

City Council  
February 20, 2017

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, February 20, 2017 at 7:00 p.m.

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

Council Members Absent: Mark Singleton, Mayor Pro Tem

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

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Mayor Kevin Strength called the meeting to order and Councilmember Mary Lou Shipley gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

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**CONSENT AGENDA:**

- a. Minutes of the regular City Council meeting of February 6, 2017
- b. Minutes of the City Council work session of February 6, 2017
- c. Minutes of the regular Planning and Zoning Commission meeting of February 14, 2017
- d. Minutes of the Waxahachie Community Development Corporation meeting of February 14, 2017
- e. Minutes of the Heritage Preservation Commission meeting of January 12, 2017
- f. Minutes of the Senior Center Advisory Board meeting of January 18, 2017
- g. Minutes of the Keep Waxahachie Beautiful meeting of January 31, 2017
- h. Minutes of the Ellis County Women's Building meeting of October 28, 2016
- i. Monthly Code Enforcement Report for January 2017
- j. Monthly Building Report for December 2016
- k. Monthly Violation Activity Statistics for January 2017
- l. Monthly Crime Report for January 2017
- m. Monthly Fire and EMS Report for January 2017
- n. Approve application Foster Care Awareness Celebration and Walk
- o. Approve release of drainage easement in Garden Valley subdivision
- p. Approve acceptance of drainage easement in Garden Valley subdivision

**Councilmember Chuck Beatty moved to approve items a. through p. on the Consent Agenda.**  
Councilmember Mary Lou Shipley seconded, **All Ayes.**

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Councilmember David Hill introduced Mr. Mitchell Travis Beddingfield as Honorary Councilmember for the month of February. He presented Mr. Beddingfield with a Certificate of Appreciation for his participation the Honorary Councilmember Program.

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Mayor Strength read and presented a Proclamation proclaiming February 20, 2017 as “Dr. John Graham Compton, Jr. Day” in Waxahachie in recognition of 61 years of medical practice in Waxahachie serving patients. Mayor Strength presented Dr. Compton a key to the City congratulating him on his retirement. Dr. Compton thanked his family, friends, and patients that were in attendance for the ceremony.

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Ms. Anita Brown, Downtown Development Director, reported the City recently received National Main Street Accreditation from the Texas Historical Commission. She reported the city scored 113 noting it is the highest score the city has recorded. Ms. Brown reported Waxahachie was recognized as one of the top five most romantic main streets in the nation and recognized second most romantic Main Street in Texas.

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Ms. Brown presented the final 2016 Farmer’s Market report noting sales for the first 15 weeks of the season totaled \$85,697.52 and sales for the last 14 weeks of the season totaled \$50,341.67. Ms. Brown reported the season ended on October 29, 2016 for sales totaling \$136,039.19 which is approximately \$20,000 more than 2015 sales. She announced the Farmer’s Market will begin their 16<sup>th</sup> season opening April 22, 2017.

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Ms. Brown presented the calendar for the 2017 Junk in the Trunk event noting there will be four events as follows: March 11; June 10; September 9; and, November 25. She requested permission to close Franklin Street from College to Jackson from 7:00 a.m. to 3:00 p.m. and requested permission to close College Street from Maini Street to Franklin Street from 7:00 a.m. to 3:00 p.m. Ms. Brown explained the event is shifting its location in order to keep more streets with active businesses and residents open.

**Councilmember David Hill moved to approve street closure as presented.** Councilmember Chuck Beatty seconded, **All Ayes.**

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Mayor Strength opened the Public Hearing on a request by Alyssa Martel, Solar City, for a Specific Use Permit (SUP) for a Rooftop Solar Panel System within a Single Family-2 (SF2) zoning district, located at 210 Belgian Street, being LOT 23 BLK Q MUSTANG CREEK PH 3 .184 AC - Owner: STEPHENSON CHRISTOPHER & KARA L (SU-17-0001).

Mr. Michael Scott, Assistant City Manager, reported the request is for rooftop solar panels in a Single Family-2 zone. He stated solar panels are all on the backside of the house and visible from the front view.

There being no others to speak for or against Zoning Amendment SU-17-0001, Mayor Strength closed the Public Hearing.

City Attorney Steve Chapman presented Ordinance No. 2921:

**ORDINANCE NO. 2921**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) FOR A ROOFTOP SOLAR PANEL SYSTEM LOCATED AT 210 BELGIAN STREET, IN THE CITY OF WAXAHACHIE, ELLIS COUNT, TEXAS, BEING KNOWN AS LOT 23, BLOCK Q OF THE MUSTANG CREEK PHASE 3 SUBDIVISION, AND ORDERING THE CHNGING OF THE ZONING MAPTHEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Councilmember David Hill moved to approve Ordinance No. 2921 as presented.**  
Councilmember Mary Lou Shipley seconded, **All Ayes.**

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Mr. Scott presented Final Plat of Lot 2, Kent's Prairie, being a 3.207 acre addition in the J. Higgins Survey, Abstract No, 530 in the Extra Territorial Jurisdiction (ETJ) - Owner: George Kent (FP-17-0002). He reported it meets our sub-division requirements and if approved it will go to Ellis County Commissioner's Court for approval due to it is located in the ETJ.

**Councilmember Mary Lou Shipley moved to approve Final Plat of Lot 2, Kent's Prairie, being a 3.207 acre addition in the J. Higgins Survey, Abstract No, 530 in the Extra Territorial Jurisdiction (ETJ) - Owner: George Kent (FP-17-0002).** Councilmember Chuck Beatty seconded, **All Ayes.**

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Mr. Scott presented Final Plat Garden Valley Farms, Phase 1, being 48.196 acres out of the J.B. & Ann Adams Survey, Abstract No. 5 - Owner Legacy Grove Development, LLC (FP-17-0003). He reported all infrastructures are in place for the next phase of Garden Valley.

**Councilmember Chuck Beatty moved to approve Final Plat Garden Valley Farms, Phase 1, being 48.196 acres out of the J.B. & Ann Adams Survey, Abstract No. 5 - Owner Legacy Grove Development, LLC (FP-17-0003).** Councilmember Mary Lou Shipley seconded, **All Ayes.**

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Mr. Scott presented Preliminary Plat of The Arbors Two, being a 41.715 acre addition in the H. Sange Survey, Abstract No. 1009, J. Starrett Survey, Abstract No. 1024, being 125 residential lots and 2 park lots- Owner: Arbors WG Development, LLC (PLM2016-56). He reported this has come before Council in the past and Planning and Zoning Commission approved it on January 10, 2017. Mr. Scott reported the city is pushing to get a traffic light on Highway 77 at the entrance of Arbors at Willow Grove and TxDot is now preparing to conduct a traffic study.

**Councilmember David Hill moved to approve Preliminary Plat of The Arbors Two, being a 41.715 acre addition in the H. Sange Survey, Abstract No. 1009, J. Starrett Survey, Abstract No. 1024, being 125 residential lots and 2 park lots- Owner: Arbors WG Development, LLC (PLM2016-56).** Councilmember Chuck Beatty seconded, **All Ayes.**

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Ms. Emily Protine, Community Outreach Liaison, Bonner Carrington LLC, presented Resolution No. 1222 requesting support for Mariposa Apartment home community of active adults 55 and over located at Meagan Street. She reported the community will be thoughtfully designed and aesthetically pleasing. Ms. Protine reported there are no utilities at this location and if the Resolution is approved, the next step is to get utility infrastructure to the location. She stated one option is to provide a lift station and the second option is to partner with the city and property owner providing utilities to the site as well as the surrounding area.

City Manager Paul Stevens stated the City has passed Resolutions in the past supporting the idea noting in order for Bonner Carrington LLC to move forward, the Resolution does need to get passed. He explained it is worth going through the steps to see if we can make this happen.

#### **RESOLUTION NO. 1222**

**A RESOLUTION OF THE CITY COUNCIL OF WAXAHACHIE, TEXAS REGARDING SUPPORT FOR MARIPOSA APARTMENT HOMES AT MEAGAN STREET (TDHCA #17056)**

**Councilmember David Hill moved to approve Resolution No. 1222 as presented.** Councilmember Chuck Beatty seconded, **All Ayes.**

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Ms. Yasmin Barnes, Director of Human Resources, reported the city is reaching the 300 mark of employees and explained the current compensation study being used is 10 years old. She proposed to complete a 2017 Compensation Study to allow the city to be comparable in order to keep and recruit talented employees. Ms. Barnes reported Request for Proposals were released on January 22, 2017 and recommended to contract with CPS HR Consulting. They anticipate completing the project no later than May 31, 2017 with a cost not to exceed \$54,163. Ms. Barnes stated funding for this project was approved in the 2016-2017 fiscal year budget.

**Councilmember Chuck Beatty moved to hire CPS HR Consulting to complete the 2017 Compensation Study not to exceed \$53,163.** Councilmember David Hill seconded, **All Ayes.**

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Mr. John Smith, Director of Parks and Recreation, announced bids were received and opened on January 24, 2017 for Penn Park renovations. He recommended awarding the low bid to J&K Excavation with a base bid of \$798,200. Mr. Smith stated J&K Excavation has provided quality service to the City on a number of projects and offer great service and quality work.

Mr. Stevens stated \$600,000 was budget for this project in previous years and poured into the 2016-2017 budget. He explained when Council reallocated funds; \$700,000 was allocated for Penn Park renovations.

Mr. Stevens recommended approval of the base bid in the amount of \$798,200. He recommended approval of Alternate No. 3 – Irrigation System in the amount of \$15,000, and recommended to explore the cost of conduit for site lighting in Alternate No. 4. He stated the proposed football field earthwork, standing seam roof, basketball court pavilion lighting and solid sod common bermuda will be consider in the upcoming budget process.

**After further discussion, Councilmember Chuck Beatty moved to award the bid for Penn Park renovations to J&K Excavation in the amount of \$798,200, plus Alternate No. 3 – Irrigation System in the amount of \$15,000, and explore conduit for site lighting.** Councilmember David Hill seconded, **All Ayes.**

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Mr. John Smith, Director of Parks and Recreation, presented a budget amendment increase in the amount of \$34,965 for contractors to correct the HVAC and AV system failures at the Senior Center.

**Councilmember Mary Lou Shipley moved to approve the budget amendment as presented.** Councilmember David Hill seconded, **All Ayes.**

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**Citizens' Petitions and Requests**

None

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**Comments by Mayor, City Council, City Attorney and City Manager**

None

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There being no further business, the meeting adjourned at: 8:04 p.m.

Respectfully submitted,  
Lori Saunders  
City Secretary