

City Council  
January 6, 2014

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, January 6, 2014, at 7:00 p.m.

Council Members Present: John Wray, Mayor  
Kevin Strength, Mayor Pro Tem  
Chuck Beatty, Councilman  
Mark Singleton, Councilman

Others Present: Paul Stevens, City Manager  
Michael Scott, Assistant City Manager  
Lori Saunders, City Secretary

Others Absent: Steve Chapman, City Attorney

-----

Mayor John Wray called the meeting to order, and announced Councilman N.B. "Buck" Jordan passed away on this date. He stated Councilman Jordan had a love for this community and wanted the best for Waxahachie. He asked that everyone keep the Jordan family in their prayers noting "Buck" will be deeply missed.

Mayor Wray gave the invocation, led the pledge of allegiance and the Texas pledge of allegiance.

-----

**CONSENT AGENDA:**

- a. Minutes of the regular City Council meeting of December 16, 2013
- b. Minutes of the Firemen's Relief & Retirement Fund meeting of December 9, 2013
- c. Minutes of the Rodeo Board meeting of November 20, 2013
- d. Minutes of the Cemetery Board meeting of December 5, 2013
- e. Minutes of the Park Board meeting of December 12, 2013
- f. Minutes of the Waxahachie Community Development Corporation workshop of October 15, 2013
- g. Approve street closures for "Junk in the Trunk" events in 2014
- h. Set City Council meeting of Tuesday, January 21, 2014

**Mayor Pro Tem Kevin Strength moved to approved Items a. through h. on the Consent Agenda.** Councilman Mark Singleton seconded, **All Ayes.**

-----

Mayor Wray announced there is not an Honorary Councilmember for the meeting.

-----

Mr. David Bailey, Director of Utilities, reported the following bids were received and opened on September 19, 2013 for the Robert W. Sokoll Water Treatment Plant Transmission Main - Phase 2:

<b>Contractor</b>	<b>Total Bid Amount</b>
Circle H Contractors, L.P.	\$1,085,280.86
McMahon Contracting L.P.	\$1,167,914.26
Jackson Construction, Ltd.	\$1,246,150.00
Lewis Contractors, Inc.	\$1,251,896.00
S.J. Louis Construction of Texas, Ltd.	\$1,257,622.17
P.C. Contractors, LLC	\$1,419,231.65

Mr. Bailey reported Circle H. Contractors, L.P. submitted the low bid in the amount of \$1,085,280.86 utilizing reinforced concrete cylinder pipe. He stated Staff is familiar with Circle H Contractors, L.P. and have confidence in their ability to successfully construct the project noting they have successfully completed several similar projects for the City in recent past.

Mayor Wray asked the Engineer's estimate on the project. Mr. Bailey stated \$1 million.

**After further discussion, Councilman Mark Singleton moved to award the bid for the Robert W. Sokoll Water Treatment Plant Transmission Main - Phase 2 to Circle H Contractors, L.P. in the amount of \$1,085,280.86.** Councilman Chuck Beatty seconded, **All Ayes.**

-----

Mr. Michael Scott, Assistant City Manager, reported when the masterplan for the new Baylor Hospital was adopted, a Medical Office Building (MOB) was necessary for the success of the hospital. He reported in 2012 Council approved a Letter of Intent to provide incentives to Duke Realty for construction of the MOB adjacent to the hospital. The original terms included cash incentive, vacancy support and operating costs.

Mr. Scott stated the restructured Chapter 380 Ordinance includes a single Incentive Agreement with Duke Realty for monthly payments by the City to Duke based on leased square footage of the building. The terms of the Agreement includes a \$4/sq. ft. pass-through rent subsidy for MOB tenants. This agreement will terminate after 5 years. The Agreement stipulates the total maximum cost to the City will not exceed \$1.5 million, however based on the leasable square footage of the building currently estimated at 71,704 sq. ft., the maximum amount would not exceed \$1,434,080 (71,701 x \$4 x 5 years). Incentive payments would essentially reduce dollar for dollar as rents increase about \$16/s.f.

Mr. Scott stated the Ordinance and Agreement was approved by the Economic Development Commission and complies with Chapter 380 of the Local Government Code.

**ORDINANCE NO. 2729**

**AN ORDINANCE ESTABLISHING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH DUKE REALTY WAXAHACHIE DEVELOPMENT, LLC, FOR THE SUPPORT OF A MEDICAL OFFICE BUILDING (MOB), CONSISTING OF ECONOMIC DEVELOPMENT FUNDS AS SET OUT IN AN INCENTIVE AGREEMENT AS ATTACHED HERETO AND MADE A PART HEREOF, AND SETTING AN EFFECTIVE DATE AND DECLARING AN EMERGENCY.**

**Mayor Pro Tem Kevin Strength moved to approve Ordinance 2729 and Incentive Agreement as presented.** Councilman Chuck Beatty seconded, **All Ayes.**

-----

**CITIZENS' PETITIONS AND REQUEST**

None

-----

**COMMENTS BY MAYOR, CITY COUNCIL, CITY ATTORNEY AND CITY MANAGER**

Assistant City Manager Michael Scott stated the Council workshop to discuss zoning for Planned Development and a possible Public Improvement District in the northeast section of the city will be held Friday, January 10<sup>th</sup> at 10:00 a.m. in the Council Conference Room.

Councilman Chuck Beatty announced the upcoming Martin Luther King parade will be held Monday, January 20<sup>th</sup> at 3:00 p.m.

Mayor and Council expressed their condolences on the passing of Councilman Jordan and City Manager Paul Stevens announced the funeral arrangements.

-----

There being no further business the meeting adjourned at 7:26 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary