

City Council  
July 6, 2020

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, July 6, 2020 at 7:00 p.m.

Councilmembers Present: David Hill, Mayor  
Mary Lou Shipley, Mayor Pro Tem  
Chuck Beatty, Councilmember  
Kevin Strength, Councilmember  
Melissa Olson, Councilmember

Others Present: Michael Scott, City Manager  
Albert Lawrence, Assistant City Manager  
Tommy Ludwig, Assistant City Manager  
Robert Brown, City Attorney  
Amber Villarreal, Assistant 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**

Mayor Pro Tem Mary Lou Shipley gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**4. Public Comments**

Ms. Amy Hedtke, 106 Vanderbilt, spoke in opposition to the 8% tax increase and encouraged City Council to keep taxes low.

Ms. Signe Tanksley, 801 Cox Road, spoke in opposition to a tax increase.

Ms. Ora Johnson, 203 S. Hill Street, thanked City Council for the residential trash credit and water deposit refund. She spoke in opposition to a tax increase.

Mr. Christopher Haley, 205 Shetland Court, asked City Council to table Item 10 on the agenda and provide more information regarding how the city's budget will be affected as well as provide state and federal funding received by the city.

Mr. Paul Christenson, 110 Williams Street, spoke in opposition to a tax increase.

Ms. Sylvia Coulson, 1315 Dixie Lane, spoke in opposition to a tax increase and requested council to prioritize essential and non-essential services. She asked council to stay at the 3.5% cap.

Ms. Michelle Hansen, 411 E. Marvin, spoke in opposition to a tax rate increase.

**5. Consent Agenda**

- a. Minutes of the City Council meeting of June 15, 2020
- b. Minutes of the City Council briefing of June 15, 2020
- c. Minutes of the City Council work session of June 15, 2020
- d. Consider Budget Amendment for Downtown Development - Professional Services
- e. Approval of contribution from Waxahachie Community Development Corporation (WCDC) for Optimist Pool Capital Improvement Project

**Action:**

*Mayor Pro Tem Mary Lou Shipley moved to approve items a. through e. on the Consent Agenda. Councilmember Melissa Olson seconded, All Ayes.*

- 6. Continue Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020)**

Mayor Hill continued the Public Hearing and announced the applicant requested to continue the Public Hearing to the July 20, 2020 City Council Meeting.

- 7. Consider proposed Ordinance approving Zoning Change No. SP-75-2020**

**Action:**

*Councilmember Kevin Strength moved to continue the Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020) to the July 20, 2020 City Council meeting. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

- 8. Public Hearing on a request by Ryan Combs, Gardner Capital, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) - Owner: STARPEACH TEXAS LP (ZDC-77-2020)**

Mayor Hill opened the Public Hearing and announced the applicant requested to continue the Public Hearing to the August 3, 2020 City Council meeting.

- 9. Consider proposed Ordinance approving Zoning Change No. ZDC-77-2020**

**Action:**

*Councilmember Kevin Strength moved to continue the Public Hearing on a request by Ryan Combs, Gardner Capital, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) - Owner: STARPEACH TEXAS*

*LP (ZDC-77-2020) to the August 3, 2020 City Council meeting. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

**10. Consider resolution giving direction to the Ellis County Tax Office for calculating the voter approval tax rate for tax year 2020**

City Manager Michael Scott presented a proposed resolution that would allow a governing body of a taxing unit located in any area declared to be a disaster area by the Governor or by the President of the United States to direct the designated officer of the taxing unit to calculate the voter-approval tax rate in the manner provided for a special taxing unit at 8%. He explained approval of the proposed resolution does not adopt a tax rate in anyway.

City Attorney Robert Brown reviewed Senate Bill 2 and explained in order for the County Tax Office to even calculate the numbers at 8% a resolution is needed by the governing body. He reiterated that the proposed resolution does not raise the tax rate and is only for calculation purposes to inform the city of their legal taxing limit.

Councilmember Melissa Olson asked if the revenue calculated includes new construction and Mr. Scott noted it does not.

Councilmember Kevin Strength confirmed the proposed resolution does not raise the tax rate and emphasized council's direction to lower the tax rate this year but noted the city needs all the information to be calculated from Ellis County Tax Office. He explained the city will be under the cap moving forward and Council's intent is not to raise taxes. Mr. Strength noted the property values are set by the Ellis County Appraisal District and not by the City of Waxahachie.

Mr. Scott noted his recommendation to council for the Fiscal Year 2021 budget includes at least a 2 cent tax rate reduction and misinformation is being distributed throughout the community regarding a tax increase.

**RESOLUTION**

**A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS, DIRECTING THE ELLIS COUNTY TAX OFFICE TO CALCULATE THE VOTER-APPROVAL TAX-RATE FOR TAX YEAR 2020 IN THE MANNER PROVIDED FOR A SPECIAL TAXING UNIT AT 8 PERCENT.**

**Action:**

*Councilmember Melissa Olson moved to deny the resolution.  
Motion failed due to lack of second.*

**Action:**

*Councilmember Melissa Olson moved to approve the Resolution at 3.5%.  
Motion failed due to lack of second.*

**Action:**

*Councilmember Kevin Strength moved to table the resolution to the July 20, 2020 City Council meeting. Councilmember Chuck Beatty seconded, All Ayes.*

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

Councilmember Chuck Beatty acknowledged the city's efforts to provide good service to the citizens of Waxahachie, including adding additional staff and assistance to local small businesses. He noted the city is aiming to provide a tax cut this year while still providing the same level of service to the citizens.

Mr. Scott thanked Assistant City Manager Tommy Ludwig and Building and Community Services Director Jose Martinez on their work regarding the bid process for the solid waste contract and is looking forward to feedback from City Council on the specifications they request for the bid notice.

Councilmember Melissa Olson noted she was disappointed the Resolution was not passed at the cap of 3.5% because it is still a revenue increase not including new construction.

Mayor David Hill noted the city only claimed \$440,000 of \$2,000,000 from Texas Division of Emergency Management funding and the remaining funds will be returned to the State of Texas.

**12. Adjourn**

There being no further business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary