

City Council  
November 2, 2015

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, November 2, 2015, at 5:00 p.m.

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

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

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Mayor Kevin Strength called the meeting to order.

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Mr. Marcus Brown, Emergency Management Coordinator, presented a proposed Ellis County Hazard Mitigation Action Plan. He reported the purpose of Mitigation Action Plan is to reduce loss of life and property, identify natural hazards, identify strategies and activities, and coordinated approach to implementing a plan. Mr. Brown presented a slide-show depicting additional funding resources, development of the Ellis County HazMAP, Hazard Identification and Risk Assessment, Capabilities Assessment, Mitigation Strategy, and Maintaining the Plan.

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City Council and Staff discussed future bond issuance for Waxahachie Public Improvement District No. 1 - Phase 2 (Saddlebrook Estates). City Manager Paul Stevens introduced Mr. Abdi Yassin, MuniCap, Inc., Financial Advisor, Mr. Jim Sabonis, First Southwest and Bond Counsel Mr. Greg Schaecher, McCall, Parkhurst & Horton L.L.P.

Mr. Stevens reported when bonds were issued for Phase 1, they were essentially reimbursement bonds. The developer up-fronted the cost and at a certain time they were ready to be reimbursed and issued bonds for reimbursement.

Mr. Jim Sabonis stated Saddlebrook was created in 2007. In 2010 Phase 1 began with 209 homes and is currently 75% built out. Phase 2 will be 221 homes. Assessments were in place in 2010 and consistent with the Development Agreement with the City. He reported the estimated costs of Phase 2 District Improvements totals \$4,763,604 and explained it is not the full cost of the development, for the developer will have a remainder of cash funds. Mr. Sabonis reviewed the proposed lot and home values, total assessment levy and annual tax equivalent levy. He stated the developer wants to levy assessments to make improvements and sell homes, but it might be awhile before they issue bonds, most likely one or two years, however the assessments have to be in place now.

Assistant City Manager Michael Scott referenced the amenities and recommended they are up front when the City approves the PID. He stated residents are paying additional dollars to live in that subdivision. Mr. Abdi Yassin, MuniCap, Inc. stated the park will be privately funded in this phase. Mr. Sabonis stated the assessment plan doesn't include the Park; however the Development Agreement will include the amenities package.

Mr. Greg Schaecher, McCall, Parkhurst & Horton L.L.P. stated assessments were actually levied in 2007, the city issued bonds January of 2011 for reimbursement for some cost of Phase 1 and at that time the City approved an update to the Service and Assessment Plan which is the instrument the city uses to adopt the assessments. He stated Phase 2 will be a little different since they are not planning on asking the City to issue bonds until approximately a year from now. Mr. Schaecher explained the reason for the assessment process now is the developer has completed all the public improvements in Phase 2a and ready to sell lots. Assessments need to be in place before homes are sold to individual homeowners who can establish a homestead exemption.

Mr. Schaecher stated hopefully at the next City Council meeting Council will approve the proposed Service and Assessment Plan for Phase 2a and authorize publication notice of a public hearing to be held at the first Council meeting in December. The Council meeting in December the public hearing will be held to approve the final Service and Assessment Plan and adoption of a reimbursement agreement for an amendment to the existing agreement that the city has with the existing developers.

After further discussion the meeting adjourned at 6:38 p.m.

Respectfully submitted,

Lori Saunders  
City Secretary