoo shops. Jennifer Pruitt, Senior Director of Planning, reviewed the definition of tattoo from Texas Health and Human Services as well as the process for obtaining a license. She explained a zoning document is required to be submitted to the State when obtaining a tattoo license showing compliance. Tattoo shops are allowed by right in all Commercial Zoning Districts in Waxahachie, which is a little less than 1,000 acres.

It was the general consensus of City Council to consider textural changes to the Zoning Ordinance requiring a Specific Use Permit (SUP) in various zoning districts to include detailed language in the proposed Planned Development for Studio Iris to allow subtle beauty enhancements, paramedical restorative, or cosmetic tattoo work.

7. Discuss food trucks

Anthony Warren, Senior Director of Building and Community Services, reviewed the City's current ordinance regarding the regulation of mobile food establishments. Mr. Warren explained the current ordinance requires mobile food units to be continuously moving and shall not sit longer than one (1) hour at one location daily. He reviewed the Texas Food Establishment Rules (TFER) defines mobile food units and how to operate under the Texas Department of State Health Services.

It was the general consensus of City Council to find potential designated areas for food trucks to park temporarily.

8. Adjourn

There being no further business, the meeting adjourned at 12:10 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary