

City Council  
August 7, 2023

A regular meeting of the Mayor and City Council of the City of Waxahachie was held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, August 7, 2023 at 7:00 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. Invocation**

**3. Pledge of Allegiance and Texas Pledge of Allegiance**

City Manager Michael Scott gave the invocation. Mayor Pro Tem Chris Wright led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**4. Public Comments**

Michael McCorkle, 171 Willow Run, Waxahachie, Texas, spoke in opposition to allowing short-term rentals in residential areas.

**5. Consent Agenda**

- a. Minutes of the City Council meeting of July 17, 2023
- b. Minutes of the City Council work session of August 1, 2023
- c. Event application for Hike for Life 2023 to be held October 7, 2023 at Brown Singleton Park
- d. Event application for Concert in the Park to be held October 13, 2023 at Railyard Park
- e. Event application for Hachie 50 to be held April 20, 2024
- f. Interlocal Cooperative Purchasing Agreement with the North Central Texas Council of Governments for the purchase of various goods and services through TXSHARE
- g. Adoption of a designated loading/delivery space on North Rogers Street
- h. Set City Council meeting for Tuesday, September 5, 2023

**Action:**

*Billie Wallace moved to approve all items on the Consent Agenda as presented and authorize the City Manager and/or Mayor to execute all documents as necessary. Motion was seconded by Travis Smith and carried unanimously (5-0).*

**6. Introduce Honorary Council Member**

Mayor Hill introduced Maya Gus as the Honorary Councilmember for the month of August. Maya is a senior at Waxahachie's Global High School, where she is currently ranked #1 in her class. She serves as her senior class vice-president, treasurer of the local chapter of Health Occupations Students of America, and president of the local Technology Students Association. She is a member of the National Honor Society and the Global High School Art Club and Culture Club. Each year of high school she has represented Global High School as a state qualifier in various UIL competitions. Maya will graduate in May 2024 with her high school diploma, a two-year associates degree, certification as a clinical medical assistant, and complete a four-year early morning seminary program through her church, where she is an active member. Her loved ones are anxiously waiting to see what the future holds for Maya. Maya is the fourth of five children and resides in Waxahachie with her parents and younger sister. In addition to her schooling, Maya holds the occasional part-time job or volunteers with community service projects like Kids Against Hunger or natural disaster clean-ups. Maya thanks her parents, family and friends for all their love and support.

**7. Present Proclamation recognizing August 6-12, 2023 as "National Health Center Week"**

Mayor Hill presented a proclamation recognizing August 6-12, 2023 as "National Health Center Week."

**8. Continue Public Hearing on a request by Steve Meier, Turcotte Development, for a Specific Use Permit (SUP) for a Heavy Equipment Rental and Sales use within a Commercial (C) zoning district located at 2021 Corporate Parkway (Property ID 273978) - Owner: LEDBETTER REAL ESTATE, LTD (ZDC-24-2023)**

The Item was presented by Senior Planning Director Jennifer Pruitt who noted the Planning and Zoning Commission recommended approval by a 5-1 vote; however, staff recommended denial. John Fainter, Turcotte Development Group, provided an overview of the proposed development.

Mayor Hill opened the Public Hearing at approximately 7:18 p.m.

Those who spoke in opposition:

Stephanie Reyna, marketing for Aspen Development  
Alan Fox, 327 University, Waxahachie, Texas

Those who spoke in support:

Brett Hess, 327 Blue Ribbon Road, Waxahachie, Texas

There being no others to speak for or against ZDC-24-2023, Mayor Hill closed the Public Hearing at approximately 8:02 p.m.

**9. Consider proposed Ordinance approving ZDC-24-2023**

**Action:**

*Billie Wallace moved to deny the Ordinance for ZDC-24-2023, a Specific Use Permit (SUP) for a Heavy Equipment Rental and Sales use. Motion was seconded by Travis Smith and carried unanimously (5-0).*

**10. Consider Development Agreement for ZDC-24-2023**

*No action taken.*

**11. Consider a request by Steve Wilson, Pro Built Texas, for a Replat of Block 14, Parts of Lots 5B, 6B, 6C of the Old Town Waxahachie Addition, 1 lot, being 0.124 acres, located at the northwest corner of East Jefferson Street and South Jackson Street. (Property ID 170438 – Owner: RICHARD SHINPAUGH (SUB-40-2023))**

The Item was presented by Ms. Pruitt who noted the Planning and Zoning Commission recommended approval by a 6-0 vote and staff recommended approval.

**Action:**

*Billie Wallace moved to approve SUB-40-2023 for a Replat of the Old Town Waxahachie Addition and the associated variance request and authorize the Mayor to execute associated documents. Motion was seconded by Travis Smith and carried unanimously (5-0).*

**12. Consider a request by Liliana Soto, The Nehemiah Company, for Plat Extension of Ridge Crossing, being 51.51 acres, located directly south of 601 Ovilla Road, situated in the William C. Tunnell Survey, Abstract 1080, an addition to the City of Waxahachie (Property ID: 191627) – Owner: JDS Ovilla Road, LLC (SUB-91-2023, originally SUB-118-2021)**

The Item was presented by Ms. Pruitt who noted the Planning and Zoning Commission recommended approval by a 6-0 vote and staff recommended approval.

**Action:**

*Billie Wallace moved to approve a one-year plat extension to August 24, 2024 for SUB-91-2023, also known as SUB-118-2021, a Plat of Ridge Crossing. Motion was seconded by Chris Wright and carried unanimously (5-0).*

**13. Consider a request by William Atkins, for a waiver from construction of a sidewalk at 1612 E Main Street, as required by Section 3.5 of the Waxahachie Subdivision Ordinance**

The Item was presented by Ms. Pruitt who noted staff recommended approval.

**Action:**

*Billie Wallace moved to approve the sidewalk waiver request for 1612 E Main Street. Motion was seconded by Travis Smith and carried unanimously (5-0).*

- 14. Consider and take action on an Ordinance providing for the issuance of Combination Tax and Revenue Certificates of Obligation, in an aggregate principal amount not to exceed \$40,000,000; and ordaining other matters relating to the subject**

The Item was presented by Finance Director Chad Tustison and explained the total issuance of bonds is \$37,000,000 for 24 projects.

**ORDINANCE NO. 3384**

**ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF WAXAHACHIE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$40,000,000; AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT**

**Action:**

*Billie Wallace moved to approve an Ordinance authorizing the issuance of Certificates of Obligation, and all other related matters, as described in the Ordinance. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

- 15. Consider proposed Resolution approving assignment of private activity bond authority to Texas Department of Housing and Community Affairs**

The Item was presented by Mark Malveaux, McCall Parkhurst & Horton.

**RESOLUTION NO. 1347**

**RESOLUTION APPROVING ASSIGNMENT OF PRIVATE ACTIVITY BOND AUTHORITY TO TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT**

**Action:**

*Billie Wallace moved to approve the Resolution approving assignment of private activity bond authority to Texas Department of Housing and Community Affairs and authorize the Mayor and/or City Manager to execute any necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

- 16. Consider proposed Resolution approving a Multiple Use Agreement between the Waxahachie Police Department and the Texas Department of Transportation for the maintenance and operation of a public installation of fixed license plate recognition system**

The Item was presented by Police Chief Joe Wiser.

**RESOLUTION NO. 1348**

**A RESOLUTION APPROVING A MULTIPLE USE AGREEMENT BETWEEN THE WAXAHACHIE POLICE DEPARTMENT AND THE TEXAS DEPARTMENT OF TRANSPORTATION (“STATE”) FOR THE MAINTENANCE AND OPERATION OF A PUBLIC INSTALLATION OF FIXED LICENSE PLATE RECOGNITION SYSTEM; AND ESTABLISHING AN EFFECTIVE DATE**

**Action:**

*Patrick Souter moved to approve the Resolution approving a Multiple Use Agreement between the Waxahachie Police Department and the Texas Department of Transportation for the maintenance and operation of a public installation of a fixed license plate recognitions system. Motion was seconded by Chris Wright and carried unanimously (5-0).*

**17. Consider approval of chip seal paving of Broadhead Road Project via Interlocal Agreement between the City of Waxahachie and Ellis County**

The Item was presented by Executive Director of Public Works and Engineering James Gaertner.

**Action:**

*Chris Wright moved to approve the chip seal paving of Broadhead Road Project via Interlocal Agreement between City of Waxahachie and Ellis County and authorize the City Manager to execute all required documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**18. Consider setting Proposed Tax Rate and Dates for Public Hearing**

The Item was presented by Finance Director Chad Tustison.

**Action:**

*Billie Wallace moved to consider a property tax rate of 61 cents and set the date, time, and place for a public hearing for August 29, 2023 at 5:30 pm in the City Hall Council Chambers. The motion was seconded by Patrick Souter and carried unanimously (5-0).*

**19. Comments by Mayor, City Council, City Attorney and City Manager**

Council Members and City Attorney Robert Brown thanked Maya Gus for her participation as Honorary Council Member.

Council Member Patrick Souter recognized staff's organization of the grand opening for the Charles Beatty Municipal Services Building.

Mayor Pro Tem Chris Wright explained the FY 24 budget includes funding for employee market salary adjustments identified in the compensation study. He encouraged citizens to support the 2-cent tax rate decrease and proposed budget. Mr. Wright announced the City Council will have a Work Session on Friday, August 11<sup>th</sup> at 5:30 p.m. to discuss short-term rentals.

Council Member Billie Wallace thanked the Finance Department for their work on the budget and expressed her support to fund the market salary adjustments for employees.

Council Member Travis Smith thanked Mr. Shinpaugh and Mr. Atkins for reinvesting in Waxahachie and recognized the Waxahachie Young Professionals in attendance.

Deputy City Manager Albert Lawrence acknowledged the teamwork from City staff during the move to the new Charles Beatty Municipal Services Building.

Executive Director of Development Services Shon Brooks thanked City Council for their support with the employee market salary adjustments noting he has received positive feedback from all levels of employees. Mr. Brooks also thanked the community for their support of the Charles Beatty Municipal Services Building.

## **20. Adjourn**

There being no further business, the meeting adjourned at 8:33 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary