

A Work Session of the Mayor and City Council of the City of Waxahachie was held in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas, on Tuesday, February 4, 2025 at 3:00 p.m. A quorum of the City Council, including the Mayor as presiding officer, was present at the Work Session.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Chris Wright, Mayor Pro Tem, Council Member Place 3
Patrick Souter, Council Member Place 2
Travis Smith, Council Member Place 5

Council Member Absent: Tres Atkins, Council Member Place 1

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Hear Presentation from Sports Facilities Companies on Recreation Center Assessment

Kevin Schuh, The Sports Facilities Companies, presented an overview of the Recreation Center Assessment and highlighted the following:

- Existing Data Review & Market Analysis
- Onsite Development Planning Session
- Existing Facility Analysis and Opinion of Cost for Improvements
- New Facility Recommendations: Facility Program and Opinion of Cost for Development
- Detailed Financial Forecast (Pro Forma)
- Economic Impact Analysis
- Feasibility Report

Council Members and staff discussed funding options, bonding capacity, and potential partnerships. It was the general consensus of City Council to continue exploring funding opportunities. Council Members opposed adopting a tax rate increase for the potential facility.

3. Discuss potential new animal services facility

Council Members and staff discussed the need for a new animal services facility and options for funding.

Mayor Pro Tem Chris Wright raised the issue of finding an interim solution after the SPCA discontinues its services in April. Council Members emphasized the importance of prioritizing the health and safety of the community while continuing to serve citizens effectively. There was a consensus that immediate action is required. Several options were discussed, including forming a

joint entity, hiring a high-volume facility vet to assist with spay and neuter services, constructing a modest building in the ETJ, or utilizing a mobile solution. Before proceeding, the Council requested commitment from potential partner entities. Staff was tasked with meeting with representatives from these entities to assess their willingness to participate. Additionally, staff will engage with other organizations, presenting the Needs Assessment conducted for Waxahachie to explore potential partnerships. Regardless of the level of participation, Council committed to moving forward to address the city's needs.

City Council reached a general consensus to explore interest in a collaborative effort with neighboring entities to partner with the City in funding a new facility.

4. Discuss options, funding and timing of potential City facilities

Council Member Travis Smith requested exploring all funding sources for a potential multi-purpose facility.

Mayor Pro Tem Wright requested prioritizing projects to determine funding and timing.

Mayor Wallace and Council Member Patrick Souter expressed support to complete the Lions Park Master Plan and spoke in opposition to raising the property tax rate for a multi-purpose facility.

It was the general consensus of City Council to explore all funding sources for a potential multi-purpose facility without imposing a tax rate increase to citizens. Council Members requested exploring a plan to fund an Animal Services Facility without the need for a bond election.

5. Present and Discuss implementation of revised Lions Park Master Plan

Kyle Cooper, Senior Director of Parks & Recreation, presented the Lions Park redevelopment project. Mr. Cooper explained that the consultant had updated the master plan to accommodate the wastewater treatment plant expansion and the land acquisition adjacent to Lions Park.

He highlighted that the concept plan includes flexible-use field space for youth sports with lighting, courts, a splash pad, a playground, restrooms, and additional parking. Additionally, the current road leading to the Convenience Station will be eliminated, and a new road will be constructed.

Mr. Cooper provided cost estimates for the entire project, which is projected to exceed \$10 million. Staff requested the consultant to recommend a phased approach for the project for review. The consultant proposed a three-phase plan as follows:

- Phase One: Includes flexible-use field space, lighting, a portion of the parking lot (97 parking spots), and the new road leading to the Convenience Station, with an estimated cost of approximately \$3.5 million.
- Phase Two: Estimated at approximately \$2.5 million.
- Phase Three: Estimated at approximately \$4.2 million.

Mr. Cooper also noted that the design costs are estimated to be around \$1 million. He explained that the current budget includes a \$250,000 allocation from the Waxahachie Community

Development Corporation (WCDC) Fund and a \$250,000 allocation from the General Fund for park improvements. He noted the allocated funds could be used to support the Lions Park project. WCDC recommended approval to allocate up to \$500,000 from the WCDC fund for the design work of the Lions Park project.

Mayor Wallace asked staff to review the proposal and recommend what items will be included in the engineering and design. It was the general consensus of City Council to move forward with the engineering and design of the Lion's Park Master Plan and exclude the Lookout Tower, Tennis Courts, and Splash Pad.

6. Discuss Parks and Open Space Master Plan

Mr. Cooper provided an update, confirming that the revision of the Parks and Open Space Master Plan is included in the budget for this fiscal year. He inquired whether this remains the City Council's direction. The City Council reached a general consensus to proceed with updating the plan.

7. Adjourn

There being no further business, the meeting adjourned at 5:01 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary