

City Council  
April 21, 2014

A **Work Session** of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Conference Room at City Hall, 401 S. Rogers, on **Monday, April 21, 2014, at 5:30 p.m.**

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

Others Present:                         Paul Stevens, City Manager  
   Michael Scott, Assistant City Manager  
   Steve Chapman, City Attorney  
   Amber Villarreal, Assistant City Secretary  
   Chuck Edge, Police Chief  
   Mitch Bartley, Assistant Police Chief  
   Dale Sigler, Assistant Police Chief

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Mayor John Wray called the meeting to order.

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City Manager Paul Stevens noted in the past budget year there were funds available to do a police station assessment for future building uses and needs. Police Chief Edge noted he has worked really well with the company, Brinkley Sargent Architects, doing the assessment.

Mr. Hal Sargent, Brinkley Sargent Architects, noted the process started about a year and a half ago. He outlined the goals of the study: Analyze departments and future space needs; Establish condition and constraints of existing building.

Ms. Gina Irwin, Brinkley Sargent Architects, reviewed the needs assessment methodology: Gather facts; Conduct meetings; Determine space needs; Develop options and pricing. She noted there were 5 meetings with staff and they reviewed projected space needs for 10 and 20 years. They also toured other police facilities. She noted the current facility was built around 1900, is about 18,000 sf on a 2/3 acre site, and has approximately 70 parking spots. She showed pictures of the current police building noting there are several multipurpose rooms. She reviewed the functional deficiencies: Lack of segregated circulation (public and staff); Public/victim interview space; Convenient segregation for juveniles; Handicap accessibility; Space for training/lack of meeting space; non-secure parking lot; Proximity of railroad tracks; Adequate storage. The assessment compared staff growth to other cities such as Cedar Hill, Forney, Georgetown, and New Braunfels. The parking needs were measured by a typical 24 hour day.

Mr. Sargent noted the total building space needed is 36,113 sf. with a budget of approximately \$14 million. He reviewed the breakdown of the budget noting AV increase is probably the largest expense.

City Manager Paul Stevens inquired about the high cost per sf. Mr. Sargent noted complex ac units, communication rooms, and IT closets have special needs and backup systems. He informed the council that police and medical office buildings have the highest building standards. Mr. Stevens suggested touring other facilities and reviewing the cost.

Councilman Singleton expressed concern over the cost of the facility noting he wants a building the city needs without all the extras that are not necessary to function. Mr. Sargent noted the functionality of a building is important and those standards can't be changed.

Chief Edge noted adjustments were made to obtain state recognition. The department has outgrown its location.

Councilman Mike Ramsey informed council that when he toured the new hospital, he learned how important and costly air filtrations are. He suggested touring a police facility that is in the council's price range.

Mayor Pro Tem Kevin Strength explained a new police building is needed and would like council to come to a compromise on the price. He inquired about the growth rate used in the study and Mr. Stevens noted the 2% rate was used based on the land use assumptions.

Assistant Chief Mitch Bartley noted he has been in the current police building for 26 years and encouraged council to tour other police buildings.

Mayor Wray asked if the building presented is scalable if the city population explodes and more space is needed. Chief Edge noted the building is designed for growth with the city.

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**There being no further business, the meeting adjourned at 6:58 p.m.**

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary