

City Council
June 3, 2019

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, June 3, 2019 at 6:30 p.m.

Council Members Present: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Kevin Strength, Councilmember
Melissa Olson, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

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

City Manager Michael Scott reviewed the following Consent Agenda items:

- Item g: Council approved the purchase of property at a prior meeting and the budget amendment will allow for handling the internal paperwork.
- Item h: Tax Increment Reinvestment Zone No. 1 approved \$100,000.00 for the rehabilitation of the police building located at 216 N. College. The city advertised the location for a potential lease property and Mr. John Bailey's proposal was most in keeping with the downtown goals. Councilmember Melissa Olson asked Mr. Bailey what the expected revenue for the venue will be. Mr. Bailey stated the property will be a weekend music venue and steakhouse and through the week it will be a lunch business. He stated the music venue will seat up to 450 people. Mr. Bailey stated at this time he can't put a number on the revenues. Mr. Scott stated the lease agreement depicts the base amount and stated Mr. Bailey is assuming the risk of remodel at his cost.

Assistant City Manager Tommy Ludwig reviewed the following Consent Agenda items:

- Item i and j: On May 6, 2019 City Council approved bids for the Grove Creek Lift Station Expansion and the Lower Mustang Creek Lift Station improvement projects. Staff originally budgeted \$2,000,000.00 and bids came in at \$3,286,974.00 and through bonds, the balance would be funded. In speaking with Finance it has been determined to fully sell bonds for the projects and the proposed reimbursement resolutions will allow the projects to move forward before bonds are sold.

Mr. Doug Barnes, Director of Economic Development, reviewed item 7 being a Resolution denying Oncor Electric's application to change rates. He stated Oncor Electric filed an application to amend its distribution cost recovery factor and explained the resolution authorizes our city to

participate with other cities and deny the rate increase. Mr. Barnes stated it is routine to deny Oncor Electric's proposed rate increase annually.

Mr. James Villarreal, Assistant Parks Director at Sports Complex, reviewed item 8 noting council will be asked to consider award of bid for the Sports Complex Parking Lot Phase II. He stated they are in their second year of a three year parking lot improvements program. Phase II would add 100 additional parking spaces with curb and gutter on both sides. Mr. Villarreal stated eight bids were received and Reliable Paving Inc. was the lowest qualified bidder at \$317,675.00. He stated staff will recommend to award the bid to Reliable Paving Inc. in the amount of \$317,675.00. In addition to the scope it is recommended to allocate \$12,000.00 for testing services and \$50,000.00 for contingency. Mr. Villarreal stated the Waxahachie Community Development Corporation (WCDC) voted unanimously to approve the parking lot improvements in the amount of \$528,112.50.

Mr. Dan Morton, President of WCDC, stated partnering with First Baptist Church on sand volleyball courts is getting two projects for the price of one.

3. Adjourn

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary