

AGENDA

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) to be held on ***Wednesday, November 12, 2025 at 2:00 p.m.*** in the Mean Green Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members: Billie Wallace, Mayor, Chair
Shane Henry, Vice Chair
Al Mack
Randy Vineyard
Brad Yates
Mike Lee
Conor McGuire

1. Call to Order
2. ***Public Comments:*** Persons may address the Tax Increment Reinvestment Zone No. 1 Board of Directors on any issues. This is the appropriate time for citizens to address the Board on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
3. Appointment of Vice Chair and Secretary for the Board
4. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of September 22, 2025
5. Consider a Downtown Building Improvement Program Grant Application for 208 ½ S. Rogers Street
6. Consider a Downtown Building Improvement Program Grant Application for 209 W. Main Street
7. Consider funding request for professional services related to a Downtown Alley Revitalization Project
8. Adjourn

The Board of Directors of the Tax Increment Reinvestment Zone No. 1 reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Monday, September 22, 2025 at 2:00 p.m. in the Hatchet Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members Present: Billie Wallace, Mayor, Chairman
Shane Henry, Vice Chairman
Brett Hess
Al Mack
Mike Lee

Members Absent: Brad Yates
Randy Vineyard

Others Present: Gumaro Martinez, Executive Director of Parks & Leisure Services
Jami Bonner, Assistant City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Public Comments

None.

3. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 20, 2025

Action:

Shane Henry moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of May 20, 2025. Motion was seconded by Mike Lee and carried unanimously (5-0).

4. Consider a Downtown Building Improvement Program Grant Application for 208 ½ S. Rogers Street

Gumaro Martinez, Executive Director of Parks & Leisure Services, presented the item. The applicant is requesting reimbursement of \$13,082.90 through the Downtown Building Improvement Grant Program, representing 50% of the total project cost for a new electrical service panel installed at the Oddfellows building in early 2024.

Action:

Mike Lee moved to approve funding from the TIRZ fund in the amount of \$13,082.90 for the building improvements at 208 ½ S. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary. Motion was seconded by Brett Hess and carried unanimously (5-0).

5. Consider a Downtown Building Improvement Program Grant Application for 112 S. Rogers Street

Mr. Martinez presented the item. The applicant submitted a grant request through the Downtown Building Improvement Grant Program for \$21,201.93, representing 50% of the total project cost to replace the roof and canvas fabric awning with a new steel frame at 112 S. Rogers Street.

Action:

Brett Hess moved to approve funding from the TIRZ fund in the amount of \$21,201.93 for the improvements at 112 S. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary. Motion was seconded by Shane Henry and carried unanimously (5-0).

6. Consider a Downtown Building Improvement Program Grant Application for 100 N. College Street

Mr. Martinez presented the item. The applicant submitted a grant request through the Downtown Building Improvement Grant Program (DBIP) for \$75,000, which represents a fraction of the cost to replace and restore the windows on the Rogers Hotel. The cost proposal submitted as part of the DBIP grant ranged from \$1.5 million to \$2.8 million for the window project. The damages sustained to the Rogers Hotel windows were attributed to the major hail storm that occurred in March of 2025.

Action:

Brett Hess moved to approve funding from the TIRZ fund in the amount of \$75,000.00 for the building improvements for 100 N. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary. Motion was seconded by Al Mack and carried unanimously (5-0).

7. Adjourn

There being no further business, the meeting adjourned at 2:29 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: November 12, 2025
Re: Consider a Downtown Building Improvement Program Grant Application for 208 ½ S. Rogers Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$26,274.87 for the improvements at 208 ½ S. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$26,274.87 for the improvements at 208 ½ S. Rogers Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program for \$26,274.87, which represents 50 percent of the total project cost of \$52,549.75. The project involves restoration of 14 existing original wood window openings on the Rogers Street front elevation of the Odd Fellows Building. Restoration would include working on the sashes and making sure all double-hung wood window units are properly lined up, along with removal of built up putty, sanding and painting of the window frames on the interior and exterior. Proper preparation and accommodations will be made to capture, remove, and dispose of any lead-based products.

As noted above, the grant request aligns with the Downtown Building Improvement Grant Program, which offers a 50/50 match for qualifying improvement costs up to \$50,000.

Fiscal Impact: The \$26,274.87 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

(5)

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: LOOF#80 Date: 8-1-2025
Tenant (if applicable):
Mailing Address: PO Box 324 Waxahachie Texas 75165
Building Address: -214 South Rogers St. Waxa. Tx. 75165
Contact Name(s): Tom Wright
Contact Phone Number: Email:

BUILDING INFORMATION:

Physical Address: 108 1/2 - 214 South Rogers Waxahachie, Tx. 75165
Property Legal Description: LOTS 7, 8 Block 14
Year of Construction: 1896 Number of Stories: two
Building Space Type (check one):
☐ Commercial ☒ Retail ☐ Restaurant ☐ Office ☒ Other

Details of planned improvements: (attach additional pages if necessary)

Historic Window Restoration / preservation
signage updates

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals)

- (1) Contractor name: Leeds Clark
Cost Estimate: \$ 52,549.75
- (2) Contractor name: Seibler Historic Preservation & Remodeling
Cost Estimate: \$ 115,800.00
- (3) Contractor name:
Cost Estimate: \$

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 52,549.75

Total Grant Amount Requested: \$ 26,274.87

(5)

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, Tom Wright, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

Independent Order of Odd Fellows
Business/Organization Name

Tom Wright/Trustee, Secretary 8-1-2025
Property Owner/Applicant's Signature Date

(5)

CITY OF WAXAHACHIE DOWNTOWN BUILDING IMPROVEMENT PROGRAM

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and LODE # 80, (hereinafter referred to as "Grant Recipient"), property owner of 708 1/2 S. ROBERTS (property address) located in the Waxahachie Downtown Historic Overlay (WDHO).

As part of the City's Downtown Building Improvement Program, both parties agree that this program makes Downtown more attractive and accessible, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Waxahachie's architectural and cultural history.

The Grant Recipient agrees and accepts funding as part of this Downtown Building Improvement Program. The Grant Recipient shall complete all work in the scope approved by the grant selection committee. The Grant Recipient shall complete all extra work in connection therewith. All work and materials shall be in strict conformity with the specifications submitted by the Grant Recipient to the City. The substantial completion of the work shall not excuse the Grant Recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the project in accordance with the grant program guidelines and scope of work. Grant Recipient shall perform all work required for final completion of the planned improvement prior to obtaining the Grant, to the satisfaction of the City.

Signature: Tom Wright
Printed name: Tom Wright
Title: Trustee / Secretary
Date: 1 August 2025

Windows #1 - 14 will be restored

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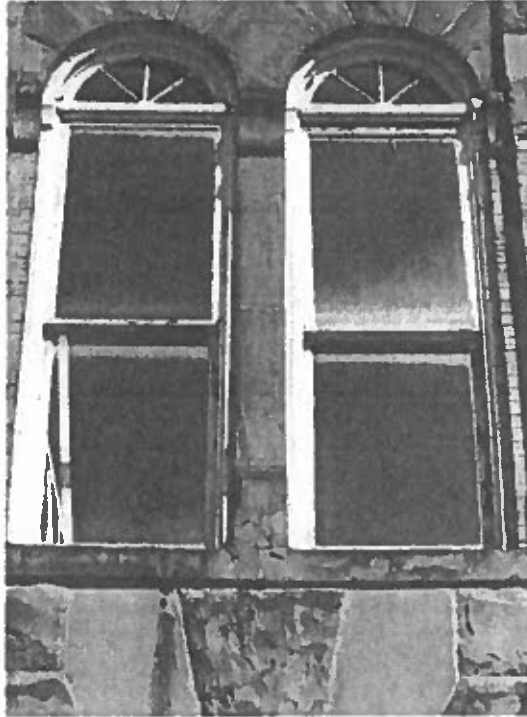
**Odd Fellow Lodge Waxahachie
Elevations w/ Window Numbers:**



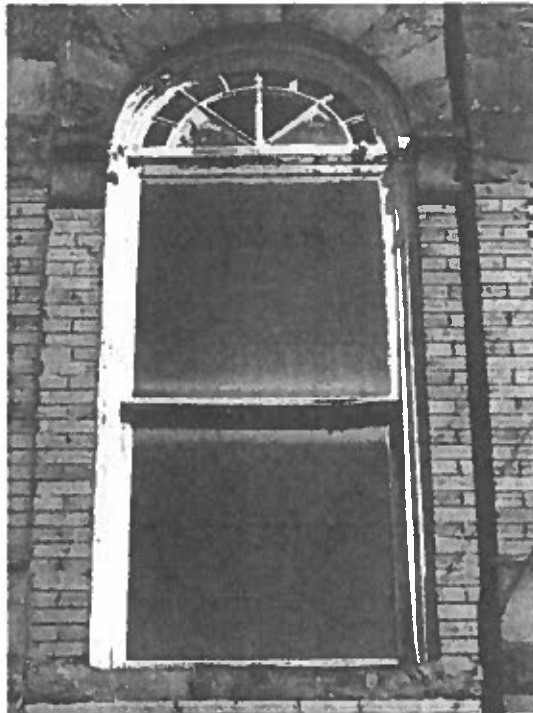
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Odd Fellow Lodge Waxahachie
Window Types:

Window Type 1:



Window Type 2:



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SIEBLER

Historic Preservation & Remodeling

Ron Siebler is an award-winning historic preservationist, architectural and large artifact conservator, and residential remodeler based in Dallas, Texas. Siebler works with museums, local governments, and individual home owners to document and restore historic buildings, structures, large artifacts, and cultural objects using materials and historically informed techniques that meet the highest preservation standards.

Siebler regularly demonstrates and interprets the ancient crafts of carpentry and blacksmithing at numerous museums. He also teaches a variety of classes in preservation repair techniques, including presentations for the American Association for State and Local History (AASLH), Texas Association of Museums (TAM), and the Department of Museum Studies at Baylor University. Ron has also presented many wood window repair workshops throughout the North Texas area.

Ron received the Dallas AIA Artisan Award in 2022. The Texas Society of Architects presented Ron with their prestigious Artisan Award in 2020. And Preservation Dallas awarded him their Craftsman of the Year Award in 2016. He has also received numerous Achievement and Special Recognition Awards from Preservation Dallas, Preservation Texas, and the Dallas ASID.

Ron is President of the Board of Trustees of Preservation Dallas, and recently completed two terms as a member of the board of directors for Preservation Texas. He also serves as a founding board member of two organizations: the North Texas Association for Art Conservation and Meetinghouse Revival, a Corsicana-based non-profit dedicated to preserving Black history by restoring Black churches.

Ronald L Siebler
10215 Northlake Dr
Dallas, Texas 75218

ron@siebler.com

www.Siebler.com

214-546-7579

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SIEBLER, INC

Remodeling & Historic Preservation

10215 Northlake Drive
Dallas, Texas 75218

Estimate

IOOF #80
P.O.Box 324
Waxahachie, TX 75165

Date	Estimate #	Project
7/23/2025	2025-19	Window Restoration

Item	Description	Total
Restoration	Labor and materials to restore the frames, sashes, and glazing as necessary on 12 - east facing, second story, one lite over one lite windows with stained glass arched tops in accordance with the Secretary of Interior's standards for preservation and restoration.	115,800.00
All pricing is estimated and subject to change.		Total \$115800.00

214-546-7579

www.siebler.com

ron@siebler.com

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LEEDS CLARK

Historic Preservation & Consulting
908 Chaparral Trail
Midlothian, TX 76065
O: (469) 583-2236

Proposal

Proposal #: 14696
Date: July 17, 2024

For:	Jobsite Location:
Odd Fellow Lodge Waxahachie 208 S. Rogers St. Waxahachie, TX 75165	Odd Fellows Building 208 S. Rogers St. Waxahachie, TX 75165

DESCRIPTION OF WORK	AMOUNT
This proposal is based on Leeds Clark performing wood window restoration on the existing 14 original wood window openings on the front elevation of the Odd Fellows Building (Elevation Photo w/ Window #'s Below) in Waxahachie, TX. The wood window restoration work to be performed by Leeds Clark will include the following: Prior to the beginning of wood window restoration, Leeds Clark will free-up all 14 lower sashes and make sure all double-hung wood window units are lined up properly: the meeting rails of both the upper and lower sashes line up properly for locking purposes. Leeds Clark will then prep each of the interior and exterior wood window units (jamb/frame, sub-sills, sills, stools, aprons, casing boards, sashes, mullions, and brickmould) according to EPA Lead-Based Paint Guidelines. Before prep work begins on each of the wood window openings, Leeds Clark will utilize PPE products, such as plastic sheeting, for the capture, removal, and disposal of lead-based products (sealants, putty glazing, and paints). Once PPE products are in place, each of the wood window units will be <u>Benco B4™</u> stripped (severe paint and sealant build-up), scrapped and sanded (light paint build up), and <u>ART 401Flex-Tec HV™</u> epoxied or <u>Ready Patch™</u> filled any wood checks, voids, or minor rot. Once the prep of the interior and exterior wood window openings are complete, Leeds Clark will remove all damaged putty glazing and sealants, then apply putty glazing and sealants to all joints of wood window openings. Wood sash to glass <u>putty glazing</u> will be applied to any missing or damaged putty glazing that needs to be touched-up. Wood to wood <u>caulk</u> joints of the window units (jamb/frame, sub-sills, sills, sashes, mullions, and brickmould) will be applied to any missing or damaged caulk that needs to be touched up. Masonry to wood jamb/frame <u>NP1</u> sealant joints will be applied to any missing or existing sealants that need to be touched up. Once application of putty glazing, caulk (wood to wood joints), and NP1 sealant (brick to wood joints) is cured/completed on each of the interior and exterior wood window openings, Leeds Clark will apply primer to all bare wood and two coats of latex paint (brand and color chosen by owner) to all interior and exterior surfaces of wood window openings (jamb/frame, sub-sills, sills, stools, aprons, casing boards, sashes, mullions, and brickmould). Once primer and paint are completed and have cured on each of the wood window openings, Leeds Clark will scrap and Windex™ clean all interior and exterior glass.	
TOTAL	N/A

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WOOD WINDOW UNIT & MISCELLANEOUS PRICING	AMOUNT
2 – Window Type 1 (See Photo Below) @ \$2,400.00 each.....	\$ 4,800.00
12 – Window Type 2 (See Photo Below) @ \$2,850.00 each.....	\$ 34,200.00
Miscellaneous Supplies.....	\$ 3,500.00
Boom Lift Rental.....	\$ 5,272.50
SUB-TOTAL	\$ 47,772.50
LEEDS CLARK'S 16% OH&P	\$ 4,777.25
TOTAL	\$ 52,549.75

**Contingency Allocation of \$5,500.00 is proposed for this proposal in case of unexpected window issues or unforeseen repairs. This amount will be discussed with the owner, documented, and only added to the final invoice should further window issues arise.*

For Leeds Clark to mobilize and attack this project, we are asking for a 50% down payment. This 50% down payment will allow us to order all materials and cover beginning project labor costs. The 50% down payment is \$ 26,274.88.

Should you have any questions concerning this proposal, please do not hesitate to call or email.

Submitted by:

Leeds Clark

Title: _____

Date: _____

Approved by:

Odd Fellow Lodge Waxahachie
Title: Trustee/Secretary
Date: 1 August 2025



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: November 12, 2025
Re: Consider a Downtown Building Improvement Program Grant Application for 209 W. Main Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$63,475.00 for the improvements at 209 W. Main Street, and authorize the Interim City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$63,475.00 for the improvements at 209 W. Main Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program for \$63,475.00, which represents 50 percent of the total project cost of \$126,950.00. However, the Downtown Building Improvement Program has a grant limit of \$50,000 and anything above that would be approved at the discretion of the TIRZ Board.

The project involves installation of a new TPO roof and metal support braces on the front roof area. Additionally, rotted beams on the front of the building will be replaced and new concrete support columns with metal plates will be installed in the basement.

As noted above, the grant request exceeds the grant amount set by the Downtown Building Improvement Program, which offers a 50/50 match for qualifying improvement costs up to \$50,000.

Fiscal Impact: The \$63,475.00 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

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DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: Randy Vineyard Date: 9-22-2025
Tenant (if applicable): The Southern Mercantile
Mailing Address: 212 Lakeshore, Dr., Waxahachie TX 75165
Building Address: 209 W. Main, Waxahachie TX 75165
Contact Name(s): Randy Vineyard
Contact Phone Number: 512-210-1111 mail:

BUILDING INFORMATION:

Physical Address: 209 W. Main, Waxahachie
Property Legal Description: Lot 6 BLK 8
Year of Construction: 1925 Number of Stories: 1
Building Space Type (check one):
☐ Commercial ☒ Retail ☐ Restaurant ☐ Office ☐ Other

Details of planned improvements: (attach additional pages if necessary)

TPO Roof and metal support braces on front
roof area. Replacing rotted beam on front and
installing concrete support columns and metal plates in basement

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals)

- (1) Contractor name: Colonial Restoration
Cost Estimate: \$ 216,281.08
- (2) Contractor name: Grizzly Bear Construction
Cost Estimate: \$ 126,950.00
- (3) Contractor name: A.F. Contracting
Cost Estimate: \$ 99,827.12

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 126,950.00

Total Grant Amount Requested: \$ 63,475.00

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DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, Randy Vineyard, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

Randy Vineyard
Business/Organization Name

Randy Vineyard / Randy Vineyard 9-22-2025
Property Owner/Applicant's Signature Date

(6)

CITY OF WAXAHACHIE DOWNTOWN BUILDING IMPROVEMENT PROGRAM

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and Randy Vineyard (hereinafter referred to as "Grant Recipient"), property owner of 299 W. Main (property address) located in the Waxahachie Downtown Historic Overlay (WDHO).

As part of the City's Downtown Building Improvement Program, both parties agree that this program makes Downtown more attractive and accessible, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Waxahachie's architectural and cultural history.

The Grant Recipient agrees and accepts funding as part of this Downtown Building Improvement Program. The Grant Recipient shall complete all work in the scope approved by the grant selection committee. The Grant Recipient shall complete all extra work in connection therewith. All work and materials shall be in strict conformity with the specifications submitted by the Grant Recipient to the City. The substantial completion of the work shall not excuse the Grant Recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the project in accordance with the grant program guidelines and scope of work. Grant Recipient shall perform all work required for final completion of the planned improvement prior to obtaining the Grant, to the satisfaction of the City.

Signature: Randy Vineyard

Printed name: Randy Vineyard

Title: Owner

Date: 9-22-2025

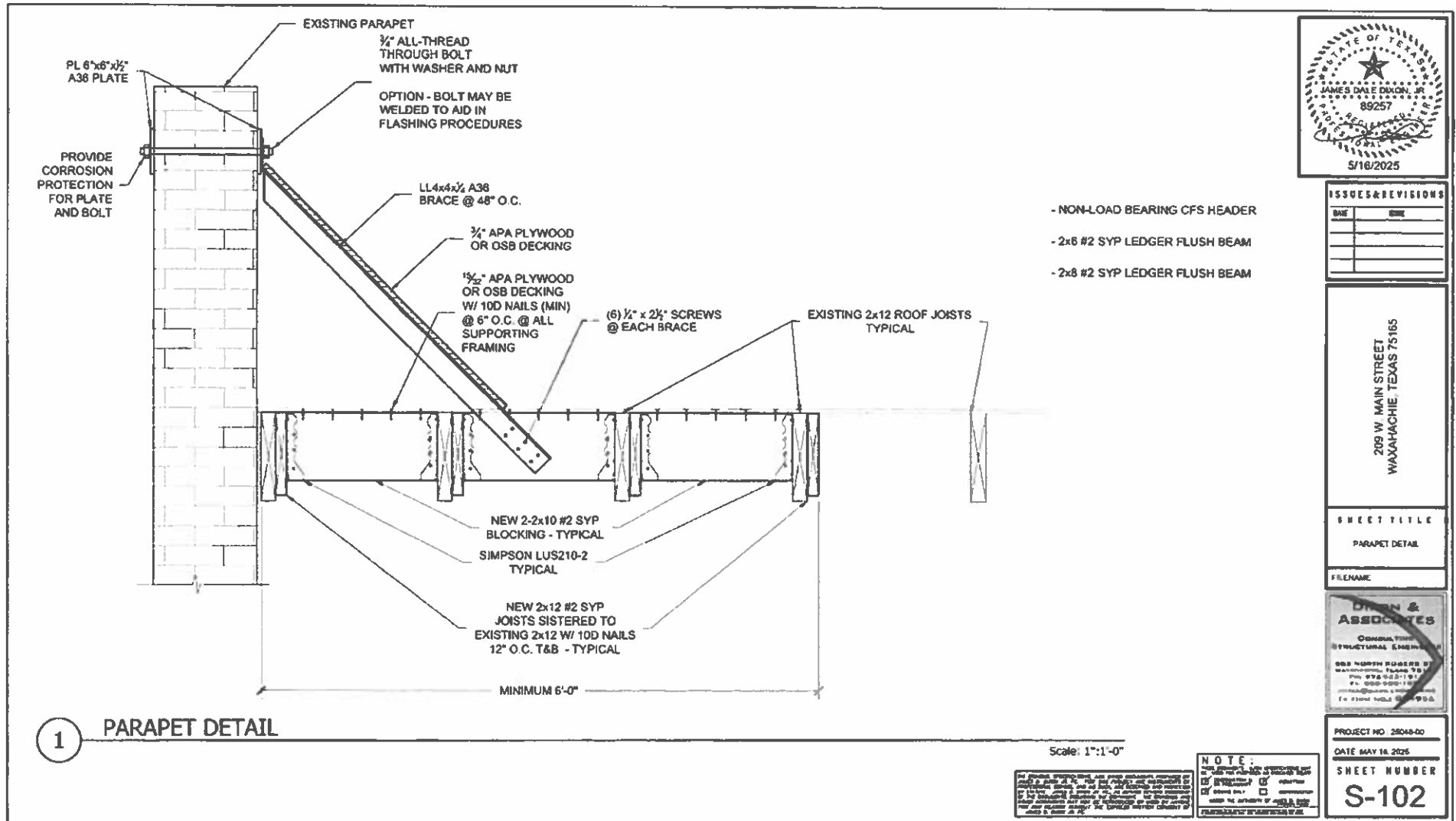
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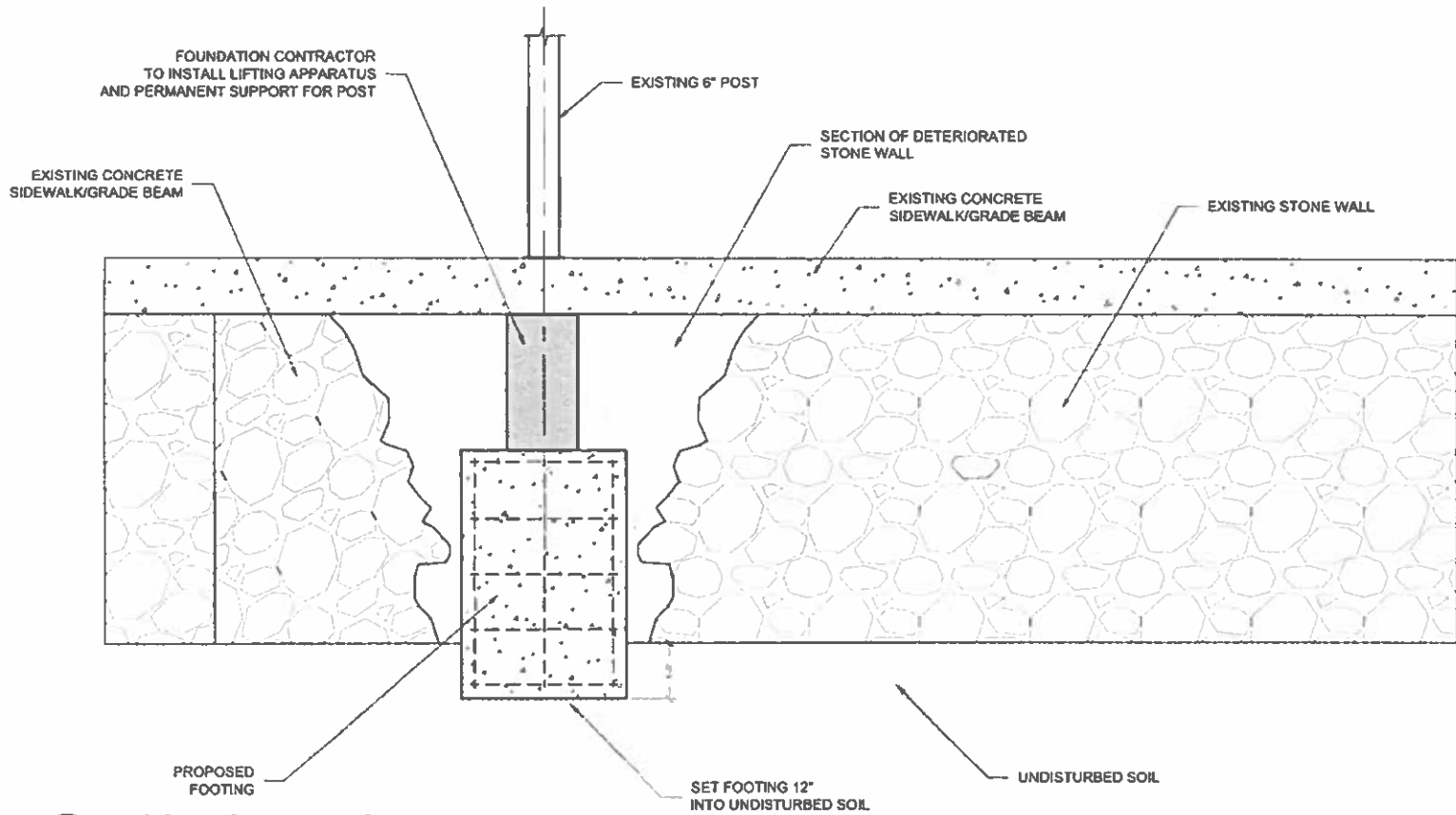
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NOTE:
 1. ☐ **WARRANTY** 2. ☐ **QUANTITY**
 3. ☐ **PRICE** 4. ☐ **REMARKS**
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 187. ☐ **REMARKS** 188. ☐ **REMARKS**
 189. ☐ **REMARKS** 190. ☐ **REMARKS**
 191. ☐ **REMARKS** 19

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(6)



1 FOOTINGS ELEVATION

Scale: 1/2"=1'-0"

THE ENGINEER, ARCHITECT, AND OTHER PROFESSIONAL PERSONNEL ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT AND THE QUALITY OF THE WORKMANSHIP. THE ENGINEER, ARCHITECT, AND OTHER PROFESSIONAL PERSONNEL ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT AND THE QUALITY OF THE WORKMANSHIP.

NOTE:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



ISSUES & REVISIONS	
NO.	REVISION

209 W MAIN STREET
WAXAHACHIE, TEXAS 75165

SHEET TITLE
BASEMENT ELEVATION

FILE NAME



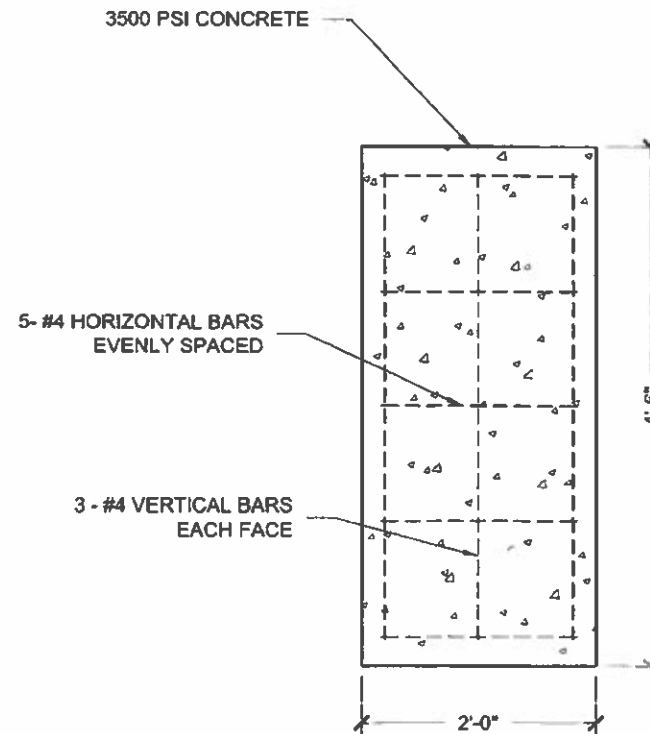
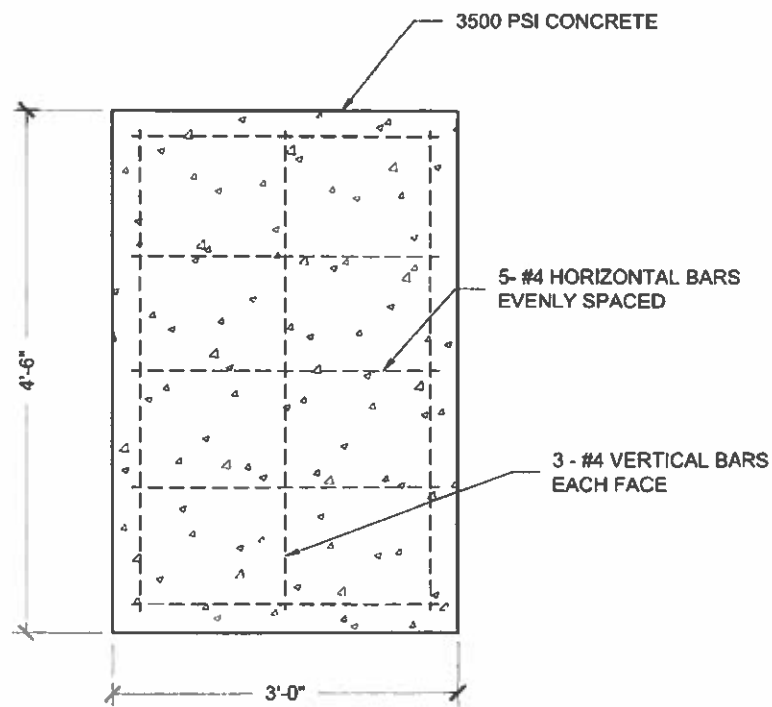
PROJECT NO.: 25048-01

DATE: JUNE 14, 2025

SHEET NUMBER

S-101

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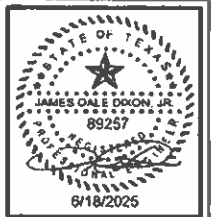


1 3'-0"x2'-0"x4'-6" FOOTING DETAIL

Scale: 1"=1'-0"

THE ENGINEER, ARCHITECT, AND OTHER PROFESSIONALS REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THEY ARE THE DESIGNER OF THIS PROJECT AND THAT THEY HAVE PREPARED THIS SET OF DRAWINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL SEAL ACT, CHAPTER 901, TEXAS CIVIL STATUTES, AND THE TEXAS PROFESSIONAL SEAL ACT, CHAPTER 902, TEXAS CIVIL STATUTES.

NOTE:
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4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



ISSUES & REVISIONS	
DATE	DESCRIPTION

209 W MAIN STREET
WAXAHACHIE, TEXAS 75165

SHEET TITLE
FOOTING DETAIL

DESIGNED BY

DIXON & ASSOCIATES
CONSULTING ENGINEERS
505 NORTH HODGES
WAXAHACHIE, TEXAS 75165
PH: 972-822-1417
F: 972-822-1418
WWW.DIXON-AND-ASSOCIATES.COM

PROJECT NO. 25048-01
DATE MAY 10, 2025

SHEET NUMBER
S-102



A F Contracting (6)
Aaron Fouts
Business Number 214-399-7359
3901 S Hwy 287
Waxahachie, Tx 75165
2143997359
ap.afcontracting@gmail.com

ESTIMATE
EST0024

DATE
08/04/2025

TOTAL
USD \$99,827.13

TO

Randy Vineyard

209 W Main St.

Waxahachie

75165

Q

DESCRIPTION	RATE	QTY	AMOUNT
Fabricate braces, pads and all-thread. (12) 4x4x1/4" angle iron 48" long (12) 3/4" all-thread 20" long (24) washers (24) hex nuts (24) 6x6x1/2" A36 plates screws Consumables and PPE We will not have a price on sistering the joist until we open the roof and see what is existing.	\$14,112.85	1	\$14,112.85
20-YEAR NDL TPO ROOF SYSTEM 1. GAF TPO 60MIL. (WHITE). REMOVE EXISTING ROOF TO DECK (1 LAYER) 2. (2) LAYERS OF 2" POLY ISO RIGID INSULATION 4'X8' SHEETS MECHANICALLY FASTENED 3. GAF DRILLTEC ISO PLATES 4. GAF DRILLTEC SCREWS 5. GAF BONDING ADHESIVE (FULLY ADHERE PARAPETS) 6. 22-24GA. COPING CAP W/ CLEAT 7. 2 TPO CLAD SCUPPERS 8. MECHANICALLY FASTENED SYSTEM ON 6" CENTERS 9. OPEN ROOF AREA FOR BRACING AND REPLACING TO WATERPROOF ROOF 10. SKYTRACK 11.DUMPSTER 12.PERMIT	\$85,714.28	1	\$85,714.28

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INSTALLATION DETAILS

REMOVE ONE EXISTING ROOF MEMBRANE TO DECK

**- INSATLL 2" 4X8 (2 LAYERS)POLY-ISO RIGID INSULATION
MECHANICALLY FASTENED**

- INSTALL 60 MIL. TPO (WHITE) MECHANICALLY FASTENED

**- ONCE TPO SYSTEM IS COMPLETED; INSTALL 22-24GA.
CLEAT**

- INSTALL 22-24GA. EDGE METAL

- MAKE SURE ROOF IS CLEAR OF DEBRIS AND CLEAN

- FINAL INSPECTION WILL BE PERFORMED BY TECHNICIAN.

**ONCE FINAL INSPECTION HAS BEEN COMPLETED AND ROOF
SYSTEM IS IN COMPLIANCE WITH ALL GAF SPECIFICATIONS,
A 20-YEAR NDL WARRANTY WILL BE ISSUED (IF A NDL
WARRANTY HAS BEEN REQUESTED)**

Upon job completion, unused materials will be returned to
ABC Supply and the credit/return amount will be passed
through to you (client) and subtracted from the final invoice.
IF A 20 YEAR (GAF) NDL WARRANTY IS REQUESTED AN
ADDITIONAL FEE OF \$3500 WILL BE ADDED TO FINAL INVOICE

TOTAL

USD \$99,827.13

This estimate is valid for 30 days from the date issued.

Please note we will require access to the parking lot for placements of dumpsters and equipment lifts
throughout the duration of the project.

Any necessary HVAC units or refrigerant lines or electric lines is not included in the estimate and would be
subject to an additional charges if required.

Foundation estimate is being sent separate and is almost finalized and I will send over as soon as i receive it.



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ESTIMATE

69

Date: Sep 20, 2025

Balance Due: \$126,950.00

Grizzly Bear Construction

Bill To:

Randy Vineyard
209 W Main
Waxahachie, Tx

Item	Quantity	Rate	Amount
Fabricate braces, pads, and all thread. (12) 4 x 4 x 1/4" angle iron 48" long (12) 3/4" all thread 20" long 24 washers 24 hex nuts (24) 6 x 6x1/2" A 36 plate screws consumables and PPE	1	\$126,950.00	\$126,950.00
20- 20-YEAR NDL TPO ROOF SYSTEM YEAR NDL TPO ROOF SYSTEM			
1. GAF TPO 60MIL. (WHITE). REMOVE EXISTING ROOF TO DECK (1 LAYER)			
2. (2) LAYERS OF 2" POLY ISO RIGID INSULATION 4'X8' SHEETS MECHANICALLY FASTENED			
3. GAF DRILLTEC ISO PLATES			
4. GAF DRILLTEC SCREWS			
5. GAF BONDING ADHESIVE (FULLY ADHERE PARAPETS)			
6. 22-24GA. COPING CAP W/ CLEAT			
7. 2 TPO CLAD SCUPPERS			
8. MECHANICALLY FASTENED SYSTEM ON 6" CENTERS			
9. OPEN ROOF AREA FOR BRACING AND REPLACING TO WATERPROOF ROOF			
10. SKYTRACK			
11.DUMPSTER			
12.PERMIT			
Concrete is going to be carrying and mixed there in basement for concrete pad. Install 6 or 12 2x12 joists where the wall is sagging in front side of building.			

Subtotal: \$126,950.00

Tax (0%): \$0.00

Total: \$126,950.00

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Colonial Restoration
PO Box 2868
Waxahachie, TX 75168

Estimate

Date	Estimate #
9/4/2025	1815

Name / Address
Vineyard, Randy 209 W. Main Waxahachie, TX. 75165

			Project
Description	Qty	Cost	Total
Demolition		1,750.00	1,750.00
Site Work-dirt removal and digging		3,350.00	3,350.00
Concrete-piers		4,200.00	4,200.00
Foundation-block up off of new footings to sistered 2x and level		4,120.00	4,120.00
Lumber and Material for Jobs		2,936.20	2,936.20
Roof Framing		4,375.00	4,375.00
Metal Fabrication-plates and angle 96' of flatbar and 120' of angle allowance		5,736.88	5,736.88
Fasteners and simpson products allowance		1,720.00	1,720.00
Metal Fabrication-welding of plate and angle on site allowance		14,500.00	14,500.00
Scaffolding		3,500.00	3,500.00
Equipment Rental-skytrack and fence and bucket		12,125.00	12,125.00
Clean-up & Restoration		1,150.00	1,150.00
Sanitation-dump fees		1,580.00	1,580.00
Port-O-Can		585.00	585.00
Roofing-remove 3 layers of built up roofing, install mechanically attached 1.5" of poly iso. install mechanically attached 60 ml TPO roof, Fab and install 24 ga coping cap and cleat, Fab and install TPO coated scuppers. Fab and install 24 ga collector head boxes and down spouts.		84,251.90	84,251.90
Heating & Cooling-remove and reset line sets		2,120.00	2,120.00
Building Permits		2,500.00	2,500.00
General conditions	150,499.98	0.15	22,575.00
General liability	173,074.98	0.04	6,923.00
Overhead & Profit	179,997.98	0.11	19,799.78
Tax		16,483.32	16,483.32
		Total	\$216,281.08

Phone #	Fax #
972-938-3383	972-938-3382



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Gumaro Martinez, Executive Director of Parks & Leisure Services
Thru: Ricky Boyd, Interim City Manager *RB*
Date: November 12, 2025
Re: Consider Funding Request for Professional Services Related to a
Downtown Alley Revitalization Project

Motion: "I move to approve a funding request of \$15,000 from the TIRZ Fund for professional services to be provided for a Downtown alley revitalization project, and authorize the Interim City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$15,000 for professional services related to the design and engineering of a Downtown alley revitalization project.

Item Summary: The Waxahachie Partnership Inc. (WPI) Board developed a transformation strategy to clean-up and beautify the alleys within the city's downtown area. What started as a simple code enforcement and business owner education initiative, gained momentum from the Alley Revitalization Committee. The committee was formed to address the alley issues with cleanliness and activation of space, and were driven to a greater mission to beautify and program the alleys to make them more attractive, useable, and inviting.

The committee is comprised of several WPI members, downtown merchants, and staff that have vetted several versions of alley beautification that involve resurfacing of the alley way, adding entry-way masonry column signs, adding lighting, benches and other furniture as well as planters. The committee agreed to start with the alley between Big Al's and Gran's Antiques as the first phase of

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a multi-phase revitalization project. In order to get the project started, a consultant will need to be hired to design and engineer the project, but to also prepare constructions documents, offer bid assistance, and assist with the construction administration.

Staff has solicited a proposal in the amount of \$15,000 from London Landscapes, whom is qualified and capable of taking on this scale of project.

Fiscal Impact: The \$15,000 would be funded by the TIRZ fund, which has sufficient capacity to fund the professional services.