

City Council  
April 11, 2024

A Work Session of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, Crape Myrtle Room, 2000 Civic Center Lane, Waxahachie, Texas on Thursday, April 11, 2024 at 8:30 a.m.

Council Members Present: David Hill, Mayor, Council Member Place 1  
Chris Wright, Mayor Pro Tem, Council Member Place 3  
Billie Wallace, Council Member Place 4  
Travis Smith, Council Member Place 5

Council Member Absent: Patrick Souter, Council Member Place 2

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. Hear presentations and discussion regarding 5-year Capital Improvement Plan**

City Manager Michael Scott explained the goal of the meeting is to review the 5-year Capital Improvement Plan to ensure the plan aligns with City Council's priorities and receive a consensus for staff to move forward with a bond issuance.

Chad Tustison, Senior Finance Director, reviewed the following:

- Budget Development Process
- Overview of Capital Improvement Plan (CIP)
- FY 2025 CIP Summary - \$47 M
  - Streets Projects: \$9.1 M
  - Parks and Recreation: \$8.7 M
  - Facilities: \$16.8 M
  - Fire Equipment: \$2.9 M
  - Water Projects: \$5.5 M
  - Waste Water Projects: \$3.8 M
- CIP Budget Process: Bonds, Operating Funds, Fund Balance/Working Capital, Impact Fees
- CIP and Debt Management
- Debt Service and Tax Rate
- Debt Service Capacity with 5-Year CIP Projects
- Timeline for Bond Issuance
- Next steps: Budget, Bond Issuance

Justin Stoker, Senior Director of Public Works and Engineering, reviewed the status of the following street projects:

- Graham Street – Construction
- University Avenue – Construction
- Wilmington Drive and Charlotte Avenue – Advertising for Construction
- Grand Avenue/Solon Road – Advertising for Construction
- Perry Avenue – Design
- Broadhead Road – Design
- Farley Street – Concept plan
- Old Italy Road – Design in FY 25
- Streets Maintenance Facilities – Construction in FY 25

Mr. Stoker also reviewed the following:

- New Street Construction: Old Italy/Spur 394 New Road
- Full Street Construction: East Ross Street and Kaufman Street
- Alley Replacement: Indian Hills Addition Phase I and College Hills Addition
- Pavement Preservation:
  - Oxcon Concrete Resurfacing: Hacienda Drive
  - Pressure Pave: Wyatt Street (MLK to Peters Street); Oneida (Jefferson to Perry); S. Grand Avenue (Main to Getzendaner Park); Poplar/N. Central (N. Grand to Main); Indian Drive (Brown Street to N. Highway 77); Kaufman (MLK to Marvin)
  - Scarification: Water Street (Textile to Monroe); Oldham (College to Kaufman); Jackson (Railroad tracks to Marvin); Flat (Oldham to Marvin)

Kyle Cooper, Senior Director of Parks and Recreation, reviewed the following current CIP projects:

- Boat Dock Park: estimated completion early May 2024
- North Grove Park: Design Review Committee formed to review conceptual plans
- Mustang Park: 60% civil construction plans are under review and project should bid summer 2024
- Regional Trail: FY 24 – RFQ for Professional Engineering Services; FY 25 – easement, ROW acquisition, utility relocation, and environmental clearance; FY 26 – construction estimated to start

Mr. Cooper reviewed the following 5-year Capital Improvement Projects:

- Creek bank stabilization
- North Grove Park construction
- Parks Shop construction
- Food Truck Plaza/parking/access near Railyard Park
- Playground improvements at Getzendaner Park
- New Parks and Recreation Open Space Master Plan
- Lions Park Improvements (funding source not identified)
- Lake Park Improvements: Jetty and Spring (funding source not identified)

Council Member Smith expressed his support to move funding for food truck plaza to improvements at Getzendaner Park.

Mayor Pro Tem Chris Wright and Council Member Travis Smith expressed their opposition to supporting Jetty Park improvements. Mr. Wright noted the lake is used as a water source and not recreation and expressed his support to fund improvements for field use by the public. Mr. Smith concurred and noted the need to prioritize practice space for the community.

Fire Chief Ricky Boyd reviewed the following fire equipment requests for the 2024 bond issuance:

- New Fire Engine 1
- New Fire Engine 3
- Booster Truck

Council Member Billie Wallace requested prioritizing personnel requests annually by Fire and Police to ensure safety needs are being met due to city growth.

Police Chief Joe Wiser presented a request for a new police training firing range to be included in the 2024 bond issuance. Council Members discussed the opportunity to partner with other entities.

Kumar Gali, Senior Director of Utilities, reviewed the following 5-year Capital Improvement Water and Wastewater Projects:

#### Water

- Elevated storage tank rehab: Highland
- Ground storage reservoir rehab: Grand Avenue
- South Prong Dam Repairs (emergency spillway improvements)
- Water rehab: Almond Street, Vine Street, Harvin Avenue
- Water main extension from US 77 to Old Italy Road
- Howard Road Water Treatment Plant Master Plan Update
- Sokoll cell valve and actuator replacements
- Sokoll Master Plan

#### Wastewater

- Sewer service for development near TxDOT Spur 394 (lift station and sewer)
- West Side Lift Station generator (includes engineering)
- Southwest Trunk Sewer Rehab Phase II
- Northeast Trunk Sewer Expansion (Phases 1, 2, 3)
- Sewer Replacement – Kaufman and E. Ross
- College Hills Alleys Sewer Rehab

It was the general consensus of City Council to proceed with the proposed FY 25 bond plan and 5-year Capital Improvement Plan as presented.

**3. Hear presentations and discussion regarding other potential future capital initiatives**

J.D. Wood, Sports Facilities Companies (SFC), provided an overview of services offered when considering a recreation center: advisory, development, and management. He explained SFC assists cities who want to plan, fund, develop, or operate sports, recreation, entertainment and fitness centers.

It was the general consensus of City Council that a recreation center would be beneficial to the community and to move forward with the next step to further consider a potential bond election in 2025.

Police Chief Wisner reviewed the updated Animal Shelter Needs Assessment. He explained Quorum Architects, Inc. was retained by the City of Waxahachie to perform a feasibility study and needs assessment of their animal shelter in 2020. They recently provided updated cost estimates for a multiple entity shelter, which range from approximately \$16-19 million, and a single entity shelter, which range from approximately \$14-17 million.

City Council acknowledged the need for a new animal shelter. They discussed potential site locations and the opportunity for a bond election in 2025. Mr. Scott noted if the bond proposal isn't approved by the citizens, City Council and staff can identify ways to improve the current facility.

It was the general consensus of City Council to move forward with the next step to further consider a potential bond election in 2025.

**4. Receive update on preliminary City Hall renovation**

Dale Sigler, Director of Administrative Services, provided an update on the anticipated timeline of the project, Construction Manager at Risk selection, preliminary site plan and floor plans, and the current budget.

**5. Discuss concerns over vagrant beggars**

Mayor Pro Tem Wright stated the concern stems from safety issues and noted he understands the right to panhandle.

City Attorney Terry Welch discussed the current solicitation ordinance and panhandling ordinance noting some cities have implemented enhanced panhandling ordinances, but they are hard to enforce. Mr. Welch explained Dallas adopted an ordinance restricting the occupying of medians due to safety concerns. The city was challenged, and as of now, the court upheld the ordinance in a November ruling.

Council Members discussed options to deter panhandling on the narrow medians due to safety concerns. Council acknowledged the numerous complaints from citizens and the need for action.

It was the general consensus of City Council to add signage to deter panhandling in the medians for everyone's safety. Mr. Scott entertained the idea of an informative social media post and City Council was supportive.

**6. Adjourn**

There being no further business, the meeting adjourned at 1:22 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary