

# **A G E N D A**

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, March 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
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 February 16, 2026
- b. Event application for Run & Revival to be held at Railyard Park on March 28, 2026
- c. Event application for Junk in the Trunk Event to be held April 18, 2026 in Downtown Waxahachie
- d. Event application for Cinco de Mayo event to be held May 2, 2026 in Downtown Waxahachie

- e. Consider action regarding the removal of a board member from the Keep Waxahachie Beautiful Committee and the appointment of a successor to fill the unexpired term
  - f. Purchase and installation of (3) Outdoor Warning Sirens from Goddard Enterprises in the amount of \$127,566.04
  - g. Supplemental appropriation to allocate funds received through TIFMAS deployment reimbursement for travel in the amount of \$2,186.43
  - h. Award for the Interior Demolition Project at Ferris Avenue in the amount of \$212,000
7. **Consider** approval of supplemental appropriation for engineering expenses at the Mid-Way Regional Airport in the amount of \$125,011
8. **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
9. **Reconvene** and take any necessary action
10. Comments by Mayor, City Council, City Attorney and City Management
11. 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 Monday, February 16, 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 Wallace gave the invocation, led the Pledge of Allegiance, and the Texas Pledge of Allegiance.

**4. Announcements/Presentations**

- a. Introduce Honorary Council Member
- b. Present Proclamation proclaiming March 1, 2026 as “Believing Restoration Attainable Day”
- c. Recognize Waxahachie Citizens Academy Class of 2026
- d. Recognize Utility Department team member, David Bailey, for receiving the W.T. “Doc” Ballard Memorial Service Award from Texas Water Utilities Association

There was not an Honorary Council Member in attendance.

Mayor Wallace read a proclamation recognizing March 1, 2026 as “Believing Restoration Attainable Day.”

Alice Jauregui, Director of Communications and Marketing, recognized the Waxahachie Citizens Academy Class of 2026. Over several months, participants engaged in hands-on learning, discussions, and behind-the-scenes tours to better understand city government operations and services. She described the graduates as dedicated, informed, and passionate community members who are invested in Waxahachie’s growth and future.

Alex Lohmann, Waxahachie Citizens Class of 2026, expressed pride in Waxahachie and appreciation for the Citizens Academy program. He thanked the organizers and emphasized that many people misunderstand how city government operates. Rather than simply complaining, Mr. Lohmann highlighted the importance of getting involved locally to make meaningful change. One

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of his key takeaways from the program was seeing how passionate and dedicated City employees are, which builds confidence that taxpayer money is being used effectively.

Mayor Wallace encouraged residents to participate in the Citizens Academy, noting the overwhelmingly positive feedback it receives. She emphasized that the program helps people better understand how the City operates, who is responsible for various functions, and how local government works. She thanked those who participated and expressed appreciation for their involvement.

## **5. Public Comments**

Ramiro Salas, 118 Broken Arrow Street, Waxahachie, Texas, spoke on behalf of VFW Post 3894 in Waxahachie, one of two VFW posts serving Ellis County. He explained that the organization supports overseas veterans and their families through advocacy, direct assistance, community service, and transition support. The post is active locally, hosting memorial events, family activities, and volunteering extensively, including donating over \$22,000 last year to local organizations. Although open to the public and deeply involved in the community, the Post struggles with visibility. He expressed a desire for stronger partnerships with the City, emphasizing that the VFW is not seeking funding but greater collaboration and awareness to continue serving Waxahachie.

Kathy Morrill, 209 Johnston Boulevard, Waxahachie, Texas, spoke on behalf of fellow dog park users, particularly older residents and those with mobility challenges. She requested that the City consider adding two to four handicap parking spaces closer to the small dog park, which is currently difficult to access due to distance, incline, and uneven surfaces. She noted that the nearest parking is often reserved for Farmers Market vendors and suggested shared use when possible. She emphasized that improved accessible parking and sidewalk access would make the park much easier for individuals using canes or walkers to enjoy with their small dogs.

## **6. Consent Agenda**

- a. Minutes of the City Council meeting of February 2, 2026
- b. Minutes of the special City Council meeting of January 28, 2026
- c. Minutes of the City Council work session of February 2, 2026
- d. Minutes of the City Council and Waxahachie Community Development Corporation work session of February 3, 2026
- e. Consider action regarding the removal of a board member from the Tax Increment Reinvestment Zone No. 1 and the appointment of a successor to fill the unexpired term
- f. Receive Waxahachie Police Department Racial Profiling Report for 2025
- g. Professional Services Agreement for the Northeast Trunk Sewer Expansion Project (Phase IV) in the amount of \$1,200,404
- h. Professional Services Agreement for the Howard Wastewater Treatment Plant Expansion Permitting and Preliminary Design Services in the amount of \$963,383
- i. Contract for replacement of membrane cell no.3 valve and actuator components at Sokoll Water Treatment Plant in the amount of \$162,142

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- j. Supplemental appropriation for the FY 2026 Water and Wastewater Operations and Maintenance Budget in the amount of \$132,028 (Wastewater) and \$219,040 (Water) for vehicle repairs related to hail damage
- k. Supplemental appropriation for Fire Department deployment reimbursement for overtime in the amount of \$63,196.87

**Action:**

*Chris Wright moved to approve all items on the Consent Agenda, remove Item j. for further discussion, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

Council Member Chris Wright asked for clarification about a high cost listed for hail damage to City vehicles. Staff explained that 33 vehicles from the water and wastewater funds were affected, with damage including broken windshields, cracked glass, and damaged mirrors, not just cosmetic issues. The repairs are covered through the City's insurance with TML, and the item is a reimbursement to move insurance proceeds from the General Fund into the appropriate water and wastewater funds so the repairs can be properly accounted for. Council Member Wright said he simply wanted clarification for transparency.

**Action:**

*Chris Wright moved to approve Item j. on the Consent Agenda and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

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

Gumaro Martinez, Executive Director of Parks and Leisure Services, presented the Item. The bid award recommendation includes the base bid and two alternates for a prefabricated restroom and related utilities. He noted that the item had previously been tabled for further presentation and that there was general consensus at a recent joint work session to move forward. He also emphasized that the 90-day pricing hold is expiring, and delay could risk losing the bid pricing.

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.

Mr. Martinez reviewed the project plans, explaining that the design aligns with the City's Master Plan and development standards. The park would include parking, walking trails, landscaped berms, an irrigated and lighted practice field, playground areas with shade, open lawn space, food truck hookups, and pedestrian connectivity. He highlighted that this would be the only public park within the development area, as surrounding parks are HOA-owned or school property.

Council members debated whether to move forward with the \$2.3 million North Grove Park project or redirect the funding toward a partnership with the YMCA for a larger, more amenity-rich public park.

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Mayor Wallace expressed concern that neighborhood parks like North Grove should be the developer's responsibility rather than funded by city taxpayers, especially when such parks may appear private to the broader public. Staff acknowledged that parkland dedication requirements and developer responsibilities will be addressed in the upcoming master plan update.

Council members raised concerns about the value of the North Grove project compared to alternative investments. They maintained that partnering with the YMCA could provide significantly more amenities, including lighted practice fields, pickleball courts, covered courts, and potentially a skate park, for a similar or slightly higher investment, especially if the YMCA deeds the land to the City with no restrictions. There was discussion about ensuring any partnership would give the City full ownership and control without usage limitations.

Staff emphasized that the North Grove item was brought forward due to the expiring 90-day bid pricing deadline and prior direction from Council. Members thanked staff for their work while clarifying that policy decisions ultimately rest with Council.

The general sentiment among several members leaned toward exploring the YMCA partnership further to maximize public benefit and taxpayer value before committing funds to the North Grove project.

**Action:**

*Travis Smith moved to deny the bid award to Whirlix Design, Inc. for the North Grove Park Project in the amount of \$2,337,585.18. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**8. Consider the purchase of a replacement truck for Streets Operations in the amount not to exceed \$98,258**

Justin Stoker, Senior Director of Public Works and Engineering, presented the Item. Street Maintenance currently operates a 2011 Ford F-550 with a dump bed, which is heavily used for road maintenance and repairs. Due to its heavy use, a second truck was planned, budgeted, and purchased as part of the FY26 budget. It is currently on order and expected to arrive in May. City staff was able to locate a Ford F-550 trucks with the dump bed that meets our specification that is available now in New Braunfels, TX. We obtained 2 other quotes for this truck but they were from out of state and more expensive.

Until now, the City's truck has worked well with only preventative and routine maintenance. It is also one of two pieces of equipment equipped to sand roads during winter storms. On December 23, 2025, the truck was taken to Waxahachie Ford for diagnostics when it failed to run. The City received a quote for \$33,256 in repairs that include the note: "This will be a starting point on getting vehicle running correctly will possibly need further repairs made."

Given the age, the level of use, and the uncertainty of the final cost of repairs, Staff proposes replacing the truck in kind. This replacement is in addition to the truck already on order. The non-functional 2011 truck would be properly disposed of in accordance with state law.

Staff recommended purchasing a new Ford F-550 with a dump bed for \$98,258, funded from available funds in the Streets Capital Fund budget.

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**Action:**

*Chris Wright moved to authorize the purchase of a Ford F-550 with a dump bed, in an amount not to exceed \$98,258, and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**9. Consider Amendment No. 5 for additional services related to Katy Trunk Sewer and Southwest Interceptor Rehab Project in the amount of \$94,300**

Kumar Gali, Senior Director of Utilities, presented the Item. The original engineering contract for the Katy Trunk Sewer and Southwest Interceptor Rehab Project was approved in March 2021 in the amount of \$291,630. Through subsequent amendments, the current contract amount is \$318,500. Amendment No. 5 increases the contract by \$94,300 for a revised total of \$412,800. Amendment No. 5 addresses two primary scope changes that have emerged during the design process specific to the Katy Trunk Sewer segment of the overall project.

First, based on the City of Waxahachie Wastewater Master Plan (December 2024) prepared by Freese & Nichols, the sewer line has been upsized to accommodate future growth. This larger pipe size required adjustments to the line's depth and related design elements.

Second, Oncor has not permitted upsizing the existing line in its current location due to proximity to electrical transmission lines. As a result, approximately 2,300 linear feet of pipeline must be rerouted to meet required separation distances. This new route requires additional survey work, revisions to construction plans, and preparation of up to two additional easements.

The Katy Trunk Sewer and Southwest Interceptor Rehab project had an initial budget of \$3,939,990 funded through the 2019, 2020, and 2021 Wastewater Bonds. With the completion of Southwest Trunk Sewer portion of the project, the remaining budget available for Katy Trunk Sewer Rehab project is \$2,386,293. This amendment in the amount of \$94,300 will be funded from the remaining project budget. The revised engineering contract total is \$412,800.

**Action:**

*Chris Wright moved to approve Amendment No. 5 to the professional services agreement with Dunaway Associates, LLC dba Criado for the Katy Trunk Sewer and Southwest Interceptor Rehab Project in the amount of \$94,300 and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**10. Consider a supplemental appropriation for a City Fleet Car Wash Program in the amount of \$12,030**

Chad Tustison, Senior Director of Finance, presented the Item. During the development of the fiscal year 2026 budget, the City Council expressed interest in having staff explore options for implementing a program that allows City vehicles to use an automatic car wash. The goal of this program is to improve efficiency through automation, ensure consistent and thorough cleaning, maintain a clean and professional image for City vehicles, and achieve cost savings.

The City's procurement team surveyed all departments to assess interest and estimate the number of vehicles that would participate in the program. The survey identified 131 eligible vehicles. Staff

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then contacted five local car wash facilities to evaluate their service offerings, pricing structures, and fleet program features. After review, Take 5 Car Wash was selected as the provider offering the best overall value, based on program alignment, location convenience, and services provided.

Over the coming weeks, Purchasing and Fleet Services will finalize the vehicle roster, coordinate setup with Take 5, and install RFID tags for seamless access and tracking.

This funding request covers a six-month trial period from April through September. During this time, staff will monitor usage patterns by department and vehicle to evaluate the program's effectiveness and decide whether to extend it into the next fiscal year.

Staff discussed centralizing City vehicle washing under a single contract. Currently, washing is inconsistent, some police and fire vehicles are washed for free at commercial locations far from their stations, while other departments hand-wash or pay for services individually. This decentralized approach wastes time and lacks uniformity.

Mr. Tustison explained that consolidating under one provider would provide a discounted, prepaid six-month service (~\$12,500) for 131 vehicles, with an RFID system ensuring only City vehicles use it. Police Chief Joe Wisner noted that while first responders currently get generous access, relying on free commercial services may not be sustainable as the city grows. Centralizing would save employee time and ensure vehicles representing the City are consistently clean.

Council members raised concerns about paying upfront in case the vendor closes, the cost increasing as more vehicles are added, and future contract approvals. Staff confirmed funds are available, and the consensus was that if approved, future contracts should return to Council for review.

Overall, the plan is to improve efficiency, standardize service, and maintain city vehicle appearance while managing costs.

**Action:**

*Patrick Souter moved to approve a supplemental appropriation from the General Fund unrestricted fund balance in the amount of \$12,030 for the implementation of a car wash membership program for city vehicles. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**11. First reading of proposed Ordinance approving the Oncor Electric Delivery Company LLC Franchise Agreement**

Dustin Deel, Senior Director of Administrative Services, presented the Item. Oncor Electric Delivery Company, LLC has submitted a proposed franchise utility agreement ordinance to the City of Waxahachie. The agreement authorizes Oncor to continue utilizing the City's public rights-of-way to construct, operate, and maintain electric transmission and distribution facilities necessary to provide electric service to residents and businesses within the city.

The proposed ordinance renews the City's electric franchise relationship with Oncor for a twenty (20) year term, consistent with the term of the prior franchise agreement. The ordinance reflects

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standard franchise provisions used by municipalities throughout Texas, is generally consistent with previously approved franchise agreements, and has been reviewed by the City Attorney.

The agreement establishes the rights and responsibilities of both the City and Oncor, including operational standards, restoration requirements, indemnification provisions, and franchise fee obligations.

In accordance with the City Charter, the franchise utility agreement ordinance must be publicly read at two City Council meetings and published in the City's newspaper of record four consecutive times prior to adoption. This item represents the initial Council consideration of the proposed ordinance. The second reading and final adoption will be scheduled for the April 6, 2026 City Council meeting.

The franchise utility agreement provides ongoing franchise fee revenue to the City based on electric service within the city limits. Franchise fees are deposited into the General Fund. During the prior fiscal year, franchise revenues totaled \$2,240,310.67.

Mayor Pro Tem Souter asked if the City is required to use Oncor, noting issues with service in the past. Mr. Deel clarified that the contract with Oncor is not exclusive, so other electric providers could be used. He also noted that Oncor has generally been a reliable partner, especially for emergency management support.

First reading of proposed Ordinance by Mayor Wallace:

**AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF WAXAHACHIE, TEXAS, PROVIDING FOR COMPENSATION THEREFOR, PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE, PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE, PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS, AND FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC.**

- 12. Public Hearing on a request by Derrick & Shawna Cunningham for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-2 (SF-2) zoning district located at 707 Dunn Street (Property ID 173450) - Owner: Derrick & Shawna Cunningham (ZDC-172-2025)**

Trenton Robertson, Senior Director of Planning, presented the Item. The applicant requests a SUP for short-term rental use at 707 Dunn Street because it is located within the SF-2 zoning district.

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The subject property consists of a primary structure being approximately 1,032 square feet in size, three (3) bedrooms, and will have a maximum of three (3) parking spaces. The applicant has requested to limit the occupancy to six guests. The subject property is situated on an approximately 0.2280 acres (9,931 square foot) lot. The applicant has not been operating the subject property as a short-term rental; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) identifies the subject property as a Homestead.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls at this address. The applicant's local emergency contact is located approximately 20 miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 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. At the time of the publishing this staff report, a total of four (4) letters of support and nine (9) letters of opposition were received by staff.

Mayor Pro Tem Souter clarified that the property in question is currently designated as a homestead. While the applicant had indicated at P&Z that they would remove this designation, it has not yet been done. Mr. Robertson noted under the ordinance and conditions, removing the homestead designation is required before operations can begin, and the applicant has agreed to comply.

Mayor Wallace opened the Public Hearing at approximately 8:11 p.m. and announced there was no one signed up to speak.

There being no others to speak for or against ZDC-172-2025, Mayor Wallace closed the Public Hearing at approximately 8:14 p.m.

**13. Consider proposed Ordinance approving ZDC-172-2025**

**ORDINANCE NO. 3708**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A SHORT-TERM RENTAL USE WITHIN A SINGLE-FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 707 DUNN STREET, BEING PROPERTY ID 173450, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 82 OF THE FERRIS STREET 2ND ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Tres Atkins moved to approve ZDC-172-2025, a Specific Use Permit for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Travis Smith and carried unanimously (5-0).*

**14. Public Hearing on a request by Kelly Dlabaj for an Amendment to Ordinance No. 3121, to eliminate the requirement for a HOA Amenity lot within an approved 7-lot Planned Development-Single Family-3 (PD-SF-3) zoning district located at 300 Haley**

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**Drive (Property ID 314068) - Owner: Kelly Dlabaj and Adrian Tijerina (ZDC-178-2025)**

Mr. Robertson presented the Item. The applicant intends to amend Ordinance 3121 to eliminate the required HOA amenity lot in an approved 7-lot Creek Planned Development.

Ordinance 3121 was approved on June 17, 2019. The approved ordinance required an HOA amenity lot that contained required improvements such as two gazebos and a fountain. However, these amenities were never constructed, with a bird bath and shade cover being constructed instead. Shortly after the installation of these amenities, these improvements were promptly removed, while the adjacent residential fence extended to encompass the amenity lot, while also expanding into the backyard of the adjacent residents.

The applicant is proposing to eliminate the designated HOA amenity lot within this Planned Development. The lot the applicant purchased, 300 Haley Drive, was bought with the understanding that the subject property was incorporated within their property boundary based off existing and longstanding fencing. However, the area in which the fencing was placed was originally dedicated as an HOA amenity lot both under Ordinance No. 3121, and the existing plat for this project, but was never developed as required since the passing of this ordinance or upon plat filing. The entitled amenities delineated within this ordinance, such as two gazebos and a fountain were never constructed; with the area being used as a private rear and side yard, and maintained by residents of the two directly adjacent lots because of the current configuration of the existing fencing. Before the applicant was made aware of the existing HOA lot, to resolve this initial boundary dispute, the applicant negotiated and executed a signed agreement with the owners of 304 Haley Drive to transfer them the portion of the parcel that directly connects with their part of the property. The applicant is looking at amending the approved Planned Development so that the amenity lot is no longer reflected under the current ordinance; thereby reflecting the current configuration and character of the subject property. This amendment will remove this amenity designation that was never developed and would allow for a potential future replat and land dedication of the property that is consistent with present zoning regulations.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 22 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 three (3) letters of support and one (1) letter of opposition for the proposed zoning change.

Mayor Wallace opened the Public Hearing at approximately 8:17 p.m. and announced no one signed up to speak on this item.

Council discussed confusion surrounding the lot purchase, noting that neighboring property owners were unaware the lot did not belong to them. The lot had been acquired by the buyer through a tax sale, and the broker advised that a title search was unnecessary if paying cash, which contributed to the misunderstanding. Despite this, the applicant has remained cooperative and fully compliant with City requirements, working closely with the HOA and following all instructions throughout the process.

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There being no others to speak for or against ZDC-178-2025, Mayor Wallace closed the Public Hearing at approximately 8:20 p.m.

**15. Consider proposed Ordinance approving ZDC-178-2025**

**ORDINANCE NO. 3709**

**AN AMENDMENT TO ORDINANCE 3121 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) WITH AMENDED ORDINANCE, TO ELIMINATE THE REQUIREMENT FOR AN HOA AMENITY LOT, LOCATED AT 300 HALEY DRIVE, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.18 ACRES KNOWN AS PROPERTY ID 314068, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**Action:**

*Travis Smith moved to approve ZDC-178-2025, a Planned Development Amendment to eliminate the requirement for an HOA amenity lot within an approved 7-lot Planned Development-Single Family-3 zoning district, subject to the conditions of the staff report. Motion was seconded by Tres Atkins and carried unanimously (5-0).*

**16. 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, including legal issues related to possible revisions to propositions contained in Ordinance No. 3707, 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 8:28 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, including legal issues related to possible revisions to propositions contained in Ordinance No. 3707, 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.

**17. Reconvene and take any necessary action, including any revisions to propositions contained in Ordinance No. 3707**

The meeting reconvened at 10:42 p.m.

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**ORDINANCE NO. 3710**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING ORDINANCE NO. 3707 WHICH ORDERED 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, BY CLARIFYING SAME; 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.**

**Action:**

*Tres Atkins moved to approve an ordinance amending Ordinance No. 3707 by adding a provision to Proposition B that addresses a vacancy in office by a Council Member holding a three (3) year term. Motion was seconded by Travis Smith and carried unanimously (5-0).*

**18. Comments by Mayor, City Council, City Attorney and City Management**

This item was discussed before Executive Session.

Council Member Chris Wright thanked and congratulated participants of the Citizens Academy, encouraging them to stay involved in city government and consider running for City Council in the future. He also addressed questions about Council seats and voter participation, noting the importance of community involvement. Additionally, he expressed gratitude to City staff and volunteers for their efforts in organizing Hatchie Gras, recognizing their work in rain or shine and the thorough cleanup afterward.

Mayor Pro Tem Patrick Souter echoed Council Member Wright’s praise for the Citizens Academy, sharing that he personally benefited from the predecessor program and strongly encouraging others to participate to learn more about city operations. He also addressed concerns about negativity in the current election season, criticizing candidates who allow or encourage personal attacks and misinformation online. He urged those candidates to disavow such behavior, stop the mudslinging, and maintain a higher standard of civility in local elections.

Council Member Tres Atkins praised the 2026 Citizens Academy, encouraging even greater participation, and recognized veterans for their service, thanking them for attending and engaging with the community. He acknowledged the challenges posed by the wet conditions at Hatchie Gras but thanked attendees for supporting the event. He also supported Mayor Pro Tem Souter’s concerns about civility in elections, emphasizing that candidates must be responsible for the behavior of their supporters and expressing zero tolerance for personal attacks, while noting that contested races ultimately strengthen the city.

Mayor Billie Wallace expressed pride and gratitude toward the participants of the Citizens Academy, commending their service and engagement in learning about the city. She also praised

(ua)

the Academy organizers for their hard work and highlighted the positive, encouraging experiences the participants had interacting with City departments, noting it reflected well on the City staff.

**19. Adjourn**

There being no further business, the meeting adjourned at 10:42 p.m.

Respectfully submitted,  
Amber Villarreal, City Secretary



City of Waxahachie  
City Secretary's Office  
3/28/2026

Special Event Application  
  
Run & Revival

(ub)

Date of Submission: 1/15/2026

### Applicant Information

Applicant name: **Morgan Rushing**

Host organization name: **Student Missions Association of Nelson University**

Are you representing the host organization? **Yes**

Will you be the on-site point of contact during the event? **Yes**

Cell phone number: : \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: **1200 Sycamore St Suit Box 7485 Waxahachie, TX 75165**

### About the Event

Event name: **Run & Revival**

Will the event be held at Railyard Park? **Yes**

- **I understand I must contact Danielle Guinn, Recreation Manager, to coordinate event details.**

Anticipated attendance: **50-150**

Description of event: **Run & Revival is a community event hosted by the Student Missions Association at Nelson University at Railyard Park combining a morning 5k with a public worship and revival gathering. Registration will begin at 8:30 AM, with the run starting at 9:30 AM. The revival portion will begin at 10:00 AM and will include live worship music, two speakers, and a closing reflection/altar time, concluding around 12:00 PM.**

The event is family-friendly, open to the public, and focused on community wellness and positive engagement, while also giving members of the community an opportunity to donate to make a difference globally through our giving project. Prepackaged snacks and bottled water will be available on-site following the run. Cleanup will begin following the conclusion of the event. Here is a link to our website: <https://www.nelsonmissions.com/>.

	Date(s)	Start Time	End Time
Event date	3/28/2026	8:30	12:00
Event set-up	3/28/2026	6:00	
Event breakdown	3/28/2026		4:00

This event is **Free and open to the general public**

How many times has this event been hosted before? **1**

Best description of the event: **Run / Walk**

Event activities include:

- **Announcement / Speeches;**
- **Food - sampled, served, or sold;**
- **Live music;**



City of Waxahachie  
City Secretary's Office  
3/28/2026

Special Event Application  
Run & Revival

(6b)

- Street closure;
- Products / Services - given away, sampled, or sold

Please indicate the distance of the Run/Walk: 5K

### 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

Please list all streets, intersections, and parking lots that apply:

### Equipment

Does the proposed event require portable toilet facilities? No

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) Yes

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting:

10 cones for race start & finish line

Where should the equipment be dropped off and picked up? At Railyard Park

When (date and time) will the equipment be set-up? 03/28/2026 @ 7:00 am

When (date and time) will the equipment be removed? 03/28/2026 @ 3:00 pm

### 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. We will bring our own trash cans and bags to the event and dispose bags at our school dumpsters.

- 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? **Yes**

How will electrical services be provided? **Franchise utilities**

Explain services in detail: **We will need all of the outlets at railyard powered**

## 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
- 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](mailto: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.



City of Waxahachie  
City Secretary's Office  
3/28/2026

Special Event Application  
Run & Revival

(lb)

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: 1/15/2026

# THE RAILYARD

## PARK

STAGE

REQUESTING (2)  
POWER OUTLETS

POWER  
POLE

BOTTLED WATER  
& PRE-PACKAGED  
SNACKS

PORT A POTTIES

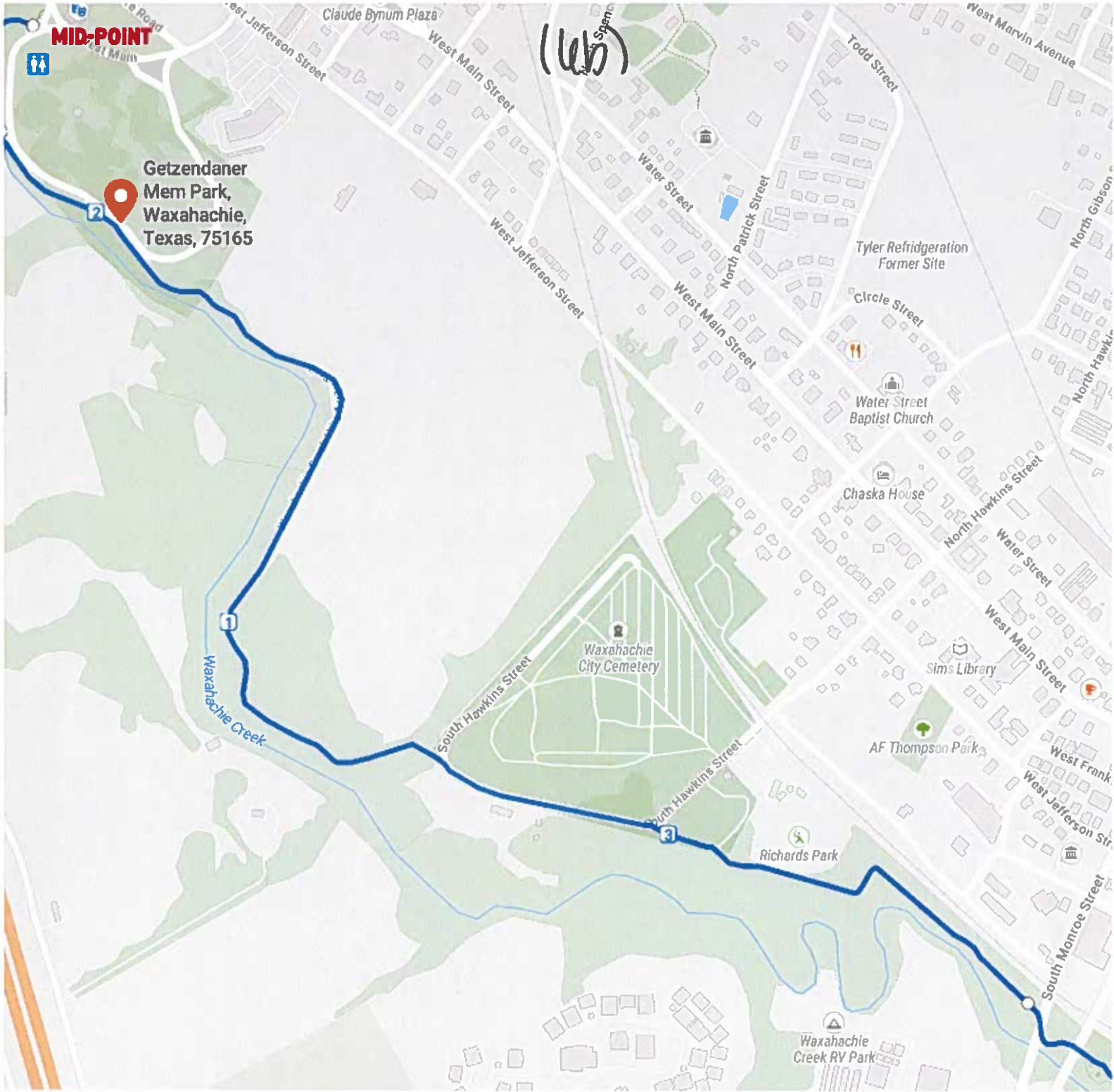
(un)

GATE TO  
REMAIN  
CLOSED

COLLEGE STREET

ROGERS STREET

**RAILYARD PARK**  
**455 S. COLLEGE STREET**  
**WAXAHACHIE, TX 75165**



# **RAILYARD PARK 5K MAP**

**START  
END**

**RAILYARD PARK TO GETZENDANER PARK AND BACK VIA HIKE & BIKE TRAIL**

- **START AT RAILYARD PARK**
- **PROCEED DOWN THE HIKE & BIKE TRAIL TOWARD GETZENDANER PARK**
- **ONCE YOU REACH THE RESTROOMS AT GETZENDANER PARK, TURN AROUND AND RETRACE YOUR ROUTE BACK THE SAME WAY YOU CAME.**
- **FINISH BACK AT RAILYARD PARK**



City of Waxahachie  
City Secretary's Office  
4/18/2026

Special Event Application  
Junk in the Trunk

(lec)

Date of Submission: 2/13/2026

### Applicant Information

Applicant name: Amy Waters

Host organization name: Waxahachie Downtown Merchants Association

Are you representing the host organization? Yes

Will you be the on-site point of contact during the event? Yes

Cell phone number.

Email:

Mailing Address: 308 S. College Street, Waxahachie TX 75165

### About the Event

Event name: Junk in the Trunk

Will the event be held at Railyard Park? No

Will the event be held in Downtown Waxahachie? Yes

- I understand that my application will not be considered complete until a letter of support from the WDMA has been submitted to [jami.bonner@waxahachie.com](mailto:jami.bonner@waxahachie.com).

Anticipated attendance: 300-400

Description of event: Antique/crafts vendor market

	Date(s)	Start Time	End Time
Event date	4/18/2026	9:00 am	5:00 pm
Event set-up	4/18/2026	6:30am	
Event breakdown	4/18/2026		6:00 pm

This event is Free and open to the general public

How many times has this event been hosted before? Unknown - at least 50

Best description of the event: Vendor market

Event activities include:

- Products / Services - given away, sampled, or sold;
- Street closure;
- Food - sampled, served, or sold

### 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



Have you made arrangements for private security or off-duty officers for security services?  
Please provide contact name and phone number for security services:

### Street Closures

Does the event propose closing, blocking, or using City streets and / or parking lots? Yes  
Please list all streets, intersections, and parking lots that apply: 100 block of South College, 100 block of East Franklin

Street closings to begin at 6:00 am - April 18

Will any businesses be impacted by the proposed road closure? Yes

- I understand I am responsible for securing support signatures from all impacted businesses and emailing the documentation to [jami.bonner@waxahachie.com](mailto:jami.bonner@waxahachie.com).

### Equipment

Does the proposed event require portable toilet facilities? No

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) Yes

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting: 4 barricades

Where should the equipment be dropped off and picked up? Pocket park

When (date and time) will the equipment be set-up? 6:00 am April 18

When (date and time) will the equipment be removed? 6:00 pm April 18

### 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. N/A

- 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
- Placement of tents, stages, booths, food vendors, and merchandise vendors
- Placement of barricades and / or cones



(lec)

- 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](mailto: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.

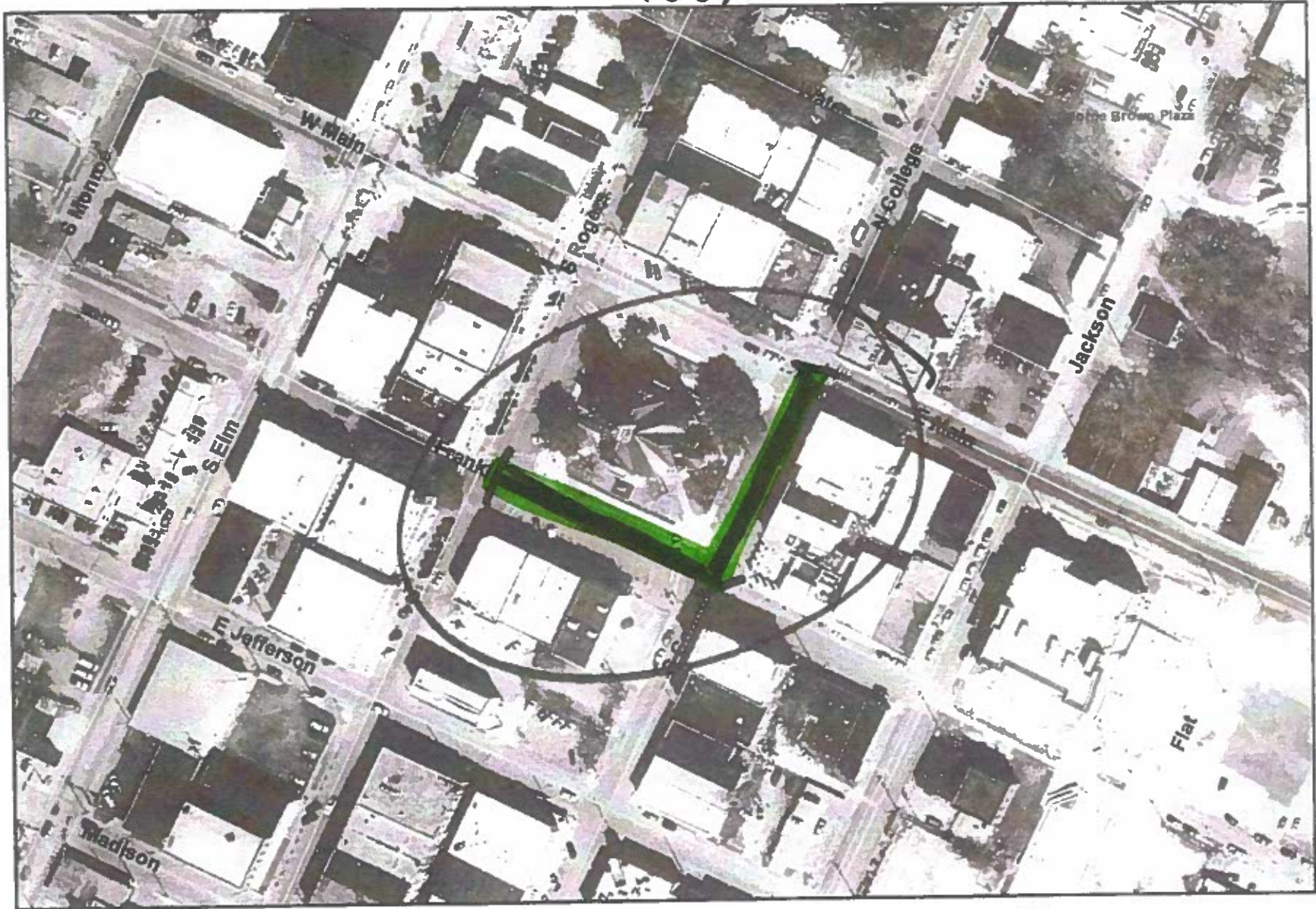
- I acknowledge and fully agree to the terms outlined in the Hold Harmless Clause.

### 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: 2/13/2026

(6c)







City of Waxahachie  
City Secretary's Office  
5/2/2026

Special Event Application  
Cinco de mayo

(led)

- I understand the requirements for serving alcohol at the event.

Have you made arrangements for private security or off-duty officers for security services? Yes

Please provide contact name and phone number for security services: Rosie Martinez Safe Venues 469-348-4490

### Street Closures

Does the event propose closing, blocking, or using City streets and / or parking lots? Yes

Please list all streets, intersections, and parking lots that apply: Franklin, Rogers, Jackson, and College St

Street closings to begin at

- May 1, 2026 at 3:00 pm for Stage only at Franklin / Elm
- May 1, 2026 at 5:00 pm for Rogers St.

Will any businesses be impacted by the proposed road closure? Yes

- I understand I am responsible for securing support signatures from all impacted businesses and emailing the documentation to jami.bonner@waxahachie.com.

### Equipment

Does the proposed event require portable toilet facilities? Yes

- I understand that I am responsible for arranging portable toilet facilities for my proposed event.

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) Yes

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting: Cones, barricades, steel barriers, trash cans, dumpsters, generator

Where should the equipment be dropped off and picked up? Pocket park

When (date and time) will the equipment be set-up? May 1, 2026 3:00 pm

When (date and time) will the equipment be removed? May 3, 2026 1:00 am

### 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. See attached map

- 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? Yes

How will electrical services be provided? Generator (provided by the applicant); Franchise utilities

Explain services in detail: Need generator to supply power to stage

### Site Map Requirement



City of Waxahachie  
City Secretary's Office  
5/2/2026

Special Event Application  
Cinco de mayo

(led)

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
- 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](mailto: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: 1/2/2026

(led)

# CINCO MAP

DATE:  5/2/2026

TIME: 11A-11P

EMAIL: ELLISCOUNTYHISPANICORG@GMAIL.COM

- STAGE
- ALL VENDORS
- BEER STANDS



(led)

February 7, 2026

Waxahachie City Council  
PO Box 757  
Waxahachie, TX 75168



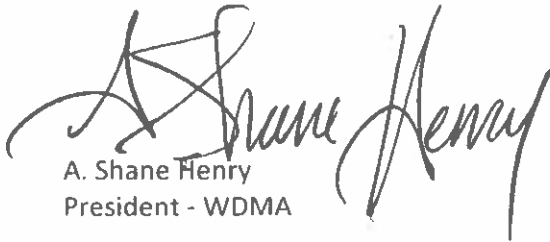
*Re: Cinco de Mayo Festival*

**Dear Council Members:**

Please let this letter serve as support from the Waxahachie Downtown Merchants Association (WDMA) for ECHO's Cinco de Mayo Festival to shut down streets as outlined in their submitted event application.

On February 4<sup>th</sup>, 2026, during regularly scheduled member meeting, the WDMA voted unanimously to approve the motion supporting this event and all necessary street closures pertaining to it. The association understands the significant impact a street closure has on downtown businesses and has taken this into consideration during the discussion and approval for support of this event.

This discussion and vote have been recorded in the meeting minutes and can be made available upon request.

  
A. Shane Henry  
President - WDMA



## Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager RB

Date: March 2, 2026

Re: Consider the removal of a board member from the Keep Waxahachie Beautiful Committee and the appointment of a successor to fill the unexpired term

---

**Recommended Motion:** "I move to remove Andrew Weyand from the Keep Waxahachie Beautiful Committee and appoint Desiree Ramirez to fill the unexpired term, as presented."

**Item Description:** Consider action regarding the removal of a board member from the Keep Waxahachie Beautiful Committee and the appointment of a successor to fill the unexpired term.

**Item Summary:** City Council by majority vote, may, for cause, remove a board member at any time in accordance with Ordinance No. 3553, Section (b) Appointments. Mayor Billie Wallace recommends the following appointment to fill the unexpired term of Andrew Weyand.

Keep Waxahachie Beautiful (3-year term)

- Desiree Ramirez (filling unexpired term of Andrew Weyand until September 2027)

(4f)



## Memorandum

To: Honorable Mayor and City Council  
From: Thomas Griffith, Emergency Management Coordinator  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 2, 2026  
Re: Consider Purchase and Installation of (3) Outdoor Warning Sirens from Goddard Enterprises

---

**Recommended Motion:** "I move to approve a contract with Goddard Enterprises for the Outdoor Warning Sirens and all the necessary equipment and installation in the amount of \$127,566.04."

**Item Description:** Consider contract with Goddard Enterprises for three Outdoor Warning Sirens and Installation.

**Item Summary:** The purchase of three Outdoor Warning Sirens will enhance the City of Waxahachie's ability to quickly alert residents and visitors of imminent threats, including severe weather and other emergency situations. If approved, these sirens will support timely emergency notifications which aligns with the City's emergency preparedness goals and approved capital improvement plan.

**Fiscal Impact:** The Outdoor Warning Siren project is an approved capital improvement in FY 2026 City of Waxahachie budget in the amount of \$135,000. The contract amount with Goddard Enterprises is \$127,566.04.

(leg)



## Memorandum

To: Honorable Mayor and City Council  
From: Scott Safford, Fire Chief  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 2, 2026  
Re: Deployment Reimbursement for Travel

---

**Recommended Motion:** "I move to approve a supplemental appropriation from the General Fund unrestricted reserve in the amount of \$2,186.43 to GL Account 100-220-55350, Travel, for TIFMAS Deployment reimbursement.

**Item Description:** Consider approval of a supplemental appropriation to allocate funds received through TIFMAS Deployment reimbursement for travel (meals and lodging).

**Item Summary:** The reimbursement funds received were not anticipated during the original budget adoption and, therefore, require a supplemental appropriation. Appropriating these funds will allow the City to properly recognize the revenue and offset the Fire Department's travel expenditures, while ensuring compliance with City financial policies and accounting practices. This action does not impact the General Fund balance, as the appropriation is fully supported by reimbursement revenue.

**Fiscal Impact:** This supplemental appropriation increases the Fire Department's travel budget by \$2,186.43. These funds have already been received through TDEM deployment reimbursement and deposited into the General Fund unrestricted reserve.

(uh)



## Memorandum

To: Honorable Mayor and City Council

From: Ricky Boyd, City Manager *RB*

Thru:

Date: March 2, 2026

Re: Consider Award for the Interior Demolition Project at 820 Ferris Ave

---

**Recommended Motion:** "I move to award a contract to Demolition Specialties for the Interior Demolition Project at 820 Ferris Ave and authorize the City Manager to execute all necessary documents."

**Item Description:** This item considers awarding a contract to Demolition Specialties in the amount of \$212,000 for the Interior Demolition Project at 820 Ferris Ave.

**Item Background:** On January 5, 2026, City staff issued an Invitation to Bid (ITB) for the selective interior demolition of the City building located at 820 Ferris Avenue. The scope of work includes complete removal of non-structural interior elements while preserving all designated structural and mechanical components, performing full asbestos abatement, and satisfying all applicable bonding and insurance requirements.

Ten bids were received on February 12, 2026. During the evaluation process, the apparent lowest bidder formally requested to withdraw its bid. Following this withdrawal, Demolition Specialties was determined to be the lowest responsive and responsible bidder. This selective demolition is the necessary first phase of the larger project to renovate and improve the building for future municipal use.

**Fiscal Impact:** The total contract amount is \$212,000 and will be funded by a portion of the proceeds of the Series 2026 Tax Note authorized and issued in January 2026 for the acquisition and improvement of the building. \$250,000 was included in said tax note for the demolition portion so it is under budget.

(wh)

**BID TABULATION**

**Interior Demo 820 Ferris Ave - ITB 2026-1-2**

**10am February 12th 2026**

<b>INTERIOR DEMO - ITB 2026-1-2</b>	<b>Line Item 1</b>	<b>Line Item 2</b>	
<b>Vendor Name</b>	<b>Complete Interior Lump Sum</b>	<b>Asbestos Abatement</b>	<b>TOTAL BID</b>
<b>Concord Commercial Services, Inc. - <i>Withdrew BID</i></b>	\$150,840.00	\$14,760.00	<b>Withdrew</b>
<b>Demolition Specialties - <i>Recommended Award</i></b>	\$186,000.00	\$26,000.00	\$ 212,000.00
<b>Dallas Demolition Co II</b>	\$188,000.00	\$37,000.00	\$ 225,000.00
<b>LMC Corporation</b>	\$375,734.15	\$50,959.26	\$ 426,693.41
<b>SERVPRO of Temple &amp; Belton</b>	\$425,000.00	\$65,000.00	\$ 490,000.00
<b>Total Pro LLC</b>	\$433,125.00	\$105,000.00	\$ 538,125.00
<b>Environmental US Resources LLC</b>	\$424,000.00	\$120,000.00	\$ 544,000.00
<b>G2 General Contractors</b>	\$516,664.02	\$58,245.31	\$ 574,909.33
<b>Integra Premier Construction</b>	\$516,946.43	\$186,244.00	\$ 703,190.43
<b>PBS Construction LLC.</b>	\$745,000.00	\$12,000.00	\$ 757,000.00

**BID TABULATION**

Ten bids were received on February 12, 2026. During the evaluation process, the apparent lowest bidder formally requested to withdraw its bid. Following this withdrawal, Demolition Specialties was determined to be the lowest responsive and responsible bidder.

(7)



## Memorandum

To: Honorable Mayor and City Council  
From: Dustin Deel, Director of Administrative Services  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 2, 2026  
Re: Consider approval of Supplemental Appropriation for Engineering Expenses at the Mid-Way Regional Airport

---

**Motion:** "I move to approve a supplemental appropriation in the amount of \$125,011 to the Mid-Way Regional Airport fund for engineering expenses."

**Item Description:** Consider approval of a supplemental appropriation to increase the FY 2025–2026 budget to fund engineering costs previously approved in FY 2024–2025 for the Fuel Farm Expansion at Mid-Way Regional Airport.

**Item Summary:** On July 7, 2025, the City of Waxahachie adopted Resolution No. 1380 expressing support for the expansion of the fuel farm at Mid-Way Regional Airport. The estimated total project cost is \$1,027,000, and the project qualifies for grant funding under the Infrastructure Investment and Jobs Act (IIJA) through a reimbursable FAA grant program.

Engineering costs for this project were budgeted in Fiscal Year 2025; however, the funds were not encumbered and therefore did not carry forward into Fiscal Year 2026. Under the terms of the grant program, the Airport must pay eligible engineering expenses upfront and then request reimbursement.

(7)

The requested supplemental appropriation will allow the Airport to fund these engineering services in FY 2026 while maintaining compliance with grant requirements. Upon reimbursement, funds will be returned to the Airport's unrestricted reserve fund.

**Fiscal Impact:** Sufficient funds are available in the Mid-Way Regional Airport unrestricted reserve fund to support the requested \$125,011 supplemental appropriation. This project is funded through a 90/10 reimbursable grant program, with approximately \$112,509.90 expected to be reimbursed upon approval. The Airport's net cost is approximately \$12,501.10, representing the required 10% local match.