

AGENDA

A regular meeting of the Mayor and City Council of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on **Monday, February 2, 2026 at 7:00 p.m.**

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Patrick Souter, Mayor Pro Tem, Council Member Place 2
Tres Atkins, Council Member Place 1
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Announcements/Presentations***
 - a. Introduce Honorary Council Member
 - b. Recognize Mathias Hudock and James Breen for earning the GIS Professional (GISP) certification

5. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the three (3) minute time limit.***

In order to be recognized during Public Comments or during a Public Hearing, please complete a Public Appearance Card located at the entrance of the meeting room. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the City Secretary, or their designee, by 6:50 p.m., ten minutes before the start of the 7:00 p.m. regular business meeting. [Online Public Appearance Cards](#) must be submitted by 4:00 p.m. on the day of the meeting.

6. ***Consent Agenda***

All matters listed under Item 6, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the City Council.

- a. Minutes of the City Council meeting of January 20, 2026
- b. Minutes of the City Council work session of January 5, 2026
- c. Minutes of the special City Council meeting of January 26, 2026
- d. Event application for Hopeful Horizons event to be held March 21, 2026 at Getzendaner Park
- e. Proposed Ordinance approving a request by Timothy Montgomery for a Petition for ETJ Release for approximately 3.216 acres, located at 101 & 105 Vail Lane (Property ID 262354, 314475, & 271177) – Owner: Gary Weber & Karl Hartzel/Rebecca Hartzell Williams (ETJ-PTN-185-2025)
- f. Consumer Price Index adjustment to the Garbage and Trash Collection effective April 1, 2026
- g. Consider Resolution authorizing to operate the Criminal Justice Grant Program for the Fiscal Year 2027
- h. Request to approve contract for Station 1 Design and Engineering in the amount of \$500,000

7. **Consider** proposed Ordinance ordering an election to be held for the purpose of electing At-Large Council Members Places 1, 2, and 3, providing for the filing of applications for official ballots for said elections; designating the Elections Judge and providing for clerical personnel for said elections; designating the time and place of said elections; designating the polling location(s) for said election; and providing for a run-off election, if needed; and providing for an effective date
8. **Consider** proposed Ordinance ordering an a Special election to be held on Saturday, May 2, 2026, for the purpose of voting “yes” or “no” on two (2) proposed city charter amendments; designating the elections judge and providing for clerical personnel for said election; designating the time and place of said election; designating the polling location(s) for said election; providing for the posting and publication of notice; providing a severability and conflicts clause; and providing for an effective date
9. **Consider** supplemental appropriation from the Waxahachie Community Development Corporation Fund for Civic Center Expansion Study in the amount of \$18,500
10. **Consider** supplemental appropriation for a Senior Center Expansion Feasibility Study in the amount of \$14,000
11. **Convene** into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto
12. **Reconvene** and take any necessary action
13. Comments by Mayor, City Council, City Attorney and City Management
14. Adjourn

The City Council 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

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, January 20, 2026 at 7:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Patrick Souter, Mayor Pro Tem, Council Member Place 2
Tres Atkins, Council Member Place 1
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

Others Present: Ricky Boyd, City Manager
Albert Lawrence, Deputy City Manager
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Mayor Pro Tem Patrick Souter gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Present Proclamation proclaiming January as “Crime Stoppers Awareness Month”
- c. Recognize Waxahachie citizen Amanda Bell with Life-Saving Award

There was not an Honorary Council Member in attendance.

Mayor Wallace read a proclamation recognizing January as “Crime Stoppers Awareness Month.”

Fire Chief Scott Safford recognized Waxahachie citizen Amanda Bell with Life-Saving Award. On December 28, 2025, a 13-year-old boy experienced distress while in shallow water at Lake Waxahachie after unexpectedly entering deeper water. Neither the boy nor members of his group were able to swim. Amanda Bell, who was nearby, heard the disturbance, recognized the emergency, and entered the water to rescue the boy. Her quick and selfless actions prevented serious injury or loss of life. Ms. Bell was recognized with a Citizen Life Saving Award for her courageous response and successful rescue.

5. Public Comments

Jon Garrett, 1121 W. Main Street, Waxahachie, Texas, spoke regarding the proposed Minto Community development at 300 Brookside Road. He shared community concerns about property taxes, infrastructure, traffic, and long-term costs, particularly for seniors and long-time residents.

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He referenced the Planning and Zoning Commission's recommendation for denial and stated that he does not believe the project is ready for approval.

Scott Quirin, 255 Bear Trail, Waxahachie, Texas, thanked City Council, particularly Mayor Wallace, for the installation of a stop sign at Broadhead and Garden Valley. He noted safety concerns at the intersection, especially during school traffic, and expressed appreciation for the City's quick response and willingness to address concerns raised through public input.

6. Consent Agenda

- a. Minutes of the City Council meeting of January 5, 2026
- b. Minutes of the City Council work session of January 5, 2026
- c. Appointment to the Animal Care Advisory Committee to fill unexpired term and appoint members to the Cultural Arts and Heritage Commission to fill newly created positions
- d. Supplemental appropriation to allocate funds received through insurance reimbursement for repairs to Fire Blocker 2 in the amount of \$39,843.92
- e. Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Highland Avenue Improvements in the amount of \$500,000
- f. Contract for airport hangar roof restoration in the amount of \$143,094.26
- g. Temporary road closure of a portion of Elder Street for filming on January 25, 2026

Mayor Wallace announced that Item 6b would be removed from the consent agenda and considered at the February 2, 2026 meeting. She also noted that Item 6c was amended to reflect the recommended appointments of April Honore and Ezriel Wilson to the Cultural Arts and Heritage Commission, and that Item 6g was amended to reflect filming scheduled for February 1, 2026.

Action:

Travis Smith moved to approve all items on the Consent Agenda, as amended, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

7. **Public Hearing on a request by Robert Drolet, for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Rural Residential (RR) zoning district located at 128 Lakeshore Drive (Property ID 233849) - Owners: Robert Drolet and Michelle Drolet (ZDC-151-2025)**

Trenton Robertson, Senior Director of Planning, presented the Item. The applicant proposes a Specific Use Permit (SUP) to construct 960 square foot carport at 128 Lakeshore Drive. The structure has a maximum height of 20' and a width of 40'. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 4,568 square feet. According to the Waxahachie Zoning Ordinance, single family residential structures located in a Rural Residential zoning district are limited to two accessory structures with a combined floor area of 1000 square feet. Additionally, the ordinance requires any accessory structure over 700 square feet to obtain a SUP. The subject property contains two (2) existing accessory structures.

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The applicant proposes to utilize the structure for personal parking, storage, and protection of personal vehicles.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received two (2) letters of support and zero (0) letters of opposition to the SUP request.

Mayor Wallace opened the Public Hearing at approximately 7:18 p.m.

There being no others to speak for or against ZDC-151-2025, Mayor Wallace closed the Public Hearing at approximately 7:19 p.m.

8. Consider proposed Ordinance approving ZDC-151-2025

ORDINANCE NO. 3700

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE USE WITHIN A RURAL RESIDENTIAL (RR) ZONING DISTRICT, LOCATED AT 128 LAKESHORE DRIVE, BEING PROPERTY ID 233849, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 15 OF THE LINDMARK ESTATES REVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Travis Smith moved to approve ZDC-151-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred square feet in use, subject to the conditions the staff report, and authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Tres Atkins and carried unanimously (5-0).

9. Public Hearing on a request by Tamika Ayers for a Zoning Change from a Single-Family-2 zoning district to Planned Development, for a Child Day Care use, located at 301 E Criddle Street, (Property ID 196523) - Owner: Texas Conference Association of Seventh Day Adventist (ZDC-163-2025)

Mr. Robertson presented the Item and applicant Tamika Ayers requested approval. The applicant requests a zoning change from Single Family Two (SF-2) to a Planned Development District with an SF-2 base zoning to allow a daycare center in a former church building. The applicant owns and operates other daycare facilities in town and plans to use similar operating practices at this location.

Staff initially recommended denial due to concerns about traffic flow, site layout, safety, and noise. Following meetings with the applicant after the Planning and Zoning Commission hearing, these issues were addressed through revisions to the site plan and an operational plan. As a result, staff now recommends approval.

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The daycare would operate Monday through Friday from 6:00 a.m. to 6:30 p.m., serve children ages 16 months to 12 years, and be limited to a maximum of 60 students. Outdoor noise will be managed by scheduling small groups of approximately 10 children at a time for outdoor play. Drop-off and pick-up safety will be addressed through staff-assisted transfers, a designated traffic circulation lane, and warning signage. Additional conditions include installation of a wooden privacy screening fence and fencing around the rear play area.

With these conditions met, both staff and the Planning and Zoning Commission recommend approval of the request.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 30 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of support and one (1) letter of opposition to the SUP request.

Ms. Ayers, the applicant and purchaser of the property, addressed Council questions regarding the proposed childcare facility and its safety measures. She explained that the operation will comply with Texas Minimum Standards for childcare licensing, including written safety protocols, staff training, emergency preparedness, controlled schedules, and supervised drop-off, pickup, and outdoor activities. All exterior doors will remain locked, access will be managed through a parent notification app with ID verification, and a secure perimeter fence with a gated entrance will be installed. The facility will have smoke detectors, fire extinguishers, monitored alarms, and will be subject to fire and building inspections prior to issuance of a certificate of occupancy. Council discussed fencing and traffic safety signage requirements, which the applicant agreed to, including a wooden fence and attention-drawing signage. The applicant confirmed ownership of the building and expressed willingness to comply with all conditions and licensing requirements.

Mayor Wallace opened the Public Hearing at approximately 7:36 p.m.

There being no others to speak for or against ZDC-163-2025, Mayor Wallace closed the Public Hearing at approximately 7:37 p.m.

10. Consider proposed Ordinance approving ZDC-163-2025

ORDINANCE NO. 3701

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-2 (SF-2) TO PLANNED DEVELOPMENT SINGLE FAMILY-2 (PD-SF-2) TO ALLOW A CHILD DAYCARE CENTER USE LOCATED AT 301 E CRIDDLE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.6937 ACRES KNOWN AS LOT 1, BLOCK 1 OF THE KINGDOM HALL SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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Action:

Travis Smith moved to approve ZDC-163-2025, a Zoning Change from a Single-Family 2 zoning district to a Planned Development-Single-Family-2 zoning district that allows a Child Daycare Center use at Criddle Street, to be amended to include a wooden safety privacy fence around the playground, flashing signage where the building meets the traffic exit, with the SUP being tied only to the current daycare owner, and subject to the conditions of the staff report. Motion was seconded by Tres Atkins and carried unanimously (5-0).

11. Public Hearing on a request by Jennifer Williams, TDRealty for a Specific Use Permit (SUP) for a Specialty Paraphernalia (The High Culture) use within a Commercial (C) zoning district located at 1702 W US Highway 287 Business, Suite A (Property ID 189024) - Owner: Daniel Mcgee (ZDC-110-2025)

Mr. Robertson presented the Item and owner Daniel Mcgee requested approval. The applicant proposes a Specific Use Permit (SUP) to allow for a Specialty Paraphernalia use for The High Culture business. This use allows for the sale of tincture, edible, and topical hemp products in addition to the sale of cigarette papers, bong, and other smoking accessories. The use is proposed to be limited to Suite A at 1702 W US Highway 287 Business; which is the suite located at the intersection of Lucas street and W US Highway 287 Business. This suite is approximately 1,000 square feet in size. The subject property has 12 total parking spaces shared between the two suites on the subject property. The proposed use generates a minimum parking requirement of five (5) spaces. Suite B on the subject property is currently vacant.

The applicant has noted that The High Culture is a Texas-based retail business offering premium hemp derived wellness products in full compliance with federal and state law. The applicant has also noted that proposed products for sale include tinctures, edibles, topicals, and other consumable hemp products that contain less than 0.3% Delta-9 THC, as allowed under the Texas Health and Safety Code.

The owner is proposing to install security cameras on the inside and outside of the premises and proposes to store all inventory in a secure, limited access area. On-site or in-store consumption of products sold by the business is proposed to be prohibited.

Staff has concern that the proposed Specialty Paraphernalia use is incompatible with the multiple existing pediatric uses in the immediate area. This concern is due to the products offered for sale by The High Culture and the promotional material commonly associated Specialty Paraphernalia uses. Due to these concerns, staff is not supportive of the proposed Specialty Paraphernalia use.

Staff is also concerned that portions of the existing building extend into the right-of-way (ROW) of W US Highway 287 Business, as indicated by the site plan/survey. The position of the structure has led past occupants to allow parking along the southern side of the building; which is situated within TxDOT ROW on the shoulder of W US Highway 287 Business. To prevent this from continuing, no parking signs should be clearly installed along the southern side of the building. Staff cannot recommend occupancy of a building that is situated outside of private property and within TxDOT right-of-way.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 14 notices were mailed to property owners within 200 feet of the

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request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received zero (0) letters of support and six (6) letters of opposition for the SUP request.

Mr. Mcgee appeared before Council and described his proposed business and ownership of other properties. Council raised concerns regarding the nature of the proposed paraphernalia use, potential sale of THC-infused products, the business name, and the site's proximity to pediatric medical offices, a major city park, and a primary entry corridor into the city. Council members expressed that the proposed use was not the highest and best use for the location and were unwilling to support a special use permit for paraphernalia sales at that site. Staff advised that other uses may be permitted by right or through a different permitting process and offered to meet with the applicant to discuss alternative allowable uses. The applicant stated willingness to change the business concept and work with staff to pursue a permitted use.

Mayor Wallace opened the Public Hearing at approximately 7:54 p.m.

Those who spoke in opposition:
Dean Settlemyer, 605 Brookside Road, Waxahachie, Texas

There being no others to speak for or against ZDC-110-2025, Mayor Wallace closed the Public Hearing at approximately 7:59 p.m.

12. Consider proposed Ordinance approving ZDC-110-2025

Action:

Patrick Souter moved to deny ZDC-110-2025, for a Specific Use Permit (SUP) for a Specialty Paraphernalia use. Motion was seconded by Chris Wright and carried unanimously (5-0).

13. Public Hearing on a request by Brad Yates, for a Zoning Change from a Planned Development-5-Commercial District to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located directly west of 131 Mark Trail, (Property ID: 174984) – Owner: Colonial Restoration Group, Inc (ZDC-120-2025)

Mr. Robertson presented the Item and applicant Grayson Yates requested approval. The applicant proposes to rezone the subject property to allow for the development of a single structure consisting of six (6) townhome style units. The units range from 1 to 2-stories and 590-1302 square feet. It should be clearly understood that townhomes are proposed to be situated on fee-simple, individually platted lots. The applicant intends to keep all six units on separate lots and lease each of the individual units. While the development will function as multi-family project, the design of each unit is intended to match the existing townhomes at 111 Dunn Street. Each unit is proposed to include on-street parking, offstreet parking, bedroom balconies, and a covered patio. Despite the intent to lease each unit, the small-scale multi-family use is consistent with the type of residential development recommended for the Mixed-Use Neighborhood Placetype by the 2023 Comprehensive Plan.

The proposed development is designed to face Houston Street. This site design was chosen to ensure the primary façade is visible when traveling along Houston Street as opposed to the rear façade. The applicant is proposing to install a sidewalk to connect the front door of each unit

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alongside Houston Street to the parking area accessible via Mark Trail, where driveway access starts. The applicant is proposing a mix of floorplans ranging from 1-3 bedrooms and 1-2 baths. In order to facilitate development on the subject property, the applicant has proposed several planned development (PD) standards that deviate from the base MF-2 zoning district. These PD standards are necessary to facilitate the development due to the small size of the subject property.

Each unit is proposed to have access to a shared driveway accessible from Mark Trail and one (1) un-covered, off-street parking space. Per the base MF-2 Zoning Ordinance, 12 parking spaces are required. The applicant is providing 17 total surface spaces, five (5) of which are 1-car parking garages, six (6) uncovered off-street parking spaces, and six (6) parallel spaces along Houston Street. A concrete sidewalk is proposed to connect the on-street and off-street parking areas to the front door of each unit.

The applicant is proposing to meet all landscaping requirements for the development and has notably proposed to exceed the number of required shrubs, ground cover, and seasonal cover for this development. Landscape islands are proposed between each individual townhome along the proposed shared driveway to help soften the rear façade.

The applicant has provided a detailed elevation/façade plan with the PD proposal. The elevation/façade plan closely resembles the existing townhomes at 111 Dunn Street. The applicant proposes to utilize a minimum of 90% masonry for each elevation, while also including materials such as wood, stone and hardie for all proposed structures. Each of the proposed two-story townhomes will contain bedroom balconies on the front/northwest elevation, with the one, single-story unit, containing a bedroom patio towards the rear/southeast side of the proposed structure. Each unit will also contain architectural elements like columns with accent siding making up the base of each column. The northernmost unit along Mark Trail is proposed to be 1-story, enhancing the vertical articulation of the building. The applicant is not proposing roof-mounted equipment with this planned development. Lastly, the roof pitch for the structure will be 6:12.

Typically, a six-foot masonry screening wall would be required along the southern and eastern property lines. The applicant is not proposing screening at this time. It should be noted that there's an existing fence along the southside of the property adjacent to the existing residential single-family homes. Additionally, the applicant is proposing ornamental fencing towards the front of each structure similar to the existing townhomes of W. Franklin Street in Downtown Waxahachie.

The applicant is proposing a 15' utility easement along the southside of the subject property and a 10' utility easement running alongside both Houston Street and Mark Trail. In addition, the applicant is proposing a mutual access easement for the shared access driveway located at the rear of the property.

A six-inch water line currently exists along Houston Street adjacent to the subject property. Typically, a multi-family project is required to install a 12" waterline to serve the development. Due to the limited number of dwelling units proposed with this development, the applicant has requested to utilize the existing six-inch water line as opposed to installing a new 12" water line along Houston Street. In order to determine if the six-inch water line is sufficient to serve the development, the applicant will be required to conduct a fire flow test and engineering analysis in the area around the development and provide the results to staff. The Fire Flow test and engineering analysis must demonstrate the presence of a minimum fire flow and domestic flow that is

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acceptable to the Director of Utilities. This fire flow test and engineering analysis are required to be conducted prior to recording of the replat for this property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 18 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received one (1) letter of support and one (1) letter of opposition for the proposed zoning change.

Mayor Wallace opened the Public Hearing at approximately 8:05 p.m.

There being no others to speak for or against ZDC-120-2025, Mayor Wallace closed the Public Hearing at approximately 8:05 p.m.

14. Consider proposed Ordinance approving ZDC-120-2025

ORDINANCE NO. 3702

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-5-COMMERCIAL (PD-5-C) TO PLANNED DEVELOPMENT-MULTI-FAMILY-2 (PD-MF-2) LOCATED DIRECTLY WEST OF 131 MARK TRAIL IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.425 ACRES KNOWN AS LOT 24, BLOCK 4 OF THE NORTHGATE II SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Tres Atkins moved to approve ZDC-120-2025, a Planned Development-Multi-Family-2 zoning district, subject to the conditions the staff report, and authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Patrick Souter and carried unanimously (5-0).

15. Consider Development Agreement for ZDC-120-2025

Action:

Tres Atkins moved to approve the Development Agreement for ZDC-120-2025. Motion was seconded by Patrick Souter and carried unanimously (5-0).

16. Consider bid award for North Grove Park Project in the amount of \$2,337,585.18

Brad Barnes, Assistant Director of Parks and Recreation, presented the Item. The Parks and Purchasing Departments in conjunction with Kimely-Horn solicited a Request for Bids and a bid opening was held on November 20, 2025. Seventeen bids were received, with one bidder disqualified for submitting a non-responsive bid, and another bidder withdrawing their bid after identifying bid errors within their bid tabulation. Of the 15 responsive bidders, the base bids ranged from \$2,171,887.66 to \$3,400,929.93.

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The project's base scope includes a concrete paved walking loop trail, two playground areas for various age groups, landscaping and irrigation improvements, shade pavilions, shaded benches, fencing, parking improvements, and a decomposed granite area with lighting for seating.

The apparent low bid was submitted by Whirlix Design Inc. This company has received approval as a contractor and their package appears to be complete and qualified based on Kimley-Horn's review. Whirlix Design Inc. has performed in an acceptable manner on previous projects and is successfully working with Kimley-Horn on other public park projects. Based on the information provided, Kimley-Horn and staff recommend awarding the project to Whirlix Design Inc. for the base bid of \$2,171,887.66 and recommend bid alternates #4 – prefabricated restroom for \$140,697.52, and #5 – restroom pad prep with proper utilities and connections for \$25,000, for a total project cost of \$2,337,585.18.

City Council approved funding through issuance of the 2023 CO Park Bonds and Park Dedication Fees for an available project budget of \$2,240,000 for Project 448 – North Grove Park. The total project costs including soft costs, materials testing, and construction is \$2,570,078.18. In consultation with the Finance Department, additional funding available for completion of the project has been identified through accumulated bond interest. Approximately \$86,000 from the 2021 CO Bonds and \$800,000 from the 2023 CO Bonds are available.

Council expressed significant concerns about approving the expenditure without seeing renderings or having clarity on the minimum requirements of the development agreement. Council Members questioned the park's scope, necessity of certain amenities, reliance on consultants, escalating costs, and whether the project could be scaled back to focus on usable green space. Council discussed the possibility of value engineering, reallocating bond funds to other park projects, and amending the development agreement if feasible. Council discussed postponing the consideration to a future meeting to allow staff to review the development agreement, provide drawings and alternatives, and present options for a revised scope.

Action:

Travis Smith moved to table Item 16 to the February 2, 2026 City Council meeting for further consideration. Motion was seconded by Patrick Souter and carried unanimously (5-0).

17. Consideration and action taken on an ordinance authorizing the issuance and sale of City of Waxahachie, Texas Tax Note, Series 2026; levying an annual ad valorem tax and providing for the payment of said note; providing an effective date; and enacting other provisions relating to the subject

Chad Tustison, Senior Director of Finance, presented the Item. This action approves an ordinance authorizing the issuance of a Tax Note to fund the acquisition, renovation, and improvement of property located at 820 Ferris Avenue, formerly known as the Comerica Bank building. Upon approval, and successful pricing and selling of the tax note, the funds would be delivered and available in mid to late February.

On October 7, 2025, the City entered into an agreement to purchase the property located at 820 Ferris Avenue (Comerica Bank) with a feasibility period of 60 days. Following this due diligence period, the City executed a contract to purchase the property at a purchase price of \$2,750,000 on

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December 5, 2025. The total issuance is \$3,600,000 and will be used to pay for the acquisition, construction, and improvement of the building.

The purchase of the property was initially funded utilizing the General Fund unreserved fund balance, with the intent to issue a short-term tax note to pay back and replenish the General Fund. Utilizing the City's Interest & Sinking Fund (Debt Service) instead of the General Fund provides additional flexibility in the City's ability to fund ongoing maintenance and operating expenses in future years.

The City utilizes debt service capacity to fund capital projects throughout the City as part of its Capital Improvement Program funding strategy. The Interest & Sinking Fund has sufficient capacity to incur the required debt service and does not require an increase in the total ad valorem tax rate.

ORDINANCE NO. 3703

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF WAXAHACHIE, TEXAS TAX NOTE, SERIES 2026; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE PAYMENT OF SAID NOTE; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

Action:

Tres Atkins moved approve an ordinance authorizing the issuance and sale of City of Waxahachie, Texas Tax Note, Series 2026; levying an annual ad valorem tax and providing for the payment of said note; providing an effective date; and enacting other provisions relating to the subject. Motion was seconded by Travis Smith and carried unanimously (5-0).

- 18. Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

Mayor Wallace announced at 8:44 p.m. the City Council would convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

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19. Reconvene and take any necessary action

The meeting reconvened at 10:20 p.m.

Action:

Tres Atkins moved to authorize the City Attorney to file litigation regarding the property located at 216 N. College Street and to undertake any action incident and related thereto. Motion was seconded by Patrick Souter and carried unanimously (5-0).

20. Comments by Mayor, City Council, City Attorney and City Management

City Manager Ricky Boyd thanked Ms. Bell for her courageous actions in rescuing a young man from Lake Waxahachie and expressed appreciation for her willingness to take action. He also encouraged residents to prepare for the upcoming weekend weather, noted that City staff were making preparations, and urged citizens to stay safe and consider remaining at home.

Council Member Chris Wright congratulated and thanked Ms. Bell for her courageous rescue efforts and also thanked a resident who addressed Council to express appreciation. He further stated his intent to visit the Minto Community development in Florida to gain firsthand insight and report back to Council prior to the upcoming vote.

Mayor Pro Tem Patrick Souter noted that Council Member Wright's planned visit to a Minto Community development is being undertaken at his own expense and thanked him for his efforts. He commended Ms. Bell for her heroic actions in saving a life. Mayor Pro Tem Souter also acknowledged Crime Stoppers Awareness Month and encouraged residents to look out for one another, particularly the elderly and those with health concerns during upcoming cold weather. He concluded by thanking City staff for their continued work and dedication on the Minto project.

Mayor Billie Wallace congratulated Ms. Bell for her heroic actions and praised her quick response in saving a life. She also acknowledged City staff for responding to citizen safety concerns through the installation of a stop sign at Broadhead and Garden Valley, noting the City's continued focus on public safety. Mayor Wallace recognized Crime Stoppers and its long-standing partnership with law enforcement, emphasizing its value as a resource for anonymous reporting. She concluded by reminding residents to prepare for upcoming cold weather by protecting plants, pipes, people, and pets, and encouraged everyone to stay safe and warm.

21. Adjourn

There being no further business, the meeting adjourned at 10:20 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary

(6b)

City Council
January 5, 2026

A Work Session of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms C and D, Waxahachie, Texas on Monday, January 5, 2026 at 1:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Patrick Souter, Mayor Pro Tem, Council Member Place 2
Chris Wright, Council Member Place 3
Tres Atkins, Council Member Place 1
Travis Smith, Council Member Place 5

Others Present: Ricky Boyd, City Manager
Albert Lawrence, Deputy City Manager
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Discuss development proposal by Minto Communities -USA for the planned development district formerly known as the Emory Lakes development

Senior Director of Planning Trenton Robertson provided an overview of the Kemp Tract development project. Staff presented recent comments and recommendations from the staff report, noting that of 75 total staff conditions, approximately 30 have been agreed to, 25 are partially agreed to, and several remain unresolved. Major discussion topics were identified, including residential monotony, road access, Municipal Management District (MMD) and impact fees, parks, and project timing. It was agreed that items nearing consensus would be addressed first, while transportation and MMD-related issues would be discussed later when the developer's legal representative was present. Staff clarified that many comments were intended to refine language and protect the city's long-term interests rather than indicate outright disagreement.

Residential Design, Density, and Development Standards

Council discussed residential monotony and the need for diversity in architectural styles and lot sizes. The developer proposed that approximately 5% of lots would be one-third of an acre, with an additional 250 lots exceeding that size. Council debated whether this distribution provided sufficient variation and how larger lots would be dispersed. Staff clarified lot size definitions and explained that compliance is enforced through plat and building permit reviews. Existing ordinances governing lot variation and architectural diversity were reviewed, with staff noting that the scale of this project justifies enhanced standards. Council also discussed density and found general consensus that the proposed density aligns with the City's comprehensive plan and long-term sustainability goals.

Infrastructure Design, Alleys, and Parks

Discussion shifted to alley design and waste collection, with concerns raised about maintenance and pavement durability. It was agreed that alleys would meet City street engineering standards, trash collection would occur in front of homes, and final designs would require City engineer approval. Council reviewed amenity and specialty park requirements, confirming that the

developer will construct and equip parks with necessary improvements. Parks must be completed when 50% of phase permits are issued, and no later than 120 days after reaching project milestones. The regional trail was also discussed, with the developer agreeing to construct approximately one mile of trail within the development and contribute funds to address a gap created by outdated grant estimates. Specialty park timing was tied to school construction, with one required at the issuance of the 3,000th traditional home permit.

Transportation, Right-of-Way, and Brookside Improvements

After the developer's legal representative joined the meeting, transportation infrastructure and traffic impact analysis requirements were reviewed. City engineers noted uncertainty in traffic projections and the need for future analyses. Council discussed improvement obligations for Brookside Road, Highway 875, and FM 1446, agreeing to phased improvements tied to permit thresholds and defined timelines. Right-of-way acquisition responsibilities were clarified, and the Brookside bridge was discussed, with agreement that the developer would design both widening and elevation options and the City would select the preferred alternative based on cost differences funded through impact fees. Brookside improvements were confirmed to occur in two primary phases: prior to the first permit issuance and within 120 days of, or upon issuance, of the 1,500th traditional home permit.

Funding Mechanisms, Safety, and Impact Fees

The group discussed future infrastructure funding mechanisms, including the potential use of escrow accounts for roadway widening and other improvements, with a tentative contribution cap discussed. Traffic thresholds triggering improvements were reviewed, with Level of Service D identified as a key benchmark. Fire lane and emergency access requirements were clarified, confirming that fire lanes must be completed and approved by the fire marshal prior to issuance of the first residential building permit. The county's ten-year impact fee review schedule was discussed, and the agreed fee structure was confirmed: \$750 per single-family unit, \$500 per multifamily unit, and \$0.75 per square foot for retail and office uses.

Approvals, Utilities, and MMD Governance

Council confirmed that all non-single-family site plans must be approved by City Council through an administrative process unless zoning changes are required. Mixed-use district designs will require review by both the Planning and Zoning Commission and City Council once detailed plans are available. Procedures for impact fee credits and reimbursements through the MMD were clarified, emphasizing avoidance of double counting and alignment with the City's five-year Capital Improvement Plan. Utility planning discussions included the potential construction of an elevated water tank serving the development and regional coordination across I-35. MMD governance was reviewed, with agreement on a 90-day notice and Council presentation prior to any subdistrict formation, and clarification that if the MMD dissolves, maintenance responsibilities will transfer as specified in the development agreement.

Neighborhood Commercial, Mixed Use, and Open Space

Council discussed neighborhood commercial zoning, emphasizing the importance of distributing small commercial areas throughout the development rather than concentrating them in limited zones or along major corridors. Market dynamics, rezoning challenges, and lost opportunities in all-residential developments were noted. Mixed-use concepts were reviewed, with preference for horizontal mixed use to support walkability. A revised commercial study projected demand

(b)

City Council
January 5, 2026
Page 3

between 500,000 and 1.2 million square feet of commercial space, and consensus formed around flexible nodes allowing a mix of residential, multifamily, and neighborhood-scale commercial uses. Open space standards were also revised, moving away from the quarter-mile park requirement in favor of fewer, larger community parks. Temporary construction facilities were addressed, with agreement on clear conditions for use and removal.

Permitting, Oversight, and Closing

Infrastructure cost tracking and reimbursement documentation were reviewed, with agreement to revise Exhibit P and improve CIP reporting. Maintenance responsibilities for detention facilities were clarified, and Council confirmed its role in approving MMD-related expenditures. Wastewater and headworks coordination responsibilities between the City and developer were outlined. A significant discussion addressed third-party permit review, with general agreement to maintain City oversight while considering defined review timelines. The work session concluded with confirmation of timelines for finalizing the Development Agreement, including submission deadlines, minor revisions, compliance with state law, and inclusion of legal provisions related to sovereign immunity and enforceability.

3. Adjourn

There being no further business, the meeting adjourned at 5:49 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(lcc)

City Council
January 26, 2026

A special meeting of the Mayor and City Council of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, January 26, 2026 at 7:00 p.m.

Please note: The Waxahachie City Council meeting originally scheduled for Monday, January 26, 2026, at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, has been postponed to Wednesday, January 28, 2026, at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B. Such postponement, pursuant to Section 551.411 of the Texas Government Code, is due to the Winter Storm Watch/Warning issued by the National Weather Service, Fort Worth, for Waxahachie and Governor Greg Abbott's State of Emergency Winter Weather Threat. At the time of the posting of this Agenda, there existed the threat of a winter storm, moderate to heavy mixed precipitation, snow and sleet accumulations between 2 and 4 inches, extreme cold, possible ice accumulations, subzero windchills, and refreezing of roads after sunset. Further, below freezing conditions may last 65 hours or longer, according to local newscasts. It is the desire of the City of Waxahachie that its citizens continue to monitor winter weather conditions, stay off roads, especially bridges and overpasses, and make winter preparations to homes and businesses.

Respectfully submitted,
Amber Villarreal, City Secretary



City of Waxahachie
City Secretary's Office
3/21/2026

(led)

Special Event Application

Hopeful Horizons

Event activities include:

- Information / Literature distribution;
- Food - sampled, served, or sold

Please indicate the distance of the Run/Walk: 1 mile

Food / Beverage

Will the event offer food / beverage (sampled, served, sold)? Yes

- I understand that all food and drink vendors are required to obtain a health permit at least five days prior to the event. Permits must be visibly displayed on-site at all times for consumer awareness. Health permits will not be approved until the event has received approval.

Will the event require any food preparation on site? No

Will alcohol be present, served, or sold? No

Street Closures

Does the event propose closing, blocking, or using City streets and / or parking lots? No

Equipment

Does the proposed event require portable toilet facilities? No

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) No

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. There are multiple trash cans around the park. We will ensure that there are extra trash bags available around the snack and drink areas to facilitate waste management.

- I understand the waste management requirements.

Temporary Tents & Structures

Will the event have a tent(s) larger than 400 square feet? No

Electrical Services

Will your event need electrical services? No

Site Map Requirement

A detailed site map must be submitted as part of the special event application. The map should accurately depict the layout of the event area and include the following (as applicable):

- Location of all streets, sidewalks, and property boundaries



City of Waxahachie
City Secretary's Office
3/21/2026

(led)

Special Event Application

Hopeful Horizons

- Placement of tents, stages, booths, food vendors, and merchandise vendors
- Placement of barricades and / or cones
- Entry and exit points
- Emergency access routes
- First aid stations and fire extinguishers
- Portable restrooms and handwashing stations
- Electrical hookups and generators
- Trash receptacles
- Parking areas
- Any other temporary structures or equipment

The site map must be legible, to scale, and clearly labeled. It should ensure compliance with all safety and accessibility regulations.

- I understand my application is not considered complete until I email a detailed site map to jami.bonner@waxahachie.com.

Insurance Requirement

The Applicant/Organization assumes all risks associated with the approved event and is solely responsible for any damage, injury, or loss, of any kind or nature, to persons or property, arising directly or indirectly from or in connection with the event or the Applicant's operations. The Applicant agrees to defend, indemnify, and hold harmless the City of Waxahachie, its officers, agents, employees, and representatives from any penalties, fines, or liabilities arising from violations of laws, ordinances, or regulations related to the event. The Applicant further agrees to hold the City, its officers, agents, employees, and representatives harmless from any and all claims, lawsuits, damages, injuries, or losses resulting directly or indirectly from the approved activities or the Applicant's operations, including those caused by the negligence or intentional misconduct of the Applicant or its officers, agents, or employees.

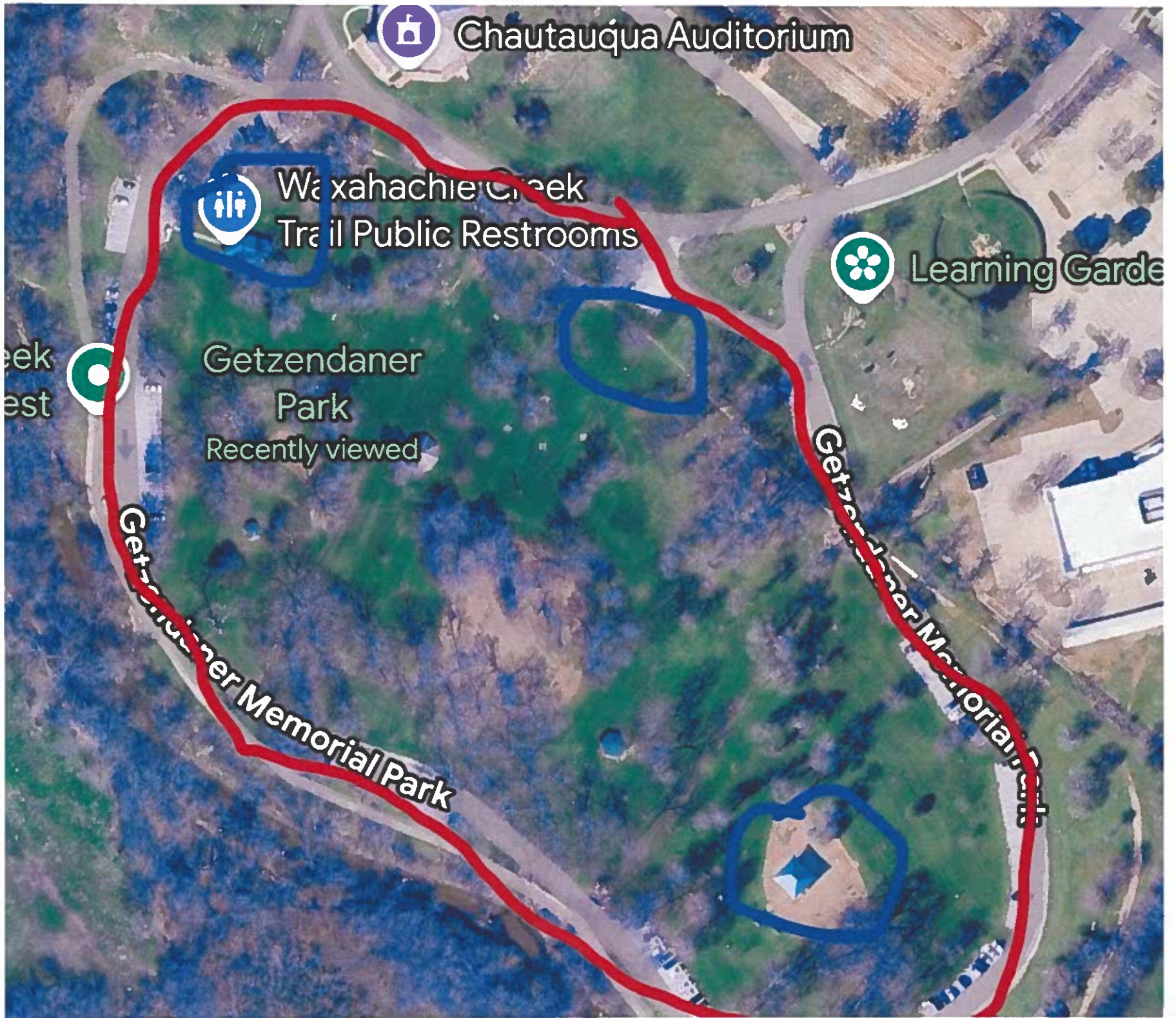
By submitting this application, the Applicant waives any and all claims against the City, its officers, agents, employees, and representatives arising from or related to the revocation or cancellation of the event permit.

- I acknowledge and fully agree to the terms outlined in the Hold Harmless Clause.

Application Agreement

By submitting the Special Event Application, the applicant / organization has thoroughly read, understands, and agrees to all conditions outlined on this application.

- Date of Submission: 11/23/2025



(led)

(led)

Bonner, Jami

From: Bonner, Jami
Sent: Wednesday, January 14, 2026 11:55 AM
To: 'Brennen Baker'
Cc: Guinn, Danielle; Villarreal, Amber
Subject: RE: Event Application - Hopeful Horizons

Hello Brennen,

The Parks team has asked that I provide the following information regarding your proposed event, Hopeful Horizons.

- The park will remain open during the event which means that there will be car traffic travelling in/parking in the "walking route".
- The applicant is unable to block off any parking spaces or the road.
- There is an event at the Chautauqua at the same time as this event. We do not believe they will interfere with each other.
- Depending on the weather, Tulipalooza may be happening in the field on the grounds of the old hospital
- There are currently no pavilion rentals (pavilions may only be reserved 60 days in advance). The pavilions could possibly end up being reserved which would mean that the walkathon would not have access to them.
 - If the applicant is interested in renting the pavilions, the pricing is as follows:
 - Small Pavilion: \$30 half day - \$60 full day
 - Medium Pavilion: \$40 half day - \$80 full day
 - Large Pavilion: \$50 half day - \$100 full day
 - Half day is either 8am-2pm or 3pm-9pm
 - Link to pavilion rental: <https://secure.rec1.com/TX/waxahachie-tx/catalog/index/9e31157192d76ed0144983bad87e8d20>

If you have any questions regarding the provided information, please contact the Parks Department at (469) 309-4270.

Your event application will be included on the February 2, 2026 City Council agenda for final consideration. I will reach out to you on February 3rd with further details.

Thank you.

We value your feedback! Please take a moment to complete our [customer satisfaction survey!](#)

(led)

Bonner, Jami

From: Guinn, Danielle
Sent: Monday, January 12, 2026 3:59 PM
To: Bonner, Jami; Barnes, Bradley
Subject: Re: Event Application 3-21-26 Hopeful Horizons

Jami,

We do not have any issues or concerns with this event, but we would like to make sure the applicant is aware of a couple of things:

- The park will remain open during the event which means that there will be car traffic travelling in/parking in the "walking route".
- They are not able to block off any parking spaces or the road.
- There is an event at the Chautauqua at the same time as this event. We do not believe they will interfere with each other.
- Depending on the weather, Tulipalooza may be happening in the field on the grounds of the old hospital
- There are currently no pavilion rentals (pavilions may only be reserved 60 days in advance). The pavilions could possibly end up being reserved which would mean that the walkathon would not have access to them.
 - If the applicant was interested in renting the pavilions, the pricing is as follows:
 - Small Pavilion: \$30 half day - \$60 full day
 - Medium Pavilion: \$40 half day - \$80 full day
 - Large Pavilion: \$50 half day - \$100 full day
 - Half day is either 8am-2pm or 3pm-9pm

Danielle K. Guinn
Recreation Manager
Parks & Recreation | City of Waxahachie
(c) 214-463-7815

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Thursday, January 8, 2026 11:28 AM
To: Joe Wiser <JWiser@waxahachiepd.org>; Marcus Brown <mbrown@waxahachiepd.org>; Safford, Scott <SSafford@waxahachiefire.org>; Brown, Marcus <MBrown@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Donna Insixiengmay <donna.insixiengmay@waxahachiepd.org>; Megan Womack <megan.womack@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Guinn, Danielle <danielle.guinn@waxahachie.com>; Davis, Morgan <morgan.davis@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Muniz, Vanessa <vanessa.muniz@waxahachie.com>; Watson, Jason <jason.watson@waxahachie.com>
Cc: Boyd, Ricky <rboyd@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Deel, Dustin <dustin.deel@waxahachie.com>; Kenzie Redington <kenzie.redington@waxahachiepd.org>
Subject: Event Application 3-21-26 Hopeful Horizons

Planning & Zoning Department

Petition for ETJ Release

Case: ETJ-PTN-185-2025



MEETING DATE(S)

City Council: February 2, 2026

CAPTION

Consider proposed Ordinance approving a request by Timothy Montgomery, for a **Petition for ETJ Release** for approximately 3.216 acres, located at 101 & 105 Vail Lane (Property ID 262354, 314475, & 271177) – Owner: Gary Weber & Karl Hartzel/Rebecca Hartzell Williams (ETJ-PTN-185-2025)

RECOMMENDED MOTION

"I move to approve ETJ-PTN-185-2025, a request by Aurora Reyes, for a Petition for ETJ Release for approximately 3.216 acres, at 101 & 105 Vail Lane, authorizing the Mayor to sign the associated documents accordingly."

APPLICANT REQUEST

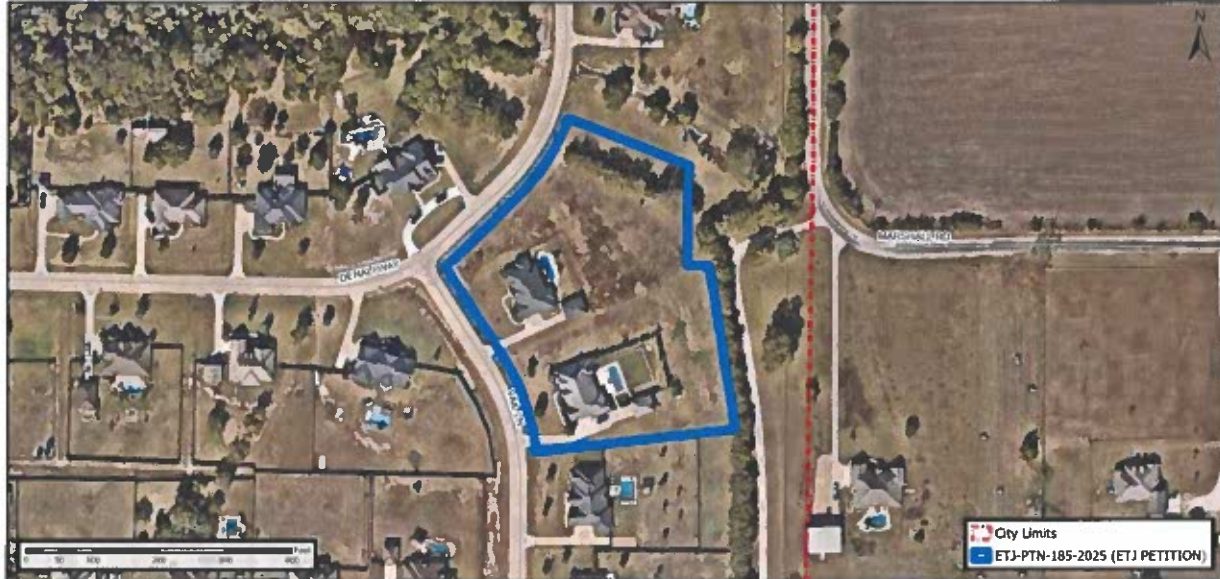
The property owner has petitioned the City to remove his property from the extraterritorial jurisdiction (ETJ).

CASE INFORMATION

| | |
|----------------------------------|---|
| <i>Applicant:</i> | Timothy Montgomery |
| <i>Property Owner(s):</i> | Gary Weber and Karl Hartzel & Rebecca Hartzell Williams |
| <i>Site Acreage:</i> | 3.216 acres |
| <i>Number of Lots:</i> | 2 platted lot |
| <i>Number of Dwelling Units:</i> | 2 units |

SUBJECT PROPERTY

| | |
|-----------------------------|--|
| <i>General Location:</i> | Located at 101 & 105 Vail Lane |
| <i>Parcel ID Number(s):</i> | 262354, 314475, & 271177 |
| <i>Current Zoning:</i> | N/A (ETJ) |
| <i>Existing Use:</i> | Residential |
| <i>Platting History:</i> | The subject properties are platted as Lots 49 & 50, Block 2 of Summit Estates Phase 1. |
| <i>CCN Service Area:</i> | Sardis-Lone Elm WSC |

Site Aerial:**PLANNING ANALYSIS**

Starting September 1, 2023, residents living in areas within a municipality's ETJ are allowed to file a petition requesting their release from the ETJ. Upon providing the City with the minimum information listed below, the City must immediately release the area from its ETJ.

- The petition must be in writing and detail the area's boundaries through either metes and bounds or a recorded plat; and
- The petition must include the property owner's name, signature, date of birth, residence address, and date of signing.

This application satisfies the requirements of Chapter 42, Subchapter D of the Texas Local Government Code governing the requirements for an ETJ petition.

RECOMMENDATION

City staff has determined that the submitted petition complies with the requirements of Chapter 42, Subchapter D of the Texas Local Government Code and that such law requires the release of the subject property from the City's ETJ.

ATTACHED EXHIBITS

1. ETJ Petition Map for February 2, 2026 City Council Meeting
2. Proposed Ordinance
3. Plat (Exhibit A)
4. Location Map (Exhibit B)

STAFF CONTACT INFORMATION***Prepared by:***

Caleb Ensley

Planner

caleb.ensley@waxahachie.com***Reviewed by:***

Trenton Robertson, AICP

Senior Director of Planning

Trenton.Robertson@waxahachie.com

(Lee)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 3.216 ACRE PARCELS OF LAND, LOCATED AT 101 & 105 VAIL LANE KNOWN AS PROPERTY IDS 262354, 314475 & 271177, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("City") exclude the property herein described from the City's Extraterritorial Jurisdiction ("**ETJ**"); and

WHEREAS, City staff has determined that the submitted petition, case number ETJ-PTN-185-2025, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by metes and bounds in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

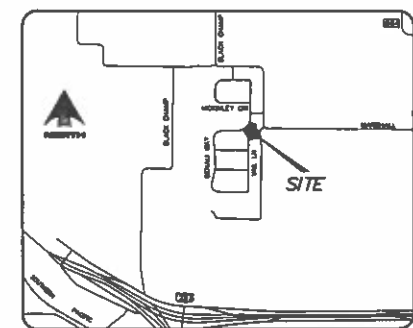
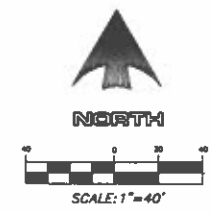
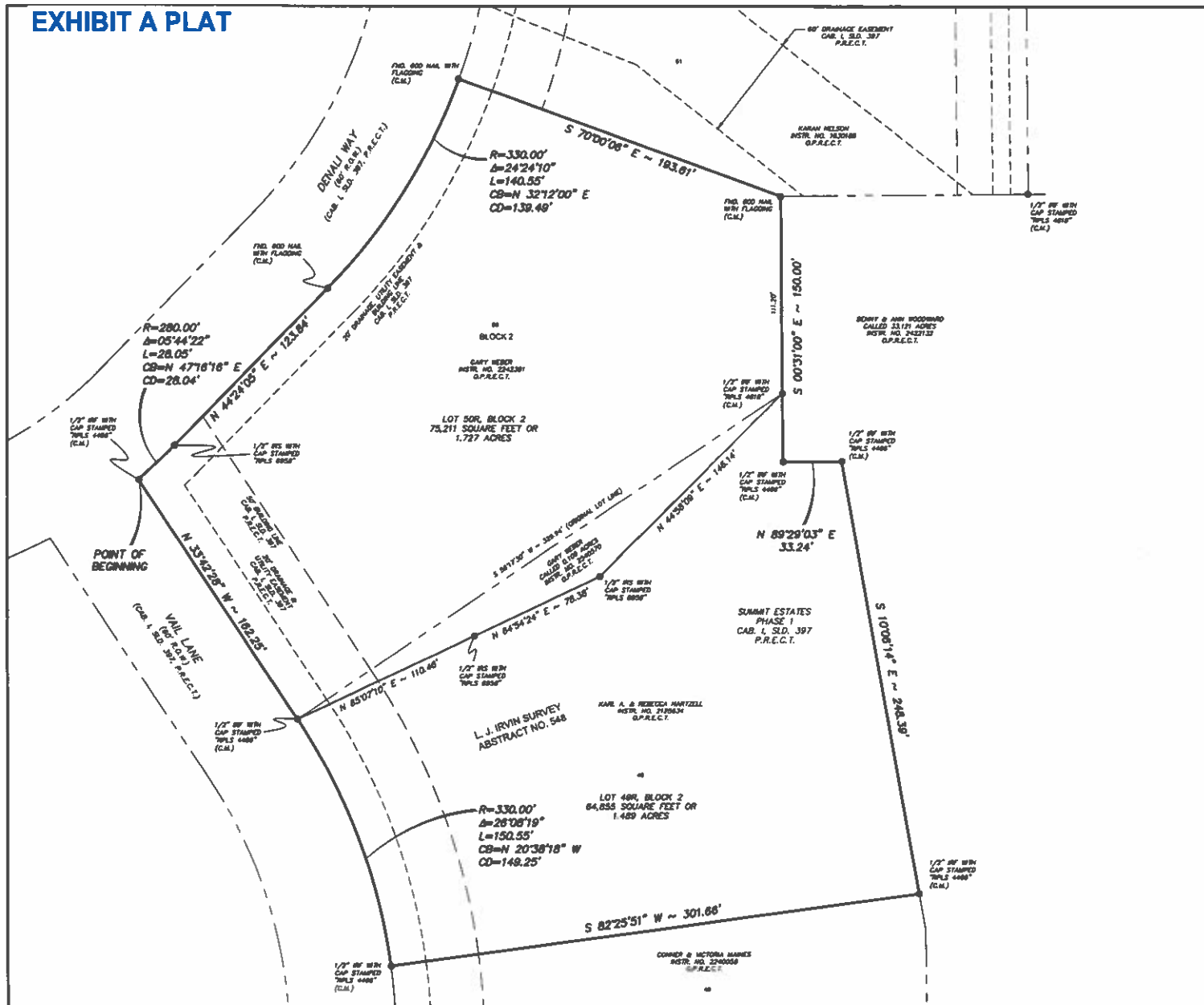
PASSED, APPROVED AND ADOPTED on this 2nd day of February, 2026.

MAYOR

ATTEST:

City Secretary

EXHIBIT A PLAT



LOCATION MAP
(NOT TO SCALE)

| ABBREVIATION LEGEND | |
|---------------------|--|
| O.P.R.E.C.T. | OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS |
| D.R.E.C.T. | DEED RECORDS OF ELLIS COUNTY, TEXAS |
| P.R.E.C.T. | PLAT RECORDS OF ELLIS COUNTY, TEXAS |
| INSTR. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| SQ. FT. | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| ESMT. | EASEMENT |
| IRF | IRON ROD FOUND |
| (C.M.) | CONTROLLING MONUMENT |

- GENERAL NOTES:
1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
 2. This property lies within Zone X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Map No. 48139CD1600, with an effective date of October 18, 2023. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain".
 3. Ellis County shall not be responsible for the maintenance of drainage easements or detention areas.

OWNER:
GARY HEBER
101 VALE LANE
WAXAHACHE, TX 75167
(806) 681-7868

OWNER:
KARL A. & REBECCA HARTZELL
105 VALE LANE
WAXAHACHE, TX 75167
(214) 202-2754

GRIFFIN
LAND SURVEYING

903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.griffin-surveying.com
TBPELS Firm No. 101948-13

REPLAT
SUMMIT ESTATES, PHASE 1
LOTS 49 & 50, BLOCK 2

3.218 ACRES
BEING A REPLAT OF LOTS 49 & 50, BLOCK 2
OF SUMMIT ESTATES, PHASE 1
RECORDED IN CAB. 1, SLD. 397 OF THE
PLAT RECORDS OF ELLIS COUNTY, TEXAS IN THE
L. J. IRVIN SURVEY, ABSTRACT NO. 548
ELLIS COUNTY, TEXAS

DECEMBER, 2025 GLS JOB NO. 2510272
SHEET 1 OF 2

(102)

OWNERS' CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS Gary Weber, Karl A. Hartzell, and Rebecca Hartzell are the owners of tracts of land situated in the L. J. Irvin Survey, Abstract Number 548, and being all of Lots 49 and 50, Block 2 of Summit Estates, Phase 1, an addition to the City of Mesquite, Ellis County, Texas...

BEGINNING at a 1/2 inch iron rod with cap stamped 'RPLS 4466' found at the intersection of the northeast line of Vall Lane, a 60 foot wide Right of Way as shown on said Summit Estates, Phase 1, with the southeast line of Denali Way, a 60 foot wide Right of Way as shown on said Summit Estates, Phase 1, for the west corner of said Lot 50, Block 2 and the beginning of a curve to the left;

THENCE in a northeasterly direction, along the northwest line of said Lot 50, Block 2, the southeast line of said Denali Way, and said curve to the left, having a radius of 280.00 feet, a central angle of 95 degrees 44 minutes 22 seconds, a chord distance of 28.04 feet which bears North 47 degrees 16 minutes 16 seconds East, and an arc length of 28.05 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6956' set at the end of said curve;

THENCE North 44 degrees 24 minutes 05 seconds East, along the northwest line of said Lot 50, Block 2 and the southeast line of said Denali Way, a distance of 123.84 feet to a 600 Nail with flagging found for the beginning of a curve to the left;

THENCE in a northeasterly direction, along the northwest line of said Lot 50, Block 2, the southeast line of said Denali Way, and said curve to the left, having a radius of 330.00 feet, a central angle of 24 degrees 24 minutes 10 seconds, a chord distance of 139.49 feet which bears North 32 degrees 12 minutes 00 seconds East, and an arc length of 140.55 feet to a 600 Nail with flagging found for the north corner of said Lot 50, Block 2 and the west corner of Lot 51, Block 2 of said Summit Estates, Phase 1;

THENCE South 70 degrees 00 minutes 06 seconds East, along the common line of said Lots 50 and 51, Block 2, a distance of 193.61 feet to a 600 Nail with flagging found for the northeast corner of said Lot 50, Block 2, the southwest corner of said Lot 51, Block 2 and the northwest corner of a called 33.121 acre tract of land described in the deed to Benny and Ann Woodward recorded in instrument Number 2422132, O.P.R.E.C.T.;

THENCE South 00 degrees 31 minutes 00 seconds East, along the east line of said Lot 50, Block 2 and the west line of said 33.121 acre tract, passing at a distance of 111.20 feet a 1/2 inch iron rod with cap stamped 'RPLS 4818' found for the southeast corner of said Lot 50, Block 2, the east corner of said 0.109 acre tract, and the north corner of said Lot 49, Block 2, and continuing for a total distance of 150.00 feet to a 1/2 inch iron rod with cap stamped 'RPLS 4466' found for an all corner of said Lot 49, Block 2 and an all corner of said 33.121 acre tract;

THENCE North 89 degrees 29 minutes 03 seconds East, along the common line of said Lot 49, Block 2 and said 33.121 acre tract, a distance of 33.24 feet to a 1/2 inch iron rod with cap stamped 'RPLS 4466' found for an all corner of said Lot 49, Block 2 and an all corner of said 33.121 acre tract;

THENCE South 10 degrees 06 minutes 14 seconds East, continuing along the common line of said Lot 49, Block 2 and said 33.121 acre tract, a distance of 248.39 feet to a 1/2 inch iron rod with cap stamped 'RPLS 4466' found for the southeast corner of said Lot 49, Block 2 and the northeast corner of Lot 48, Block 2 of said Summit Estates, Phase 1;

THENCE South 82 degrees 25 minutes 51 seconds West, along the common line of said Lots 48 and 49, Block 2, a distance of 301.86 feet to a 1/2 inch iron rod with cap stamped 'RPLS 4466' found in the easterly line of said Vall Lane for the southwest corner of said Lot 49, Block 2, the northeast corner of said Lot 48, Block 2, and the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, along the easterly line of said Vall Lane, the westerly line of said Lot 49, Block 2, and said curve to the left, having a radius of 330.00 feet, a central angle of 26 degrees 08 minutes 19 seconds, a chord distance of 149.25 which bears North 20 degrees 38 minutes 18 seconds West, and an arc length of 150.55 feet to a 1/2 inch iron rod with cap stamped 'RPLS 4466' found for the northeast corner of said Lot 49, Block 2, the southwest corner of said Lot 50, Block 2, and the west corner of said 0.109 acre tract;

THENCE North 33 degrees 42 minutes 28 seconds West, along the southwest line of said Lot 50, Block 2 and the northeast line of said Vall Lane, a distance of 162.25 feet to the POINT OF BEGINNING and containing 140,066 square feet or 3.216 acres of land, more or less.

OWNERS' DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gary Weber, Karl A. Hartzell, and Rebecca Hartzell, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as LOTS 49R & 50R, BLOCK 2, SUMMIT ESTATES, PHASE 1, on addition to the Ellis County, and do hereby dedicate to the public use forever, the streets and alleys shown thereon, Gary Weber, Karl A. Hartzell, and Rebecca Hartzell do herein certify the following:

- 1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
5. Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, sold use by public utilities being subordinate to the public's and Ellis County's use thereof.
7. Ellis County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. Ellis County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by Ellis County.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Ellis County, Texas.

WITNESS, BY OUR HAND, THIS THE ____ DAY OF _____ 2025.

Gary Weber

Karl A. Hartzell

Rebecca Hartzell

OWNER:
GARY WEBER
101 YAE LANE
WAKAHACHE, TX 75187
(806) 881-7868

OWNER:
KARL & REBECCA HARTZELL
105 VAIL LANE
WAKAHACHE, TX 75187
(214) 202-2754

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary Weber, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2025.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Karl A. Hartzell, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2025.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rebecca Hartzell, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/her executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2025.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

This is to certify that I, David S. Griffin, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying
903 W. Ennis Ave., Suite 1
Ennis, Texas 75119
(803) 600-1072
TBPELS Firm No. 101948-13

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David S. Griffin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 2025.

Notary Public in and for the State of Texas

ON-SITE SEWAGE FACILITY STATEMENT

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development Approval Date:
Director

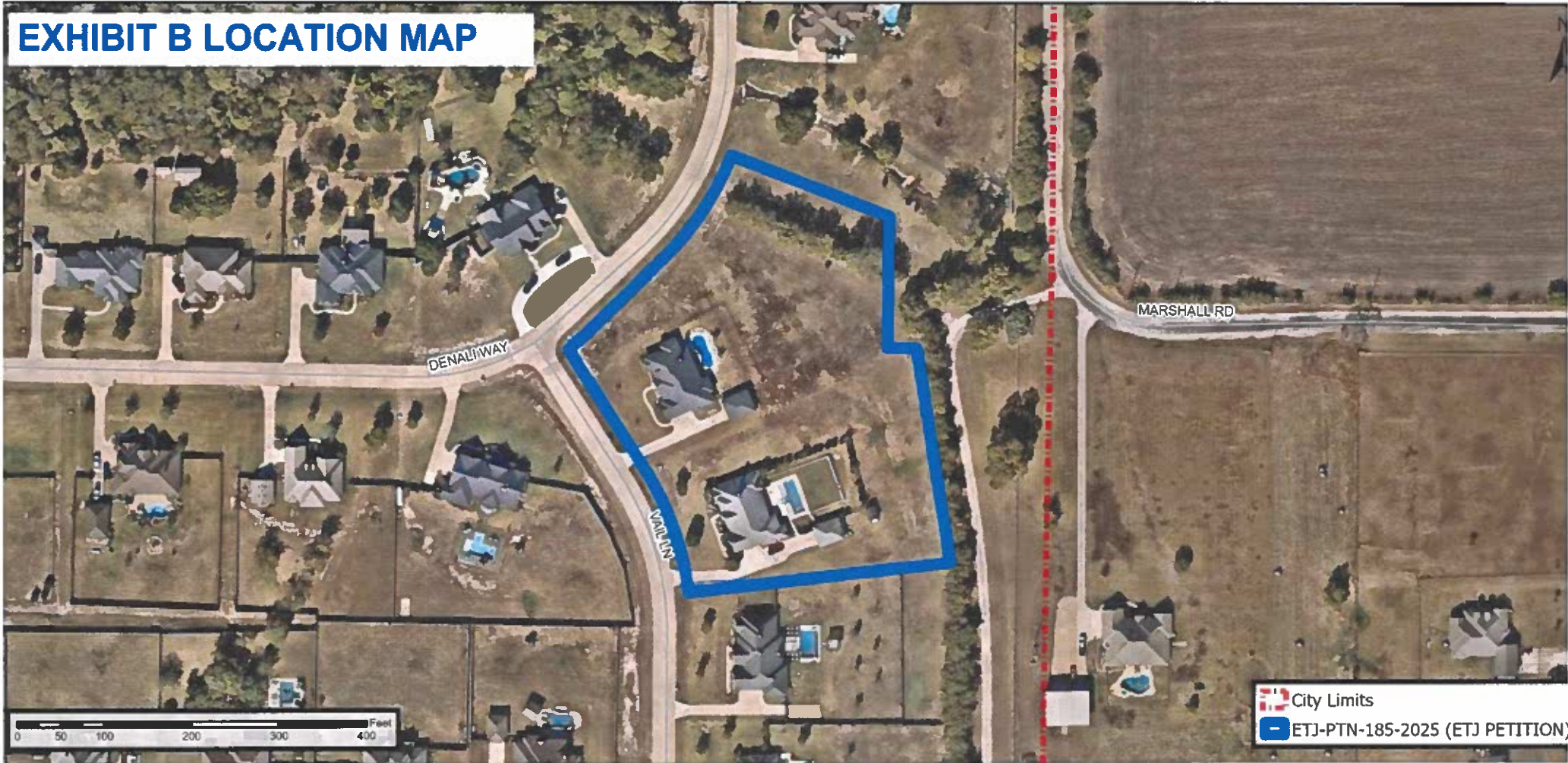


REPLAT
SUMMIT ESTATES, PHASE 1
LOTS 49R & 50R, BLOCK 2

3.216 ACRES
BEING A REPLAT OF LOTS 49 & 50, BLOCK 2 OF SUMMIT ESTATES, PHASE 1 RECORDED IN C.A.B. I, SLD. 397 OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS IN THE L. J. IRVIN SURVEY, ABSTRACT NO. 548 ELLIS COUNTY, TEXAS

DECEMBER, 2025 OLS JOB NO. 2510272
SHEET 2 OF 2

EXHIBIT B LOCATION MAP



DENALI WAY

WILLOW

MARSHALL RD

0 50 100 200 300 400 Feet

City Limits
ETJ-PTN-185-2025 (ETJ PETITION)

(6f)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Executive Director of Development Services
Thru: Ricky Boyd, City Manager *RB*
Date: February 2, 2026
Re: Consider Garbage Collection Rates

Recommended Motion: "I move to approve the 4.557% rate increase to trash and recycling service per the City's Waste Collections Contract with Waste Connections Lone Star, Inc."

Item Description: Consider approving the 4.557% rate adjustment to trash and recycling services based on the terms in the City's waste collections contract with Waste Connections Lone Star, Inc. and the Consumer Price Index (CPI). This adjustment is in addition to the one-time increase of 8.606% which coincided with the contract renewal that was approved in January of 2025. The total rate adjustment of 13.163% will be effective April 1, 2026.

Item Summary: The City of Waxahachie entered into a five-year contract with Waste Connections in April 2021 with the option of a five-year renewal which was exercised and approved in January of 2025. The renewal term is set to begin April 1, 2026. The contract renewal provided for a one-time rate increase of 8.606%, as well as, annual increases based on the CPI, not to exceed 5%.

On December 22, 2025, a formal letter was sent by Waste Connections requesting a 4.557% rate adjustment for trash and recycle services based on the most recent data from the Bureau of Labor and Statistics. The City is obligated under the contract to grant such rate adjustments up to 5%.

Fiscal Impact: The rate adjustment will adjust all residential and commercial trash and recycle rates per the attached table, plus the applicable franchise fee. Residential rates, including the franchise fee, will increase from approximately \$6.23/month to \$7.05/month representing about a \$0.82 increase for a typical resident.

(leg)



Memorandum

To: Honorable Mayor and City Council

From: Joe Wiser, Chief of Police

Thru: Ricky Boyd, City Manager *RB*

Date: February 2, 2026

Re: Consider Resolution Authorizing to Operate the Criminal Justice Grant Program for the Fiscal Year 2027

Recommended Motion: "I move to approve a resolution authorizing the Mayor and/or City Manager to execute a Resolution authorizing the operation of the Criminal Justice Grant Program for FY 2027 for the purchase of a crime scene 3D scanner."

Item Description: Consider a resolution authorizing the City of Waxahachie Police Department to participate and seek grant funding through the Criminal Justice Grant Program - Justice Assistance. The grant funds will be used for the purchase of a crime scene three-dimensional scanner. The grant is a reimbursement grant paying 100% of the cost up to \$125,000. The grant will be operated in fiscal year 2027.

Item Summary: Purchasing 3D imaging software and hardware will improve the police department's ability to accurately document and analyze crime and collision scenes. The technology captures precise, permanent digital records, reduces scene time, enhances officer safety, and allows measurements to be taken after scenes are cleared. It strengthens investigations and court presentations through clear, objective visual evidence, while improving efficiency, transparency, and overall case quality.

(leg)

Fiscal Impact: The project will be operated in FY2027. If approved, funds would be appropriated on or after October 1, 2026. A request for reimbursement will be submitted immediately after the funds are expended. The estimated cost of the scanner is \$90,000 as of today. The grant pays 100%, so there will be no cost to the city once it has been reimbursed. A supplemental appropriation will be presented to City Council for approval at a future date.

(44)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WAXAHACHIE TO OPERATE THE
“CRIMINAL JUSTICE GRANT PROGRAM – JUSTICE ASSISTANCE GRANT”
FOR THE FISCAL YEAR 2027**

WHEREAS, The City of Waxahachie, finds it in the best interest of the citizens of Waxahachie, Texas, that the Criminal Justice Grant Program be operated for the fiscal year 2027; and

WHEREAS, The City of Waxahachie agrees to provide applicable matching funds for the said project as required by The Criminal Justice Grant Program, FY 2027, grant application; and

WHEREAS, The City of Waxahachie agrees that in the event of loss or misuse of the Office of the Governor funds, The City of Waxahachie assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Waxahachie designates Ricky Boyd, City Manager, as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, The City of Waxahachie designates Mariana Dunn as the grantee’s financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Waxahachie approves submission of the grant application for the Criminal Justice Grant Program to the Office of the Governor.

Grant Number: 5765101

APPROVED this 2nd day of February, 2026.

APPROVED:

Billie Wallace, Mayor

Joe Wiser, Chief of Police

ATTEST:

Amber Villarreal, City Secretary

(leh)



Memorandum

To: Honorable Mayor and City Council

From: Scott Safford, Fire Chief

Thru: Ricky Boyd, City Manager *RB*

Date: February 2, 2026

Re: Request to Approve Contract for Station 1 Design and Engineering

Recommended Motion: Consent Agenda, no motion necessary.

Item Description: Request City Council approval to enter into a contract for Job Number 25052 for \$500,000 with RBDR Architects for the design and engineering for Fire Station 1.

Item Summary: Fire Station 1 is a critical component of the City's emergency response infrastructure. Due to the location, age, layout, and limitations of the current facility, the station no longer adequately meets operational needs or modern fire service standards. The new Fire Station 1 will be better located to serve the City's current and future needs. As part of the City's long-term capital planning efforts, design and engineering services are required to develop construction-ready plans, cost estimates, and technical specifications necessary to move the project forward.

Fiscal Impact: The total contract amount is \$500,000. Funding for this contract is bonded and included in the approved Capital Improvement Program.

(1)



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager

Date: February 2, 2026

Re: Consider proposed Ordinance ordering the May 2, 2026 General Election

Recommended Motion: "I move to approve an Ordinance ordering the May 2, 2026 General Election as presented."

Item Description: Consider proposed Ordinance ordering an election to be held for the purpose of electing At-Large Council Members Places 1, 2, & 3, providing for the filing of applications for official ballots for said elections; designating the Elections Judge and providing for clerical personnel for said elections; designating the time and place of said elections; designating the polling location(s) for said elections; and providing for a run-off election, if needed.

Item Summary: In the general election, At-Large Council Member Places 1, 2, & 3 will be on the ballot this year. This election will be held as a county-wide election with multiple vote centers located throughout Ellis County. Eligible voters will be able to cast their ballot at any of the vote center locations, not just the locations within Waxahachie. Draft exhibits are pending finalization by the Elections Administrator. Once all filing and withdrawing deadlines have passed, a Joint Election Services Contract with Ellis County will be presented to City Council for approval.

Fiscal Impact: Funding is available in 100-112-53111 of the FY 2025-2026 General Fund budget.

ORDINANCE NO. _____

AN ORDINANCE ORDERING AN ELECTION TO BE HELD FOR THE PURPOSE OF ELECTING AT-LARGE COUNCIL MEMBER PLACES 1, 2, AND 3; PROVIDING FOR THE FILING OF APPLICATIONS FOR OFFICIAL BALLOTS FOR SAID ELECTIONS; DESIGNATING THE ELECTIONS JUDGE AND PROVIDING FOR CLERICAL PERSONNEL FOR SAID ELECTIONS; DESIGNATING THE TIME AND PLACE OF SAID ELECTION; DESIGNATING THE POLLING LOCATION(S) FOR SAID ELECTION; AND PROVIDING FOR A RUN-OFF ELECTION, IF NEEDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

SECTION 1. Election of Council Members. That a general election be held on the first Saturday in May 2026, being May 2, 2026, under and by virtue of the provisions of the Charter of the City of Waxahachie, Texas, and the laws of the State of Texas, for the purpose of electing At-Large Council Members for Places One, Two, and Three with each serving a term of two (2) years and with their terms expiring in May 2028.

SECTION 2. Filing of Applications. Any person desiring his/her name to appear on the official ballot for the general election of said City Council Members, or desiring to file as a write-in candidate, shall file his/her sworn application with the City Secretary at the City Office, beginning January 14, 2026, and ending on February 13, 2026 at 5:00 p.m.; write-in candidate filing period ends on February 17, 2026.

SECTION 3. Election Judge and Clerical Personnel. The Election Judge and Clerical Personnel will be appointed/provided by the Ellis County Elections Administrator per the Joint Election Services Agreement. Ellis County Elections Administrator, Jana Onyon, will serve as Early Voting Clerk.

Jana Onyon, Early Voting Clerk
Ellis County Elections
204 E. Jefferson Street
Waxahachie, Texas 75165-3752
Phone: 972-825-5195
Fax: 972-923-5194
Email: Elections@co.ellis.tx.us
Website: <https://co.ellis.tx.us/312/Elections>

SECTION 4. Early Voting Board. The Election Judge and designated election clerks are hereby appointed to serve as the Early Voting Ballot Board for the election to be held on Saturday, May 2, 2026.

SECTION 5. Early Voting. The main early voting vote center for the election shall be the Ellis County Woman's Building (Davis Hall), 407 W. Jefferson St., Waxahachie, Texas. Multiple other locations throughout Ellis County will also be available to voters. With the election being held as a county wide election with multiple vote centers, eligible voters will be

(7)

able to cast their ballot at any vote center. A complete list of potential early voting vote centers is included in Exhibit "A." Said vote centers for early voting shall remain open between 8:00 a.m. and 5:00 p.m. on Monday, April 20, 2026, through Friday, April 24, 2026; from 8:00 a.m. – 4:00 p.m. on Saturday, April 25, 2026; and from 7:00 a.m. – 7:00 p.m. on Monday, April 27, 2026 and Tuesday, April 28, 2026, except that the vote centers shall be closed on Tuesday, April 21, 2026, in observance of San Jacinto Day, a legal state holiday under the Texas Election Code.

SECTION 6. Time and Place of Election. That said election shall be held at multiple vote center locations, as listed in Exhibit "B," and the time of the election shall be from 7:00 a.m. to 7:00 p.m. on Saturday, May 2, 2026.

SECTION 7. Run-Off Election. Providing for a Run-Off Election, if necessary, and designating the date as Saturday, June 13, 2026, with the location being multiple vote centers, from 7:00 a.m. to 7:00 p.m., and with a designated Presiding Election Judge.

SECTION 8. Bilingual Election. The election shall be conducted with bilingual (English and Spanish) election materials and methods, in accordance with the Federal Voting Rights Act.

SECTION 9. Voting System. The election shall be conducted with DS200 Precinct Scanner/Tabulators, DS450 Absentee Scanner/Tabulators, and ADA compliant Election Systems and Software ExpressVote marking devices, for disabled voters in accordance with the Help America Vote Act (HAVA).

SECTION 10. The Council finds that an emergency involving the efficient daily operation of the City is involved, and that this ordinance will become effective immediately.

PASSED, APPROVED, AND ADOPTED ON THIS THE 2ND DAY OF FEBRUARY 2026.

Billie Wallace, Mayor

ATTEST:

Amber Villarreal, City Secretary



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager

Date: February 2, 2026

Re: Consider proposed Ordinance ordering the May 2, 2026 Special Election

Recommended Motion: "I move to approve an Ordinance ordering the May 2, 2026 Special Election as presented."

Item Description: Consider proposed Ordinance of the City Council of the City of Waxahachie, Texas, ordering a Special Election to be held on Saturday, May 2, 2026, for the purpose of voting "yes" or "no" on two (2) proposed City Charter amendments; designating the elections judge and providing for clerical personnel for said election; designating the time and place of said election; designating the polling location(s) for said election; providing for the posting and publication of notice; providing a severability and conflicts clause; and providing for an effective date.

Item Summary: The City Attorney drafted the proposed Ordinance based on preliminary discussions with City Council regarding amending the Charter. The proposed Ordinance authorizes the ordering of a Special Election to be held on Saturday, May 2, 2026, for the purpose of submitting two proposed City Charter amendments to the voters of the City of Waxahachie. The ordinance establishes the date, time, and polling locations for the election; provides for the appointment of the elections judge and clerical personnel through the Ellis County Elections Administrator; authorizes early voting and Election Day voting in accordance with state law; and provides for required notice, severability, and an effective date. The election will be conducted as a county-wide election, with multiple vote centers located throughout Ellis County. Eligible voters may cast their ballot at any vote center, not limited to locations within Waxahachie. Draft exhibits for the election are

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currently pending finalization by the Elections Administrator. The following two propositions will be submitted to the voters for consideration.

PROPOSITION A

Shall Section 2.01 of the City Charter be amended to provide that the Mayor shall be elected at large, and Section 2.03 of the City Charter be amended to repeal the provision that the Mayor serves at the pleasure of the City Council?

YES _____

NO _____ The following two propositions will be submitted to the voters.

PROPOSITION B

Shall Section 2.01 of the City Charter be amended to provide that members of the City Council shall be elected to 3-year terms, and establish a schedule by which the new 3-year terms shall take effect?

YES _____

NO _____

Fiscal Impact: Funding is available in 100-112-53111 of the FY 2025-2026 General Fund budget. Should a funding shortfall occur, a supplemental appropriation will be requested from City Council following completion of the election.

CITY OF WAXAHACHIE, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON SATURDAY, MAY 2, 2026, FOR THE PURPOSE OF VOTING “YES” OR “NO” ON TWO (2) PROPOSED CITY CHARTER AMENDMENTS; DESIGNATING THE ELECTIONS JUDGE AND PROVIDING FOR CLERICAL PERSONNEL FOR SAID ELECTION; DESIGNATING THE TIME AND PLACE OF SAID ELECTION; DESIGNATING THE POLLING LOCATION(S) FOR SAID ELECTION; PROVIDING FOR THE POSTING AND PUBLICATION OF NOTICE; PROVIDING A SEVERABILITY AND CONFLICTS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 41.001 of the Texas Election Code, as amended, establishes Saturday, May 2, 2026, as a “uniform election date” for the purposes of conducting an election within the City of Waxahachie, Texas (“City”); and

WHEREAS, the City Council of the City of Waxahachie, Texas (“City Council”), has determined to submit to the qualified voters of the City, in a special election, propositions for the adoption or rejection of two (2) amendments to the existing Charter of the City of Waxahachie, Texas (“City Charter”), pursuant to Section 9.004(a) of the Texas Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct factual and legislative determinations of the City of Waxahachie and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

A special election of the City shall be held on May 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m., at those Election Day voting sites as determined by the Elections Administrator, for the purpose of considering two (2) ballot propositions for a City Charter amendment.

SECTION 3

At said election the following amendments to the City Charter shall be submitted to the resident, qualified voters of the City of Waxahachie:

PROPOSITION A AND PROPOSITION B

Shall Section 2.01 of Article II, "The City Council," of the City Charter be amended to read as follows:

"Section 2.01 Composition, eligibility, election and terms.

- (a). *Composition.* There shall be a city council consisting of a Mayor and four council members, elected at large by the qualified voters of the city.
- (b). *Eligibility.* Only qualified voters of the city shall be eligible to hold the office of Mayor or council member.
- (c). *Election and terms.* The regular election of members of the city council shall be held on the first Saturday of May each year an election is required to be held. Each voter shall be entitled to vote for as many candidates for city council as there are members to be elected to the city council. The members of the city council shall hold their office for a term of three years and until their successors have been elected and qualified. The members of the city council in the office at the time of the adoption of this section shall continue in office until the expiration of the term for which they were elected, subject to the provisions of this charter. The Mayor and Place 5 shall be elected for a three-year term at the 2027 general election, and for three-year terms thereafter. Places 1, 2 and 3 shall be elected for a three-year term at the 2028 general election, and for three-year terms thereafter. All seats on the city council shall be at large and no candidate need live in any particular geographic location of the city to be eligible to run for a seat on the city council. The candidate receiving the majority of all votes in each seat on the city council shall be elected as the city council member for that seat on the city council. In the event a candidate fails to receive a majority of all votes for a seat on the city council, a runoff election shall be conducted between the two candidates who received the highest number of votes for that seat on the city council. If more than two candidates tie for the highest number of votes for that seat on the city council, the tied candidates shall draw by lots to determine which two are to be in a runoff election. The City Secretary shall supervise the drawing of lots under this section.
- (d). All members of the city council shall represent the entire city as a whole, and all candidates shall run at large for any seat on the city council. In the event that such system shall hereafter be declared invalid by the Supreme Court of Texas or the Supreme Court of the United States, or by the legislature of the State of Texas, or by the final judgment of any court of competent jurisdiction in a direct attack brought upon the City of Waxahachie, the city council shall be empowered to enact by ordinance a division of the city into such districts or wards as may be consistent with the terms of such judgment or legislation, and to provide for:
 - (1). The designation of such districts or wards by name or number;

- (2). The assignment of city council members then in office to such districts or wards; and
- (3). The election thereafter of city council members to represent such districts or wards, all with such residential qualifications as may be decreed or provided by such decree, judgment or legislative enactment.”

Shall Section 2.03 of Article II, “The City Council,” of the City Charter be amended to read as follows:

“Section 2.03 Mayor

The mayor shall preside at meetings of the city council, shall be recognized as head of the city government for all ceremonial purposes and by the governor for purposes of military law but shall have no administrative duties. The mayor pro tem shall act as mayor during the absence or disability of the mayor. The mayor pro tem shall be selected by and serve at the pleasure of the city council.”

SECTION 4

Voting on the date of the election, and early voting therefor, shall be by the use of a lawfully approved voting system. The preparation of the voting equipment to be used in connection with such voting system and the official ballots for the election shall conform to the Texas Election Code, as amended, so as to permit the electors of the City to vote “Yes” or “No” for the City Charter propositions. Said ballots shall have printed therein such provisions, markings, and language as may be required by law and as set forth by the Elections Administrator and in substantially the following form and language:

**SPECIAL ELECTION
City of Waxahachie, Texas
May 2, 2026**

City Charter Amendment Propositions

PROPOSITION A

Shall Section 2.01 of the City Charter be amended to provide that the Mayor shall be elected at large, and Section 2.03 of the City Charter be amended to repeal the provision that the Mayor serves at the pleasure of the City Council?

YES _____
NO _____

PROPOSITION B

Shall Section 2.01 of the City Charter be amended to provide that members of the City Council shall be elected to 3-year terms, and establish a schedule by which the new 3-year terms shall take effect?

YES _____
NO _____

SECTION 5

The Election Judge and Clerical Personnel will be appointed/provided by the Ellis County Elections Administrator per the Joint Election Services Agreement. Ellis County Elections Administrator, Jana Onyon, will serve as Early Voting Clerk.

Jana Onyon, Early Voting Clerk
Ellis County Elections
204 E. Jefferson Street
Waxahachie, Texas 75165-3752
Phone: 972-825-5195
Fax: 972-923-5194
Email: Elections@co.ellis.tx.us
Website: <https://co.ellis.tx.us/312/Elections>

SECTION 6

The Election Judge and designated election clerks are hereby appointed to serve as the Early Voting Ballot Board for the special election to be held on Saturday, May 2, 2026.

SECTION 7

The main early voting vote center for the special election shall be the Ellis County Woman’s Building (Davis Hall), 407 W. Jefferson St., Waxahachie, Texas. Multiple other locations throughout Ellis County will also be available to voters. With the special election being held as a county wide election with multiple vote centers, eligible voters will be able to cast their ballot at any vote center. A complete list of potential early voting vote centers is included in Exhibit “A.” Said vote centers for early voting shall remain open between 8:00 a.m. and 5:00 p.m. on Monday, April 20, 2026, through Friday, April 24, 2026; from 8:00 a.m. – 4:00 p.m. on Saturday, April 25, 2026; and from 7:00 a.m. – 7:00 p.m. on Monday, April 27, 2026 and Tuesday, April 28, 2026, except that the vote centers shall be closed on Tuesday, April 21, 2026, in observance of San Jacinto Day, a legal state holiday under the Texas Election Code.

SECTION 8

Said special election shall be held at multiple vote center locations, as listed in Exhibit “B,” and the time of the special election shall be from 7:00 a.m. to 7:00 p.m. on Saturday, May 2, 2026.

(8)

SECTION 9

The special election shall be conducted with bilingual (English and Spanish) election materials and methods, in accordance with the Federal Voting Rights Act.

SECTION 10

The special election shall be conducted with DS200 Precinct Scanner/Tabulators, DS450 Absentee Scanner/Tabulators, and ADA compliant Election Systems and Software ExpressVote marking devices, for disabled voters in accordance with the Help America Vote Act (HAVA).

SECTION 11

The Council finds that an emergency involving the efficient daily operation of the City is involved, and that this Ordinance will become effective immediately.

SECTION 12

The City Secretary is hereby authorized and directed to file, publish and/or post, in the time and manner prescribed by law, all notices required to be so filed, published and/or posted in connection with the conduct of this special election.

SECTION 13

The special election shall be conducted pursuant to the election laws of the State of Texas.

SECTION 14

If any word, section, article, phrase, paragraph, sentence, clause, or portion of this Ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity which remaining portions shall remain in full force and effect.

SECTION 15

This Ordinance shall take effect from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THIS THE 2ND DAY OF FEBRUARY, 2026.

Billie Wallace, Mayor

ATTEST:

Amber Villarreal, City Secretary

(8)

EXHIBIT A

(8)

EXHIBIT B

(9)



Memorandum

To: Honorable Mayor and City Council

From: April Ortiz, Civic Center Director

Thru: Ricky Boyd, City Manager *rb*

Date: February 2, 2026

Re: Consider Supplemental Appropriation from the Waxahachie Community Development Corporation Fund for Civic Center Expansion Study

Motion: "I move to approve a supplemental appropriation of \$18,500 from the Waxahachie Community Development Corporation unrestricted reserve fund balance for the Civic Center Expansion Study and authorize the City Manager to execute all necessary documents."

Item Description: Consider approving a supplemental appropriation in the amount of \$18,500 from the Waxahachie Community Development Corporation (WCDC) unrestricted reserve fund balance to Civic Center Expansion Study and all the related and necessary services.

Item Summary: During April 15, 2025, city council work session, it was recommended by Council to conduct an expansion study for the civic center. As a result, an expansion study was added to the requested FY26 budget. Brinkley Sargent Wiginton Architects, Inc. (BSW) was able to provide a preliminary budgetary figure of \$75,000. After the budget was approved, staff reviewed the expansion study proposal with BSW, and they advised that to complete the study two additional components would be required, a Market Study and Demand Analysis, and Facility and Program Recommendations. These components were not included or advised in the original cost provided and therefore not budgeted.

(9)

| Breakdown of Services | Costs |
|--|-----------------|
| Architectural Services | \$60,000 |
| Market Study and Demand Analysis | \$14,500 |
| Facility and Program Recommendations | \$7,500 |
| Additional Expenses (BSW) (not to exceed) | \$7,500 |
| Additional Expenses (SUB) (not to exceed) | \$4,000 |
| TOTAL | \$93,500 |
| Budget FY26 | \$75,000 |
| Additional Funds/Supplemental Appropriation | \$18,500 |

This item was presented at the January 12, 2026, WDCD board meeting for their consideration. The board approved the supplemental funding unanimously.

Fiscal Impact: The supplemental appropriation will increase the GL account 208-520-53200 – Professional Services by \$18,500. The WDCD’s unrestricted reserve fund balance has sufficient capacity for the supplemental appropriation.

(10)



Memorandum

To: Honorable Mayor and City Council

From: John Smith, Director-Senior Activity Center

Thru: Ricky Boyd, City Manager

Date: January 20, 2026

Re: Consider Approval of Supplemental Appropriation for a Senior Center Expansion Feasibility Study

Recommended Motion: "I move to approve a supplemental appropriation of \$14,000 from the General Fund reserve balance and authorize the City Manager to execute all necessary documents."

Item Description: Consider approval of a \$14,000 supplemental appropriation from the General Fund reserve balance to fund the costs associated with the Senior Center Expansion Feasibility Study.

Item Summary: The center membership has grown to over 1,500 seniors and with that growth comes stress on the building and the ability to accommodate every activity. The Senior Advisory Board has monitored activities at each meeting and supports the feasibility study.

The original outline of the study, estimated at \$45,000, includes the following:

- Facilities inventory to detail condition and layout of the center
- A needs assessment
- One in person meeting with staff/city representatives
- Strategic planning and pricing
- Conceptual site and master plan

(10)

However, subsequent discussions revealed the study should include additional in-person meetings, a town hall style meeting with members, an accessibility audit, and account for reimbursable expenses such as travel and printing.

These add-ons are necessary for a complete evaluation of the center and its members' needs and desires. The revised cost of the study is \$52,500 for architectural services, \$2,500 for accessibility audit, and reimbursable expenses not to exceed \$4,000, for a total cost of \$59,000.

Fiscal Impact: The General Fund reserve balance has sufficient capacity to fund the supplemental appropriation of \$14,000. The supplemental appropriation will increase account 100-550-53200 – Professional Services.