

City Council
March 22, 2021

A joint work session of the Mayor and City Council of the City of Waxahachie, Texas and Board of Trustees of the Waxahachie Independent School District (WISD) was held at the Waxahachie Police Department, Community Room, 630 Farley Street, Waxahachie, TX 75165 on Monday, March 22, 2021 at 5:00 p.m. beginning with dinner.

Council Members Present: David Hill, Mayor, Council Member Place 1
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Council Member
Melissa Olson, Council Member Place 3
Doug Barnes, Council Member Place 2

Board of Trustees of
Waxahachie ISD Present: Dr. Bonny Cain, Superintendent
Dusty Autrey, President
Clay Schoolfield, Vice-President
Judd McCutchen, Secretary
Kim Kriegel, Member
John Rodgers, Member
Melissa Starnater, Member
Debbie Timmerman, Member

Others Present: Michael Scott, City Manager
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary
Members of the City of Waxahachie Staff
Members of the WISD Staff

1. Call to Order

Mayor David Hill called the meeting to order.

President Dusty Autrey called the Board of Trustees of the Waxahachie Independent School District meeting to order.

2. Invocation

City Manager Michael Scott gave the invocation.

3. Public Comments

Ms. Amy Hedtke, 106 Vanderbilt, Waxahachie, Texas, urged the public and those present at the meeting, to vote against the current WISD bond measure.

4. WISD informational presentation related to bond proposition, demographer figures and projections, and future land/facility planning

Superintendent Dr. Bonny Cain provided an overview of the 2021 Bond Proposal. She noted WISD is a fast-growing district that is projected to nearly double in size over the next ten years. The Waxahachie ISD Board of Trustees called for a \$127 million bond after a series of meetings with the community to provide input on needed projects.

Director of Public Relations Jenny Bridges noted upcoming Community Forums will be on Thursday, April 8th from 5-6 p.m. and Tuesday, April 13th from 6-7 p.m. It was noted over 25 Bond Presentations have been reviewed with different community and organizational groups.

WISD Chief Financial Officer Ryan Kahlden reviewed the 2.2% district growth this fall and the projected enrollment forecast for 2022 school year will be above 10,000 students for the district.

Mr. Kahlden reviewed the following 2021 Bond Proposal:

- Two new elementary schools
- Renovations to Coleman building for new high school
- Renovations to Hancock building for Coleman JH
- Expansion at WHS to provide facilities that will be lost to HS#2
- Renovations at the four oldest elementary schools (Northside, Shackelford, Dunaway, and Wilemon)
- Purchase of land for future school sites
- Purchase of land for and expansion of district transportation facility
- Large maintenance projects throughout district

Mr. Kahlden explained while the ballot is required to say “This is a property tax increase.”, if the bond is approved by the voters, it will produce No Tax Rate Increase for Waxahachie ISD taxpayers.

Mr. Scott thanked WISD for their update noting it is important to communicate between the city and school district on growth in the city.

5. City presentation of current growth figures, trends, and active subdivisions; areas of anticipated future growth; and future infrastructure plans for roads, water, and sewer

Planning Director Shon Brooks explained the city is currently in the process of updating the Comprehensive Plan. He explained the plan outlines goals, policies, and action for the future development of the City and is updated at least once every five years. He noted there will be an advisory committee to assist with the plan update and city staff recommends a representative from WISD participate on the committee. Mr. Brooks reviewed current and projected population growth based on single-family building permits. He reviewed high growth sectors for single-family and multi-family based on current platting. Mr. Brooks also reviewed proposed developments that will greatly impact WISD.

Public Works & Engineering Director James Gaertner reviewed the Transportation and Thoroughfare Plan for the city noting the Thoroughfare Plan will also be updated in conjunction with the Comprehensive Plan.

Director of Utilities David Bailey reviewed water and sanitary sewer infrastructure in the 5 year Capital Improvements Plan. He reviewed maps showing the following: Northwest water lines, Ovilla Road water line, Grove and Cole Creek Sewer, and FM 878/879 water and sewer lines.

6. Discuss concerns and opportunities to assist in managing growth and realizing future goals

President Autrey inquired about seeking out large industries and Mr. Scott noted the city has a very active Economic Development Department.

President Autrey inquired about how the school district can be involved in the development process and Mr. Scott noted city staff can direct developers to contact the school district.

Council Member Melissa Olson asked about requiring school land dedication similar to that of park land dedication. Staff noted requirements for developments must be proportionate to the size of the development. Council Member Olson also inquired about the use of Public Improvement District (PID) funds to allocate for schools and Mr. Scott noted that is a decision by the developer on whether the PID rate is able to fund school infrastructure.

7. Adjourn

Mr. Scott thanked WISD for their time, attendance, and participation.

There being no further business, the meeting adjourned at 6:36 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary