

City Council
April 4, 2022

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 4, 2022 at 6:00 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Gumaro Martinez, Executive Director Park & Leisure Services
Richard Abernethy, Director of Administrative Services
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes 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:

- Item 5c, approving event application for Old Time American Music event to be held May 21, 2022.
- Item 5d, approving event application for Spook Out Homelessness event to be held October 22, 2022.
- Item 5e, renewal of Facilities Maintenance Agreement with AHI Facility Services, Inc. for continued cleaning services for City facilities. He noted the City will bid the contract again once the City Hall Annex is built.

Jennifer Pruitt, Senior Director of Planning, reviewed the following items:

- Item 6, the Texas Chapter of the American Planning Association recognized Downtown Waxahachie as a *Great Neighborhood* for the 2022 Great Place in Texas Program.
- Item 7, 8, and 9, ZDC-22-2022, the applicant is requesting approval of a Specific Use Permit (SUP) to allow a drive-through establishment (7 Brew Coffee) on 0.597 acres and staff recommends approval per staff comments. Ms. Pruitt reviewed the elevation façade option 1 provided by the applicant noting staff and the Planning and Zoning Commission recommends approval subject to staff comments. The establishment will have two lanes and meets City requirements for stacking as well as providing an escape lane. The applicant provided four (4) crape myrtle trees to the landscape plan as requested by the Planning and Zoning Commission.

Richard Abernethy, Director of Administrative Services, explained the Airport advertised a Request for Proposal for Private Investment for new hangar development and received three proposals. He explained the proposals were thoroughly reviewed and the Airport selected Don Jackson Construction Company, Inc. Mr. Abernethy explained the terms of the agreement include issuing a \$0.30 per square foot ground lease to Don Jackson Construction, Inc. for 30 years and a construction agreement for the company to construct six private box hangars with a value of \$1,102,264. Don Jackson Construction Company, Inc. will also construct infrastructure for a taxiway and parking solely at their expense. The Airport will receive revenue from the resale of the hangars (6% appraised value) and annual revenue from the ground lease (\$0.30 per sf initially with escalation over time).

Deputy City Manager Albert Lawrence explained the City of Midlothian's Purchasing Department assisted with the advertisement and review and the legal team worked with Don Jackson Construction Company, Inc. to develop the lease agreement.

Council Member Melissa Olson inquired about the private development on city property and Mr. Abernethy explained the land will still belong to the Airport and the hangars can be sold by the developer.

Mayor Pro Tem Billie Wallace thanked staff for their work on this project to build more hangars without adding an expense to the cities of Waxahachie and Midlothian.

Thomas Griffith, Emergency Management Coordinator, reviewed Item 11 and explained during the monthly testing two sirens failed. The service company advised staff that the motors have malfunctioned and it would be more economical and reliable to replace the units rather than try to repair them. The request is for additional funding to replace the sirens at Lee Penn Park and Estes Electric on FM 66 in the amount of \$63,700.

City Manager Michael Scott explained the sirens will offer new technology.

Fire Chief Ricky Boyd, reviewed Item 12 requesting a supplemental appropriation in the amount of \$3,650,000 to fund shortfall for the construction of Fire Station 4 due to the increased cost in construction. He explained Fire Station 4 has been planned for several years and staffing has been phased in through previous years in preparation for its opening. Through value-engineering, staff, the architect, and the Construction Manager at Risk have taken advantage of every available cost savings opportunity that will not adversely affect the long-range usability and durability of the station.

Mayor Pro Tem Billie Wallace inquired about the construction time and the Construction Manager at Risk noted it should take about 14 months to complete.

Council Member Travis Smith asked how the fund balance will be affected and Mr. Scott explained there is a healthy fund balance available and sales tax has been very positive.

Mayor Barnes asked if the new station will increase the City's ISO rating and Chief Boyd stated it should. Mayor Barnes explained the new station is needed with all the expected growth on the west side of Waxahachie.

James Gaertner, Director of Public Works and Engineering, reviewed the following items:

- Item 5f, requesting approval of a Service Contract with Andale Construction, Inc. for High Density Mineral Bond Seal for asphalt pavement preservation in the amount of \$142,569.30. He explained the application will extend the life of the pavement and protects the asphalt from water infiltration and UV deterioration.
- Item 13, requesting approval of an amendment to the Professional Services contract with Kimley-Horn for the Jefferson Lift Station Capacity Expansion in association with the Wastewater Treatment Plant Improvements Phase 1 Project in the amount of \$273,610.
- Item 14, this is a companion change order, in the amount of \$5,242,554, to the Kimley-Horn Professional Services contract.

Mr. Scott explained the change order requests for the Jefferson Lift Station Capacity Expansion are in line with City Council's direction for use of the COVID relief funds.

- Item 15, requesting approval to add two backwash pump variable frequency drives to the current construction contract with Clark Electric in association with the Howard Road SWTP High Service Electrical Improvements and Raw Water Pump Station No. 2 Generator Project in the amount of \$91,822. He explained the improvements are critical and necessary.

3. Adjourn

There being no further business, the meeting adjourned at 6:39 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary