

City Council
April 19, 2021

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, April 19, 2021 at 6:00 p.m.

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

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. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

City Manager Michael Scott reviewed the following agenda items:

- 5d., 5e, 5f, and 5g. Previously held community events and staff recommended approval.
- 5h. Budget adjustment request to replace chairs in the Mayor's office, Council Chamber dais, and City Council Conference Room.
- 5i. Funding request for redevelopment at Wags-A-Hachie Dog Park as recommended by the Waxahachie Community Development Corporation.
- 5j. Approval of Waxahachie Community Development Corporation Finance Report for year ended September 30, 2021.
- Items 25. and 26. The City Attorney will have a brief update on pending litigation.

Planning Director Shon Brooks reviewed the following:

- Items 6. and 7. Applicant requested to continue to the May 3, 2021 City Council meeting.
- Items 8. and 9. ZDC-43-2021, staff recommended approval as presented.
- Items 10. and 11. ZDC-25-2021, staff recommended approval subject to staff comments addressing concerns from the Planning & Zoning Commission including landscaping, screening, and concrete drive.
- Items 12.-14. ZDC-7-2021, staff recommended approval subject to staff comments. Mr. Brooks reviewed the revised concept plan the applicant submitted after discussions from previous Planning & Zoning Commission meetings and citizen concerns. Staff requested authorizing the City Manager to sign the Development Agreement after review by city staff and the applicant's legal team. It was noted changes were made after the April 9th Planning & Zoning Commission meeting and the proposed Development Agreement is currently under review by the Emory Lakes legal team.

- Items 15. and 16. Mr. Brooks explained the Public Hearing and proposed Resolution would authorize and create the Emory Lakes Public Improvement District (PID).

Council Member Melissa Olson inquired about the financial obligation from the city and City Attorney Robert Brown explained the city is only responsible from an administrative aspect. He confirmed there is no obligation to the city and the PID is not city debt.

- Items 17. – 22. Mr. Brooks explained the Improvement Area #2 of the North Grove Public Improvement District will have an assessment of .22 cents/per \$100 valuation. He explained the PID expenses include primary entrance to the area.

Director of Public Works and Engineering James Gaertner explained the abandonment of a portion of an existing drainage easement in the parking lot at the north end of Covenant Life Church is needed for the College Street Drainage Improvement Project. The existing easement will be abandoned and a permanent easement will be dedicated to construct the proposed improvements.

Mr. Gaertner reviewed the bid for the North College Street Drainage and Wastewater Improvements. He explained Reliable Paving submitted the lowest responsible bid in the amount of \$2,450,300.00. He noted staff also recommended Council approve a \$60,000.00 construction contingency for the project. The project was planned in the FY19-20 Bond for construction and the additional project cost will be funded from previous project savings.

3. Adjourn

There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary