

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 Tuesday, September 6, 2022 at 6:00 p.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 Member Absent: Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager  
Albert Lawrence, Deputy City Manager  
Terry Welch, City Attorney  
Amber Villarreal, 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:

- Item 5d, event application for Gears and Beers event to be held September 24, 2022
- Item 5e, event application for Oddfest event to be held October 1, 2022 at Singleton Plaza.
- Item 5f, event application for YMCA Santa Run to be held December 10, 2022 at Railyard Park.
- Item 6, confirmation of City Manager's appointment of Joe Wiser as Police Chief effective October 1, 2022.
- Item 7, proposed Texas Veterans Parade-Ellis County to be held November 5, 2022. Mr. Scott explained staff has reviewed the request and is concerned with the length of the parade route (almost 2 miles), exhaustion of City resources, and disbursement of floats at Getzendaner Park.

Council Members voiced their support for celebrating veterans with a parade but expressed concerns with logistics, adequate planning, and use of City resources, including staff. Council Members discussed alternate options of coordinating with the Veterans Ceremony on November 12<sup>th</sup> and requesting additional support from other entities in Ellis County.

- Item 15, 2022-2023 annual service plan update to the Service and Assessment Plan for the Waxahachie Public Improvement District No. 1.
- Item 16, 2022-2023 annual service plan update to the Service and Assessment Plan for the North Grove Public Improvement District No. 1.
- Item 21, Ordinance re-establishing classified positions under Civil Service to align with the approval of the FY 23 new budgeted positions in Police and Fire.
- Item 28, recommended Board and Commission appointments for terms beginning October 1<sup>st</sup>.

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

- SUB-66-2022, the applicant is requesting to continue the case to the October 3, 2022 City Council meeting.
- SUB-59-2022, the applicant is requesting to replat three existing lots (approximately 0.12 acres) into one lot for single-family use. The applicant is also requesting two variances regarding right-of-way dedication and minimum lot size. Ms. Pruitt explained the applicant is requesting a variance not to dedicate 13' of right-of-way. Staff is supportive of the request due to the challenge of obtaining the necessary right-of-way dedication from adjoining properties with existing homes in proximity to the road. The applicant is also requesting a variance to not comply with the minimum lot size required by the Infill Ordinance and staff is supportive of this request due to the site's physical constraints.
- ZDC-79-2022, the applicant is requesting to construct a +700 sq. ft. (1,361 sq. ft.) accessory structure to the rear of a single-family residential lot and staff recommends approval per staff comments.
- Item 14, staff supports approval of a request to abandon an undeveloped section of Flat Street adjacent to 313 Howard Road. Ms. Pruitt explained the right-of-way abandonment will be divided between the two adjacent property owners and a 15' utility easement will be established.

Chad Tustison, Finance Director, reviewed the following items:

- Item 17, reviewed proposed Ordinance approving revised budget figures for fiscal year 2021-2022 and approving the budget for fiscal year 2022-2023.
- Item 18, reviewed proposed Ordinance amending Water and Wastewater rates and fees effective October 1, 2022. He noted there was no increase in fees last fiscal year and a 4% increase is proposed this year due to inflation.
- Item 19, the Texas Local Government Code requires that "adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget." He explained the increase in the budget provides for continued and additional funding for essential city services such as public safety, street and sidewalk installation and maintenance, parks and trail maintenance and improvements, and continued support of the City's capital improvements program.
- Item 20, reviewed the proposed Property Tax Rate included in the Fiscal Year 2022-2023 budget. He explained a public hearing was held on August 30<sup>th</sup> in accordance with the Tax Code. The proposed rate of \$0.630000 is above the no-new-revenue rate of \$0.540834 and lower than the voter-approval rate of \$0.630350.

Jim Lockart, Assistant Director of Public Works and Engineering, reviewed the following items:

- Item 22, consider approval of the professional services agreement with Freese and Nichols, Inc. for design and construction engineering services associated with Drainage Master Plan Phase 3 in the amount of \$60,000.
- Item 23, consider approval of the professional services agreement with Kimley Horn and Associates, Inc. for design and construction engineering services associated with the Charlotte Avenue Reconstruction project in the amount of \$290,000.

- Item 24, consider approval of the professional services agreement with BGE, Inc. for engineering services associated with Farley Street Conceptual Improvement Plan project in the amount of \$135,265.

James Gaertner, Director of Public Works and Engineering, reviewed Item 25, noting approval of the proposed Ordinance will update the definition of “Commercial Vehicle” by revising the hauling weight from 1,500 pounds to 6,000 pounds and add a section to specify which streets in the city prohibit truck traffic.

Johnny Partain, Utilities Engineer, reviewed Item 26 requesting approval of the professional services agreement with Freese and Nichols, Inc. for engineering services associated with Cole Creek/Little Mustang Creek Sewer Basin capacity analysis and the water distribution and wastewater collection system master plan in the amount of \$650,000.

Brandon Lacy, Assistant Director of Utilities, reviewed Item 27 requesting approval a bid award for food grade salt with Morton Salt Inc. He explained the contract period for the bid award would be through September 30, 2023, with an option in the contract terms for one (10 additional one-year period at the City’s sole discretion. Mr. Lacy reported the food grade salt is used at the Robert W. Sokoll Water Treatment Plant for onsite generation of sodium hypochlorite which is the primary water treatment disinfectant chemical.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:44 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary