

City Council
January 29, 2024

A Work Session of the Waxahachie City Council was held in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas, on Monday, January 29, 2024 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

Council Members Absent: 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.

2. Discussion on Myrtle Creek Development

Dustin Davidson, Managing Director at Hines, reviewed the proposed Myrtle Creek Master Planned Community presented to City Council in June 2023. He explained the Texas Attorney General reviewed the initial proposed Public Improvement District (PID) option for financing; however, their recommendation to dissolve the existing PID and create a new would not be feasible. Mr. Davidson explained Hines is requesting a Municipal Management District (MMD) which would use property taxes to finance public infrastructure and property assessments to construct and maintain parks and recreational facilities. A MMD is a political subdivision created through TCEQ (pursuant to Chapter 375, Texas Local Government Code), requires City consent, and would be managed by a five-member appointed board. MMDs finance the following public infrastructure with property taxes: water, sewer, drainage, detention, and roads. MMDs use property assessments to finance and maintain the following: parks, trails, public spaces, and open spaces.

Council Members discussed the importance of providing MMD information to property owners in the proposed development, potential agreements between the MMD and Homeowners Association, and the composition of the Board.

{Mayor Hill left the meeting at 9:09 a.m.}

City Manager Michael Scott explained staff is working on a proposed Development Agreement for the project.

The developer requested the approval by the City Council on February 19, 2024 of a conditional MMD consent, subject to the completion of a Development Agreement for the property within the MMD within 180 days. Mr. Scott noted the request will be presented to City Council on February 19, 2024 for consideration.

3. Adjourn

There being no further business, the meeting adjourned at 9:20 a.m.

Respectfully submitted,

Amber Villarreal
City Secretary