

City Council  
January 22, 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 Tuesday, January 22, 2019 at 5:30 p.m.

Council Members Present: Kevin Strength, Mayor  
David Hill, Mayor Pro Tem  
Chuck Beatty, Councilmember  
Mary Lou Shipley, 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 Kevin Strength called the meeting to order.

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

Mayor Strength announced Honorary Councilmember Blanca Perez will not be able to attend the Council meeting and presented Ms. Perez with a Certificate of Appreciation for her participation as Honorary Councilmember for the month of January 2019.

City Manager Michael Scott referenced item 26 on the agenda noting it is a Resolution in support of the Bonner Carrington's application for TDHCA Housing Tax Credits funding application. He introduced Ms. Emily Protine, Bonner Carrington Community Outreach Liaison to present an overview of the proposed development for an apartment home community in Waxahachie.

Ms. Protine stated the proposed property is Cypress Creek located at Post Oak Drive and Highway 287. She stated there will be 168 units and 60% of the units will be restricted and 40% will be market bearing apartments. Ms. Protine stated Cypress Creek will be a non-age restricted community and presented an overview of amenities. She presented a portfolio representing the company and community highlights. Ms. Protine stated Bonner Carrington partners with a local church and provides a free apartment for a couple that is the liaison between residence and staff.

Mr. Scott thanked Ms. Protine for her presentation. He stated the City has received several request recently noting Council may see more proposed Resolutions of support. He stated staff looks at the locations already zoned multi family, market rate versus affordability, the apartment mix and the overall plan.

Mr. Scott reviewed the Consent Agenda noting items g. and h. went before the TIRZ Board and received recommendation to approve. Ms. Jamie Holbert, Director of Human Resources, reviewed item i. noting the budget amendment will allow for a company to look at our benefits, negotiate bids received and make sure the City gets comparable rates.

Mr. Shon Brooks, Director of Planning, reviewed the following cases:

- FP-18-0208 – Final Plat for 13 residential lots. It meets the Sub Division Ordinance and staff will recommend approval.
- RP-18-0197 – Replat creating one lot into two lots. Applicant is following the Infill Ordinance. Staff will recommend approval.
- FP-18-0203 – Final Plat and it meets the requirements of the subdivisions regulations. Applicant will install a fire hydrant.
- RP-18-0207 – Replat to create one (1) lot into three (3) lots for three generations sharing a homestead.
- SU-18-0206 – Request for an accessory building being 888 square feet matching the existing house.
- SU-18-0209 – Request for an accessory building being 1,200 square feet. Yielding the same square footage as the house. Staff is concerned how close it will be to the property line and the size of the structure. The Planning and Zoning Commission denied it at their recent meeting.
- SU-18-0173 – Request for an electronic sign to be installed on top of an existing sign located at the Northwest corner of Brown Street at Professional Place. The existing sign is located in an easement and the easement is dedicated to the City. Applicant wishes to increase the sign eight (8) inches. The City received one letter in opposition.
- PD-18-0119 – Staff received notice that the applicant wishes to continue this case to the City Council meeting of February 18, 2019.
- SU-18-0180 – Original request was made in 2015. Council had stipulations and applicant did not comply. In the past week applicant replaced the fence and placed some landscaping. Applicant does not want to comply with the paving requirements and some gravel has washed away. The banner signs have been removed. The Planning and Zoning Commission denied it at their recent meeting.
- TA-18-0196 – A textual change in the Zoning Ordinance allowing homes to rebuild in case of fire, weather, natural disaster, or other unforeseen events.
- TA-18-0223 – A textual change in the Zoning Ordinance amending the masonry construction requirements for single-family and duplex structures in residential zoning districts will be required to have 100% masonry on elevations that face a right-of-way.

Assistant City Manager Albert Lawrence reviewed a proposed Ordinance amending the establishment of the Economic Development Commission. He stated the tax code language changed in 2001 depicting school districts can no longer participate in tax abatements. He stated the proposed Ordinance removes the WISD as voting members. Discussion was held and Councilmember Melissa Olson suggested having five (5) voting members on the committee instead of three (3). Discussion was held pertaining to the Ex Officio Members and it was determined to have three (3) members.

Ms. Cassandra Carroll, Economic Development Coordinator, reviewed a proposed Resolution amending the guidelines and criteria for governing Economic Development Incentives. She reported state law requires review and adoption of the policy every two (2) years. Ms. Carroll reviewed the following proposed amendments:

1. Amending the intro paragraph to Sect III. Criteria for Economic Development Incentives
2. Removing verbiage in Section V referring to "other taxing entities" and the clause defining the Economic Development Commission.
3. Adding a paragraph at the end of Section V prohibiting the employment of undocumented workers, with reference to Texas Government Code 2264.051 and 8 U.S.C. Section 1324a(f).

Mr. Doug Barnes, Director of Economic Development, reviewed a proposed Resolution approving a Tax Abatement Agreement with Cardinal Insulated Glass. He reviewed the outline of the abatement being for a seven (7) year period. Cardinal Glass is adding \$8,000,000.00 in equipment. Mr. Barnes stated the expected ad valorem receipts to the City are expected to be approximately \$485,500.00 with \$228,500.00 in ad valorem taxes abated.

Mr. Scott referenced item 30 being an Ordinance amending fees in Chapter 11 of the Code of Ordinances. He explained the Ordinance was recently adopted and Councilmember Olson asked to bring it back and remove garage fees and estate sale fees.

Ms. Olson discussed the hours and days a garage sale permit is allowed and suggested making amendments. City Attorney Robert Brown suggested bring that discussion back for a work session.

Mr. Richard Abernathy, Assistant Director of Utilities, reviewed the Howard Road Water Treatment Plant Master Plan Update noting the last update was in 2004. Staff will recommend a professional services contract with Alan Plummer Associates, Inc. for the update in the amount of \$213,430.00. He reported there are funds in the operation and maintenance budget that could be utilized to fund Howard Road Water Treatment Plant Master Plan Update rather than utilizing bond funds for the project. He stated construction will not start until the bond sale.

City Secretary Lori Cartwright presented a proposed Ordinance ordering the City Council Election to be held May 4, 2019. She stated new this year is additional early voting and voting day polling places.

**3. Adjourn**

*There being no further business, Councilmember Mary Lou Shipley moved the meeting adjourn at 6:48 p.m. Councilmember Melissa Olson seconded, All Ayes.*

Respectfully submitted,

Lori Cartwright  
City Secretary