

# 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, March 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

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 Nicholas P. Sims Library for being selected as a recipient of the *National Medal for Museum and Library Services*

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 March 2, 2026
- b. Event application for Annual Waxahachie Rotary's Charitable Dog Walk/Parade to be held on April 18, 2026 at Railyard Park/Hike & Bike Trail
- c. Event application for Gingerbread Trail Car Show to be held June 13, 2026 at Getzendaner Park

- d. Event application for Wheels of Fire Bike Ride to be held June 27, 2026
  - e. Event application for Cars in the Park Car Show to be held July 11, 2026 at Getzendaner Park
  - f. Event application for Summer Soul Affair to be held July 18, 2026 at Railyard Park
  - g. Event application for Waxahachie Fun Run Car Show to be held August 8, 2026 at Getzendaner Park
  - h. Event application for Texas Heat 5K to be held August 15, 2026 at Getzendaner Park
  - i. Event application for St. Jude Car Show to be held September 12, 2026 at Getzendaner Park
  - j. Event application for Walk to End Alzheimer's to be held October 3, 2026 at Getzendaner Park/Hike & Bike Trail
  - k. Ordinance approving a request by Cody Wagner, Arbuckle Real Estate, for a Petition for ETJ Release for approximately 10.04 acres, located at 1545 FM 1446 (Property ID 225304, 225305) – Owner: Leewayne, LLC (ETJ-PTN-18-2026)
  - l. Joint Election Services Contract with the Ellis County Elections Administration
  - m. Consider approval of 2026 City of Waxahachie Events Calendar
  - n. Parking/Loading Zone renewals from April 1, 2026-March 31, 2027
  - o. Construction contract for the WISD New High School 18-inch Gravity Sewer Construction Project in the amount of \$474,623
  - p. Engineering Professional Services Agreement with Grantham & Associates for the Cardinal Road 24 Inch Water Line and Southwest Interceptor Rehabilitation Project in the amount of \$258,310
  - q. Professional Design Services Contract for 820 Ferris Avenue building renovation in the amount of \$581,560
  - r. Land Exchange Agreement between the City of Waxahachie and Accru Family Limited Partnership, LTD
  - s. Construction contract for the Indian Hills Alley Reconstruction Project in an amount not to exceed \$659,490
  - t. Accept the Waxahachie Community Development Corporation Annual Financial Report for year ended September 30, 2025
7. **Consider** City of Waxahachie Annual Financial Report for year ended September 30, 2025
  8. **Public Hearing** on a request by Jorge Restrepo, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single Family-3 zoning district located at 810 S College Street (Property ID 172443) - Owner: Jorge Restrepo (ZDC-175-2025)
  9. **Consider** proposed Ordinance approving ZDC-175-2025
  10. **Public Hearing** on a request by Roger Thornton for a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet use within a Single Family-1 (SF-1) zoning district located at 811 Broadhead Road (Property ID 207656) - Owner: Roger Thornton & Melissa Thornton (ZDC-10-2026)
  11. **Consider** proposed Ordinance approving ZDC-10-2026

12. **Public Hearing** on a request by Presbyterian Children's Homes and Services & Walton Texas LP for Voluntary Annexation of approximately 206.72+/- acres situated off of Brookside Road in the Elijah Bellow Survey, Abstract Number 10, Ellis County, Texas (ANX-DNX-164-2026)
13. **Consider** proposed Ordinance approving ANX-DNX-164-2026
14. **Consider** supplemental appropriation for roof repairs at Robert W. Sokoll Water Treatment Plant in the amount of \$90,765
15. **Consider** contract and supplemental appropriation for disposal of wastewater treatment plant sewage sludge in the amount of \$145,000
16. **Consider** an Engineering Professional Services Agreement with Huitt-Zollars, Inc. for the North Jackson Street Reconstruction Project in an amount not to exceed \$415,120
17. **Consider** the authorization of a work order with Ellis County for road work in an amount not to exceed \$631,078
18. **Consider** proposed Resolution authorizing the submission of a Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for the Downtown Revitalization Program
19. **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 review performance evaluation for City Secretary as permitted by Section 551.074 of the Texas Government Code; 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
20. **Reconvene** and take any necessary action
21. Comments by Mayor, City Council, City Attorney and City Management
22. 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

(4b)

[imls.gov](http://imls.gov)

**2025 LIBRARY WINNER**

# **NATIONAL MEDAL**

for Museum and Library Service



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, 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

Council Members Absent: 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

There was not an Honorary Council Member in attendance.

**5. Public Comments**

None.

**6. Consent Agenda**

- 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

(ua)

- 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

**Action:**

*Tres Atkins moved to approve all items 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 (4-0).*

**7. Consider approval of supplemental appropriation for engineering expenses at the Mid-Way Regional Airport in the amount of \$125,011**

Dustin Deel, Director of Administrative Services, presented the Item. 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.

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.

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.

**Action:**

*Tres Atkins moved to approve a supplemental appropriation in the amount of \$125,011 to the Mid-Way Regional Airport fund for engineering expenses. Motion was seconded by Chris Wright and carried unanimously (4-0).*

**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**

(lea)

**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 7:08 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.

**9. Reconvene and take any necessary action**

The meeting reconvened at 7:36 p.m.

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

This item was discussed before Executive Session.

City Manager Ricky Boyd thanked everyone who attended the Fire Association fundraiser, highlighting the strong turnout and the many volunteer hours that made the event successful. He gave special recognition to Chief Wisner, Assistant Chief Marcus Brown, and Officer Sarah Garner for volunteering their time to provide security, noting the positive collaboration between departments. He also reminded residents that the next day is voting day and encouraged everyone to exercise their privilege to vote in the United States of America.

**11. Adjourn**

There being no further business, the meeting adjourned at 7:36 p.m.

Respectfully submitted,  
Amber Villarreal, City Secretary



City of Waxahachie  
City Secretary's Office  
4/18/20264/18/2026

(Leb)

Special Event Application

Waxahachie Rotary's Charity Dog Walk

Date of Submission: 8/19/2025

### Applicant Information

Applicant name: **Tom Kerr**

Host organization name: **Waxahachie Rotary**

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: **1170 Maree Dr Waxahachie 75165**

### About the Event

Event name: **Waxahachie Rotary's Charity Dog Walk**

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

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

Will the event be held in Downtown Waxahachie?

Event location:

Anticipated attendance: **200**

Description of event: **Rotary is raising money for Flying B Animal Rescue to pay for spaying and neutering of rescued pets. We will have a DJ to play music and welcome guests to the park in advance of a short "Dog Walk/Parade" that starts at Railyard Park, travels across the bridge, along the trail and turns back to Railyard Park where the DJ will name the Best Dressed, Worst Dressed, and Most Talented pooch. We will not have vendor booths nor will we have food of any kind. Instead, we will encourage attendees to stay downtown after the event to shop and eat downtown. Those who have sponsored the event will be allowed to come out and handout flyers or promo goodies to attendees.**

	Date(s)	Start Time	End Time
Event date	4/18/2026	9am	12pm
Event set-up	4/18/2026	8am	
Event breakdown	4/18/2026		1pm

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

Registration / admission information:

How many times has this event been hosted before? **This is the inaugural event**

Best description of the event: **Charitable / Fundraising**

Event activities include: **Announcement / Speeches; Information / Literature distribution; DJ / Recorded music;**

Will the parade or procession take place on any TxDOT- maintained roads?



City of Waxahachie  
City Secretary's Office  
4/18/20264/18/2026

(ub)

Special Event Application

Waxahachie Rotary's Charity Dog Walk

Please indicate the distance of the Run/Walk:

### Food / Beverage

Will the event offer food / beverage (sampled, served, sold)? **No**

Will the event require any food preparation on site?

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? **No**

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

Street closings to begin at

Will any businesses be impacted by the proposed road closure?

### Equipment

Does the proposed event require portable toilet facilities? **No**

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

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

Where should the equipment be dropped off and picked up?

When (date and time) will the equipment be set-up?

When (date and time) will the equipment be removed?

### 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 have multiple volunteers that will be armed with pooper scoopers and disposable bags. We will gather them in a larger bag and dispose of all trash created by the event.**

- 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: **The DJ will need to plugin to electricity. If it is not available at the venue, we will bring a generator, but due to noise of a generator, we would prefer to plug in to outlets available.**

### Site Map Requirement



City of Waxahachie  
City Secretary's Office  
4/18/20264/18/2026

(6b)

Special Event Application

Waxahachie Rotary's Charity Dog Walk

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 [danielle.guinn@waxahachie.com](mailto:danielle.guinn@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.



City of Waxahachie  
City Secretary's Office  
4/18/20264/18/2026

(ub)

Special Event Application

Waxahachie Rotary's Charity Dog Walk

- Date of Submission: 8/19/2025

(6b)



Waxahachie Rotary's Charitable Dog Parade & Prizes  
 April 18, 2024

9am - 12 pm  
 @ Railyard Park & along Waxahachie Creek Trail

(ub)



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## Waxahachie Rotary's Charitable Dog Walk/Parade

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From Rehkopf, Sandy <sandy.rehkopf@waxahachie.com>

Date Mon 2/23/2026 5:18 PM

To Guinn, Danielle <danielle.guinn@waxahachie.com>

Cc rekmot13@yahoo.com <rekmot13@yahoo.com>

📎 1 attachment (162 KB)

Rotary's Charity Dog Walk- site map\_260223\_191002.pdf;

Danielle,

Attached please find the revised event map for the Rotary's Dog Walk event that was approved by City Council back in August of 2025.

After much thought and consideration, the Rotary Club has decided to significantly scale back the event from their original application. They will not have food of any kind, they will not have vendor booths, they are not requesting street closures, and they will not impede on neither the downtown square nor Getzendaner Park. They will remain only along the Hike & Bike Trail leading from Railyard to the cemetery and back. Their mission is to raise money for a local charity who is providing spay and neutering services to rescue animals.

Since so much has changed with the event, he took your advice and resubmitted the application online today. As required, the new site map is attached.

I have copied Mr. Kerr in this email if you have additional questions.

If you need a City Staff on site for the event, I am happy to volunteer.

Thanks so much,



### **Sandy Rehkopf**

*Downtown Redevelopment &  
Historic Preservation Manager*

City of Waxahachie

O: 469-309-4111

C: 972-672-3035

sandy.rehkopf@waxahachie.com



City of Waxahachie  
 City Secretary's Office  
 6/13/2026

(6c)

Special Event Application  
 Gingerbread Trail Car Show

Date of Submission: 2/3/2026

### Applicant Information

Applicant name: **Robert Timothy Rowlette**  
 Host organization name: **Midlothian Classic Wheels**  
 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: **5220 Crystal Springs Dr, Midlothian, TX 76065**

### About the Event

Event name: **Gingerbread Trail Car Show**  
 Event location: **Getzendaner Park In And Around Main Pavillion**  
 Anticipated attendance: **250 People and 75 Cars/Trucks**  
 Description of event: **Annual Car and Truck Show That Benefits A Local Charity**

	Date(s)	Start Time	End Time
Event date	6/13/2026	9:00 A.M.	2:00 P.M.
Event set-up	6/13/2026	7:15 A.M.	
Event breakdown	6/13/2026		2:30 P.M.

This event is **Entry by participation or registration fee**  
 Registration / admission information: **\$20 Entry Fee For Participants, Fee And Open To General Public**  
 How many times has this event been hosted before? **10+**  
 Best description of the event: **Charitable / Fundraising**  
 Event activities include: **Announcement / Speeches;DJ / Recorded music;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? **Yes**  
 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**



City of Waxahachie  
City Secretary's Office  
6/13/2026

(40)

Special Event Application  
Gingerbread Trail Car Show

## 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. **Minimal trash will be generated and we will be using the existing trash cans available in the park. Car club members will check the site at the completion of the event to pick up any remaining trash.**

- **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: **Existing 110 volt outlets in the main pavilion will be used to power a PA system and a couple of box fans.**

## 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).**



City of Waxahachie  
City Secretary's Office  
6/13/2026

(66)

Special Event Application  
Gingerbread Trail Car Show

### 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.**

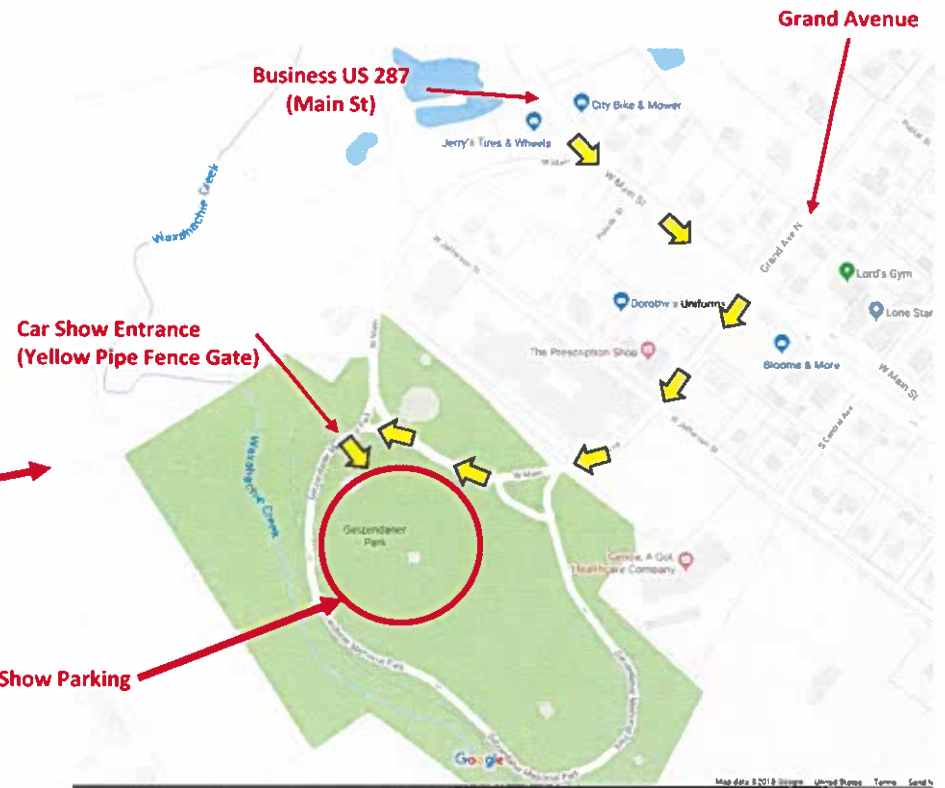
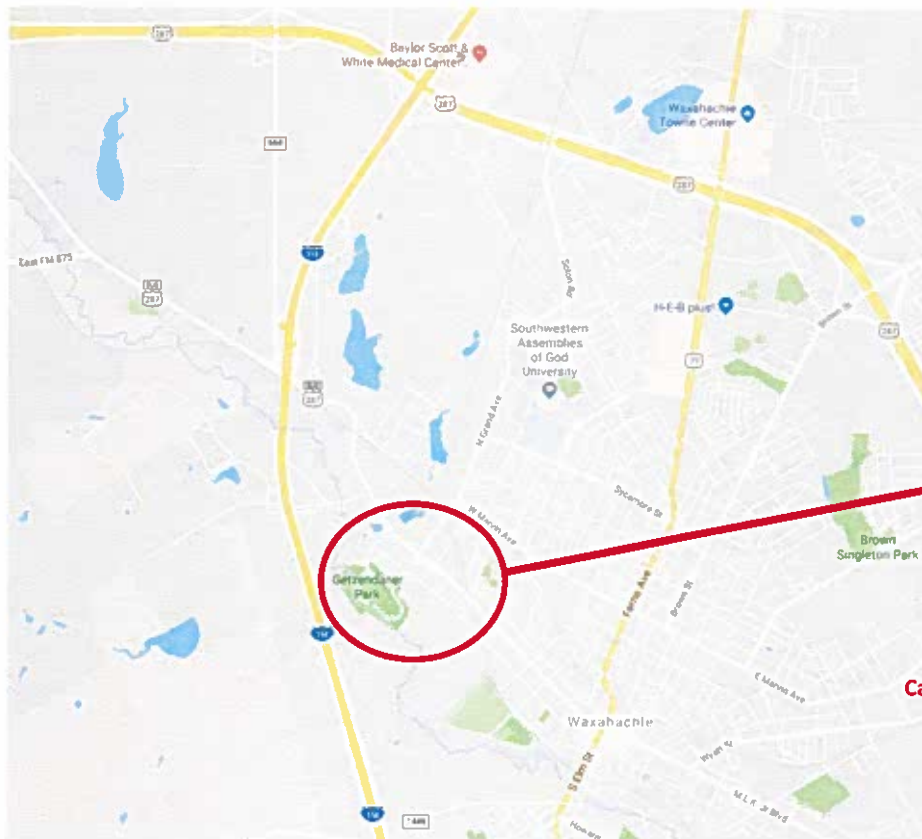
### Application Agreement

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: 2/3/2026**

(loc)

## Midlothian Classic Wheels Car Show Map 6/13/2026, 7/11/2026, 8/8/2026, and 9/12/2026



**Getzendaner Memorial Park**  
400 S Grand Ave, Waxahachie, TX 75165

**Setup Will Start At 7:15 a.m.**  
**Gates Will Open For Entrants Around 8:30 a.m.**  
**Show Is Over at 2:00 p.m.**





City of Waxahachie  
City Secretary's Office  
6/27/2026

(ud)

Special Event Application

Wheels of Fire Bike Ride

### 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: **We will need to close Madison Street in front of Railport Brewing Company. Other locations are anticipated to control traffic in those areas. We will supplement this application upon request and as necessary.**

Street closings to begin at **6:00 am through 1:30 pm, June 27, 2026**

Will any businesses be impacted by the proposed road closure? **No**

### 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: **Traffic Cones (Estimated 6); Barricades (Estimated 1)**

Where should the equipment be dropped off and picked up? **We anticipate the Firefighters will provide the equipment; however, we will supplement or amend if necessary.**

When (date and time) will the equipment be set-up? **6:00 am June 27, 2026**

When (date and time) will the equipment be removed? **2:00 pm June 27, 2026**

### 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. **The location includes existing trash receptacles and containers which may be used. Rest stops will include trash receptacles/containers which may be used. We will supplement the existing location's receptacles as needed. 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**

How will electrical services be provided?

Explain services in detail:

### 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



City of Waxahachie  
City Secretary's Office  
6/27/2026

(ud)

Special Event Application

Wheels of Fire Bike Ride

- 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.

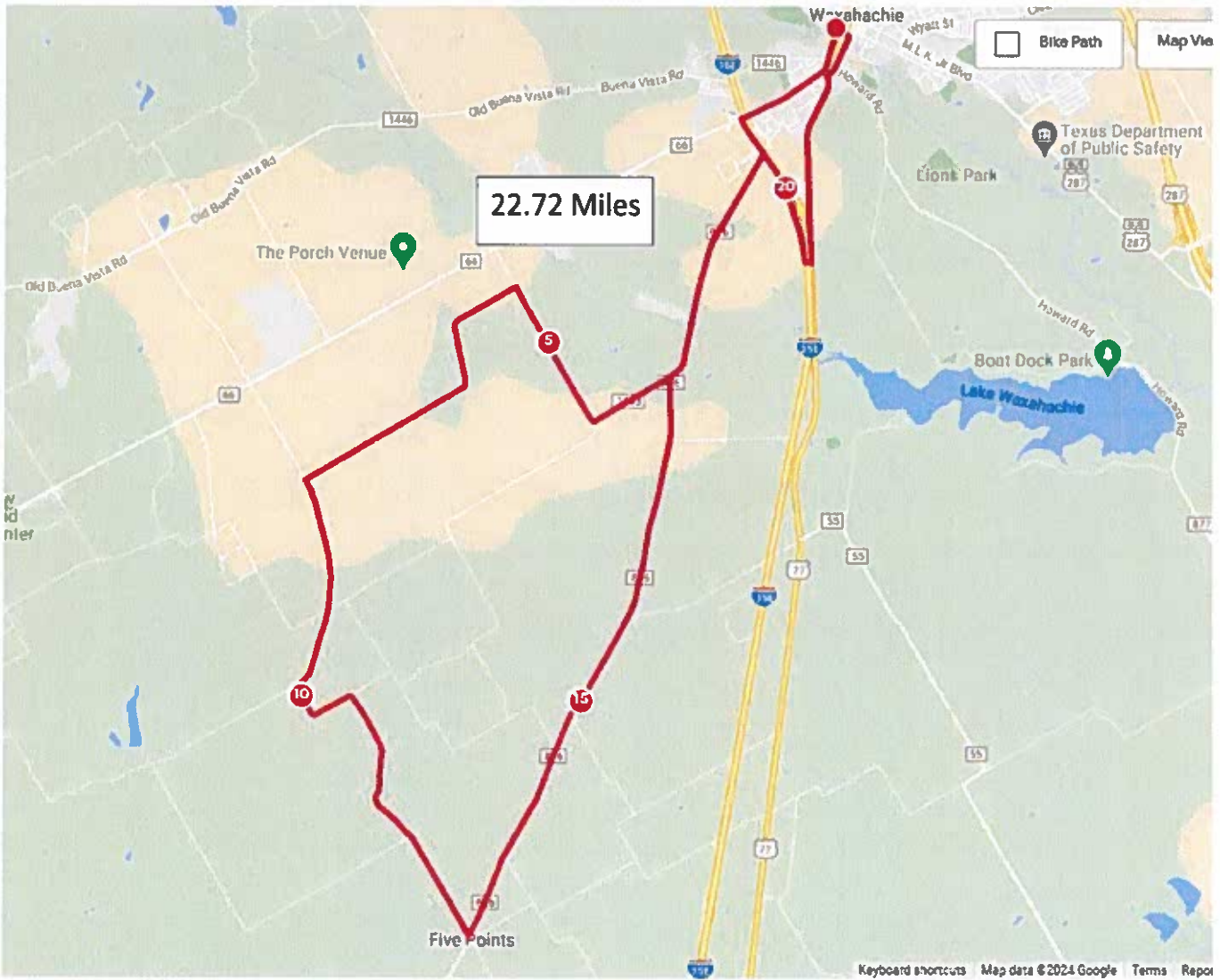
- **I acknowledge and fully agree to the terms outlined in the Hold Harmless Clause.**

### Application Agreement

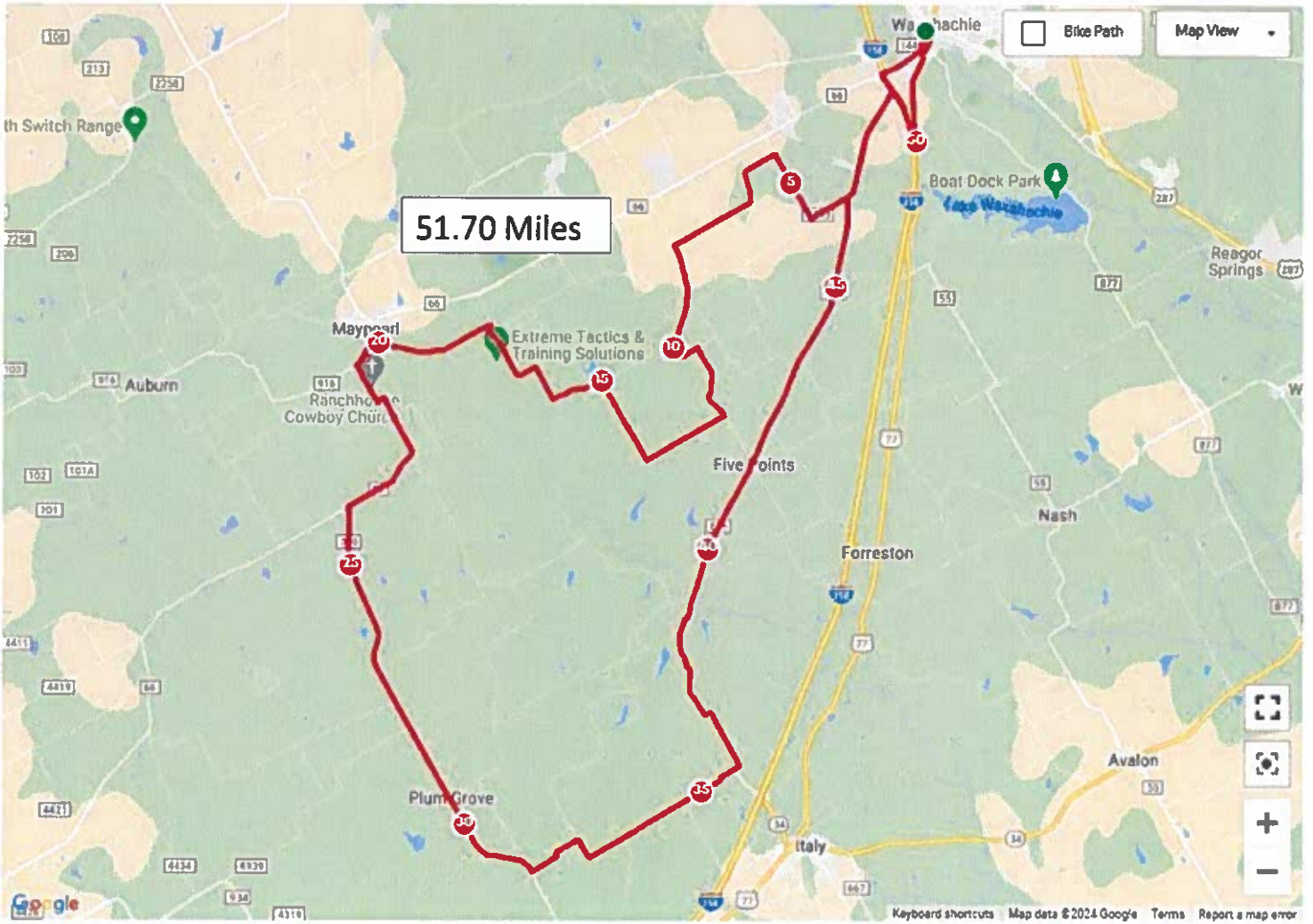
By submitting the Special Event Application, the applicant / organization has thoroughly read, understands, and agrees to all conditions outlined on this application.

- **Date of Submission: 1/14/2026**

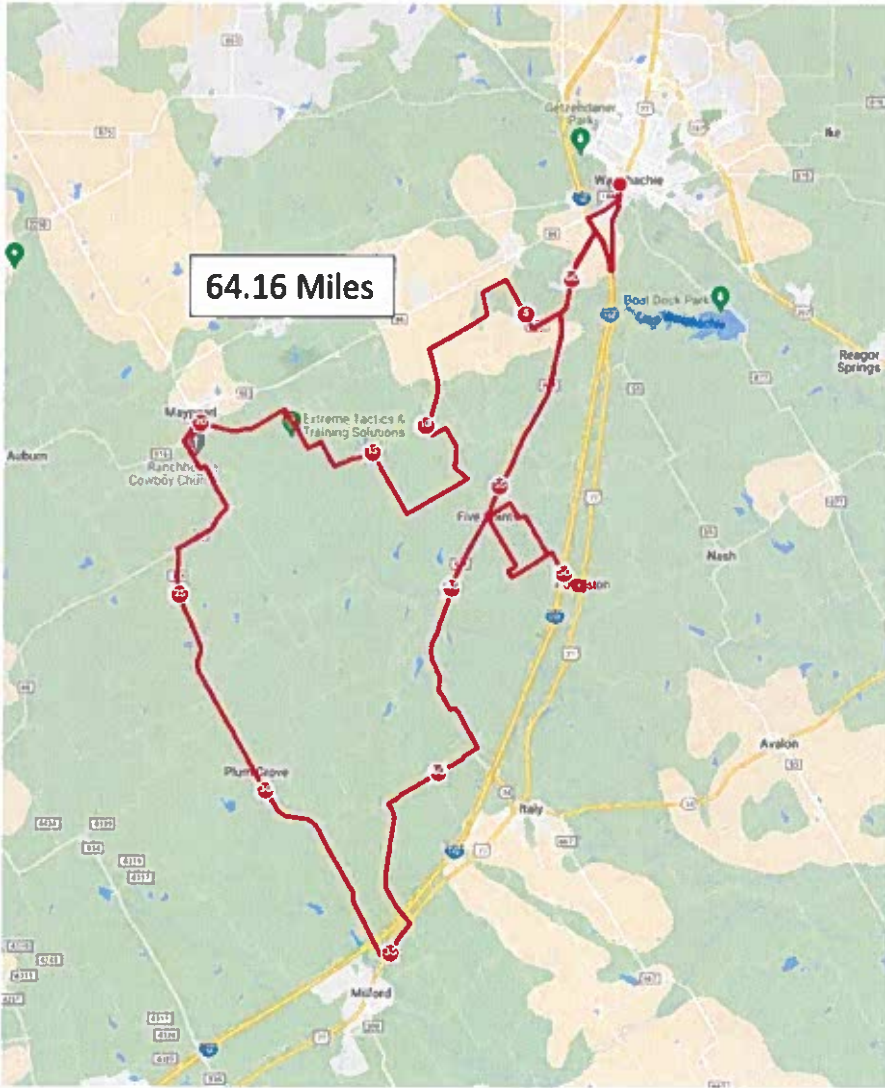
(ud)



(ud)



(led)







City of Waxahachie  
City Secretary's Office  
7/11/2026

(6e)  
Special Event Application  
Cars In The Park Car Show

## 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. **Minimal trash will be generated during the event and existing trash cans in the park will be used. Club members will check the site after the event to pick up any remaining trash.**

- 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: **Existing 120 volt outlets in the main pavilion will be used to power a P.A. system and a couple of box fans.**

## 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).



City of Waxahachie  
City Secretary's Office  
7/11/2026

(lrc)

Special Event Application  
Cars In The Park Car Show

### Insurance Requirement

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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.**

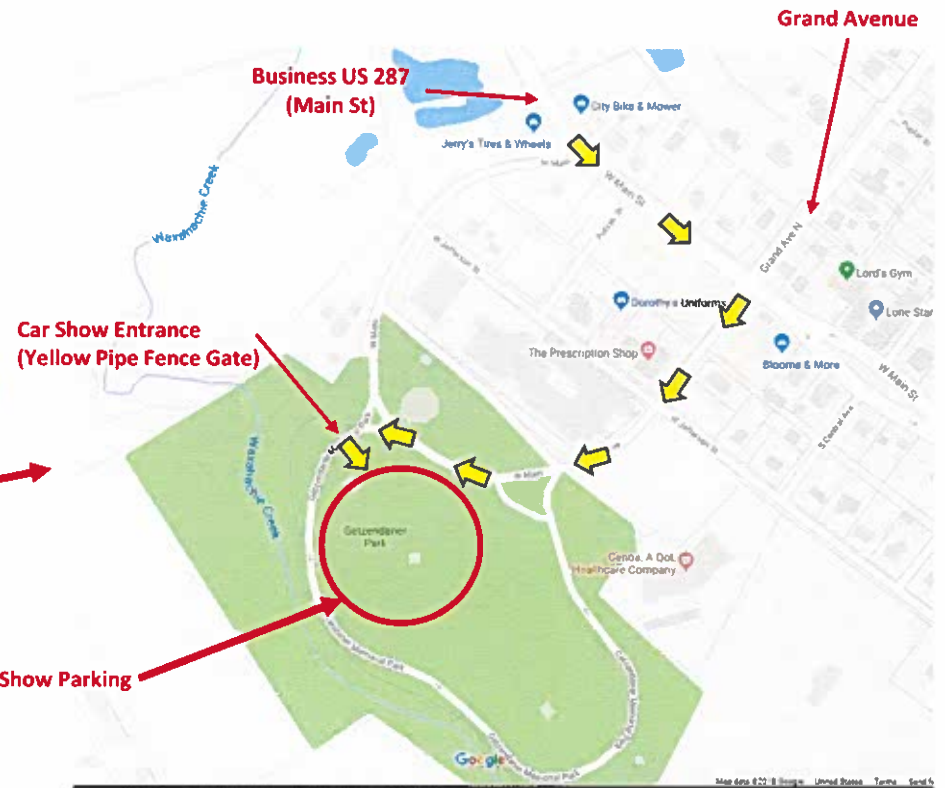
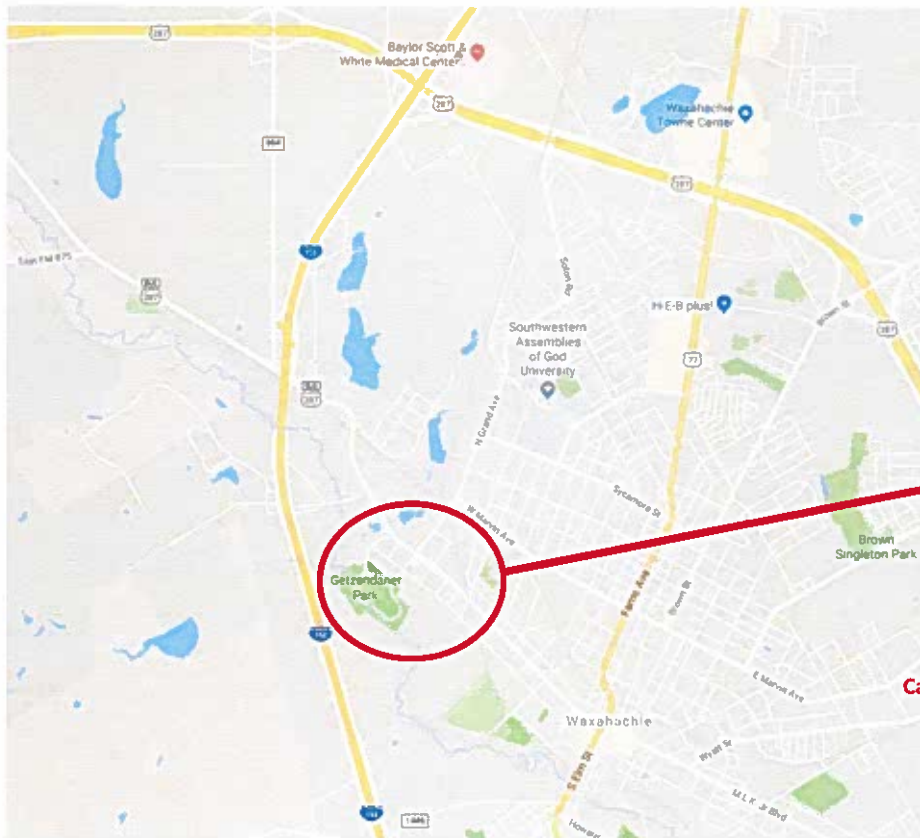
### Application Agreement

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: 2/3/2026**

(6e)

## Midlothian Classic Wheels Car Show Map 6/13/2026, 7/11/2026, 8/8/2026, and 9/12/2026



**Getzendaner Memorial Park**  
400 S Grand Ave, Waxahachie, TX 75165

**Setup Will Start At 7:15 a.m.**  
**Gates Will Open For Entrants Around 8:30 a.m.**  
**Show Is Over at 2:00 p.m.**



City of Waxahachie  
 City Secretary's Office  
 7/18/20267/18/2026

(uf)

Special Event Application  
 Summer Soul Affair

Date of Submission: 3/4/2026

**Applicant Information**

Applicant name: **Kande Franklin**  
 Host organization name: **K.Avett Music Group, LLC.**  
 Are you representing the host organization? **Yes**  
 Will you be the on-site point of contact during the event? **No**  
 Cell phone number: \_\_\_\_\_ Email: **contact@kavett.com**  
 Mailing Address: **502 Stillwater Dr. Waxahachie, TX 75165**

**About the Event**

Event name: **Summer Soul Affair**  
 Will the event be held at Railyard Park? **Yes**  
 • **I understand I must contact Danielle Guinn, Recreation Manager, to coordinate event details.**

Will the event be held in Downtown Waxahachie?  
 Event location:

Anticipated attendance: **3,000**

Description of event: **Summer Soul Affair returns for its 3rd outdoor festival, bringing a family friendly evening of music, food and fun. Enjoy a soulful live performance by Taylor Pace and an energetic R&B Soul set from Pughfunk. The festival will also feature a delicious variety of food trucks, a vibrant mix of vendors, line dancing, raffles, and a live DJ to keep the energy high all evening. Hosted by actor/comedian Draper Wynston, this exciting event is the perfect way for the community to wrap up a fun-filled July.**

	Date(s)	Start Time	End Time
Event date	7/18/2026	7:00pm	10:00pm
Event set-up	7/18/2026	1:00pm	
Event breakdown	7/18/2026		12:00am

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

Registration / admission information:

How many times has this event been hosted before? **2**

Best description of the event: **Festival**

Event activities include: **DJ / Recorded music; Food - sampled, served, or sold; Products / Services - given away, sampled, or sold; Live music; Street closure;**

Will the parade or procession take place on any TxDOT- maintained roads?

Please indicate the distance of the Run/Walk:



City of Waxahachie  
City Secretary's Office  
7/18/20267/18/2026

(wf)

Special Event Application  
Summer Soul Affair

## 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? **Yes**

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: **College Street in front of Railyard Park**

Street closings to begin at **7/18/26 from 1pm - 12am**

Will any businesses be impacted by the proposed road closure? **No**

## 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: **6**

### Barricades

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

When (date and time) will the equipment be set-up? **7/18/26 2pm**

When (date and time) will the equipment be removed? **7/18/26 12am**

## 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. **Event Staff from City of Waxahachie to manage trash & waste.**

- **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; Generator (provided by the applicant);**



City of Waxahachie  
City Secretary's Office  
7/18/20267/18/2026

(uf)  
Special Event Application

Summer Soul Affair

Explain services in detail: **Power for full audio visual production on stage plus vendor power on street level. Food trucks to provide own generators.**

### 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 [danielle.guinn@waxahachie.com](mailto:danielle.guinn@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.

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



City of Waxahachie  
City Secretary's Office  
7/18/20267/18/2026

6f)

Special Event Application

Summer Soul Affair

## 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: 3/4/2026**





City of Waxahachie  
City Secretary's Office  
8/8/2026

(leg)

Special Event Application

Waxahachie Fun Run Car Show

Date of Submission: 2/3/2026

### Applicant Information

Applicant name: **Robert Timothy Rowlette**  
Host organization name: **Midlothian Classic Wheels**  
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: **5220 Crystal Springs Dr, Midlothian, TX 76065**

### About the Event

Event name: **Waxahachie Fun Run Car Show**  
Event location: **Getzendaner Park In And Around Main Pavilion**  
Anticipated attendance: **250 People and 75 Cars/Trucks**  
Description of event: **Annual Car And Truck Show That Benefits A Local Charity**

	Date(s)	Start Time	End Time
Event date	8/8/2026	9:00 A.M.	2:00 P.M.
Event set-up	8/8/2026	7:15 A.M.	
Event breakdown	8/8/2026		2:30 P.M.

This event is **Entry by participation or registration fee**  
Registration / admission information: **\$20 Entry Fee For Participants, Free And Open To General Public**  
How many times has this event been hosted before? **10+**  
Best description of the event: **Charitable / Fundraising**  
Event activities include: **Announcement / Speeches;DJ / Recorded music;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? **Yes**

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**



City of Waxahachie  
City Secretary's Office  
8/8/2026

(uq)

Special Event Application

Waxahachie Fun Run Car Show

## 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. **Minimal trash will be generated during the event and existing trash cans in the park will be used. Club members will check the site after the event to pick up any remaining trash.**

- 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: **Existing 120 volt outlets in the main pavilion will be used to power a P.A. system and a couple of box fans.**

## 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.

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City of Waxahachie  
City Secretary's Office  
8/8/2026

(uq)

Special Event Application

Waxahachie Fun Run Car Show

### Insurance Requirement

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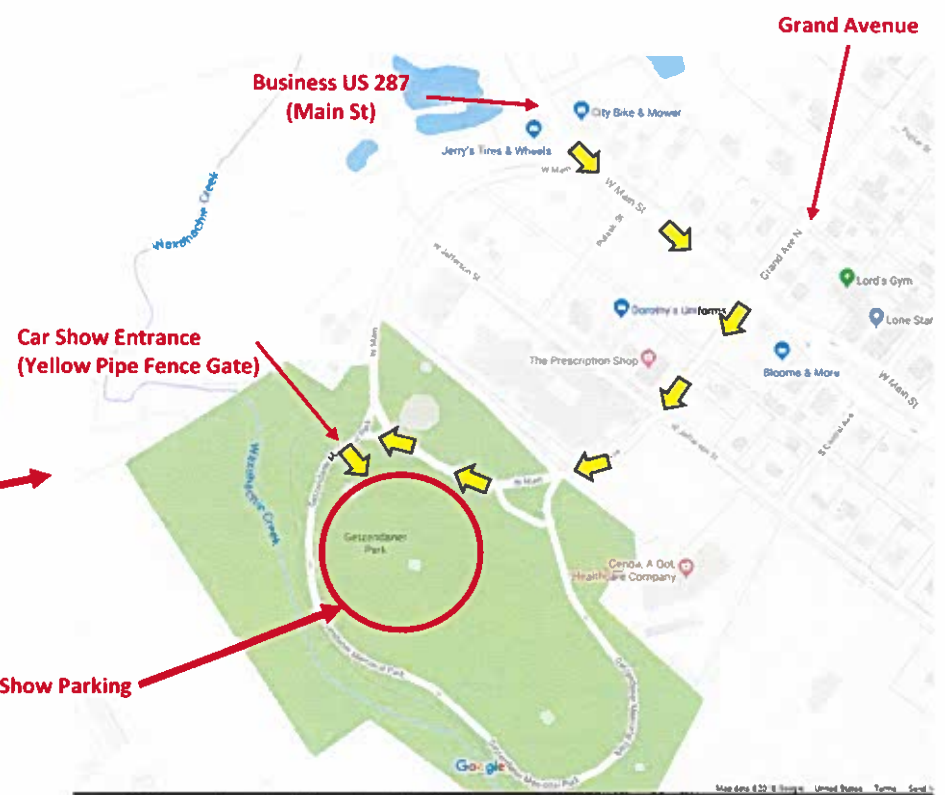
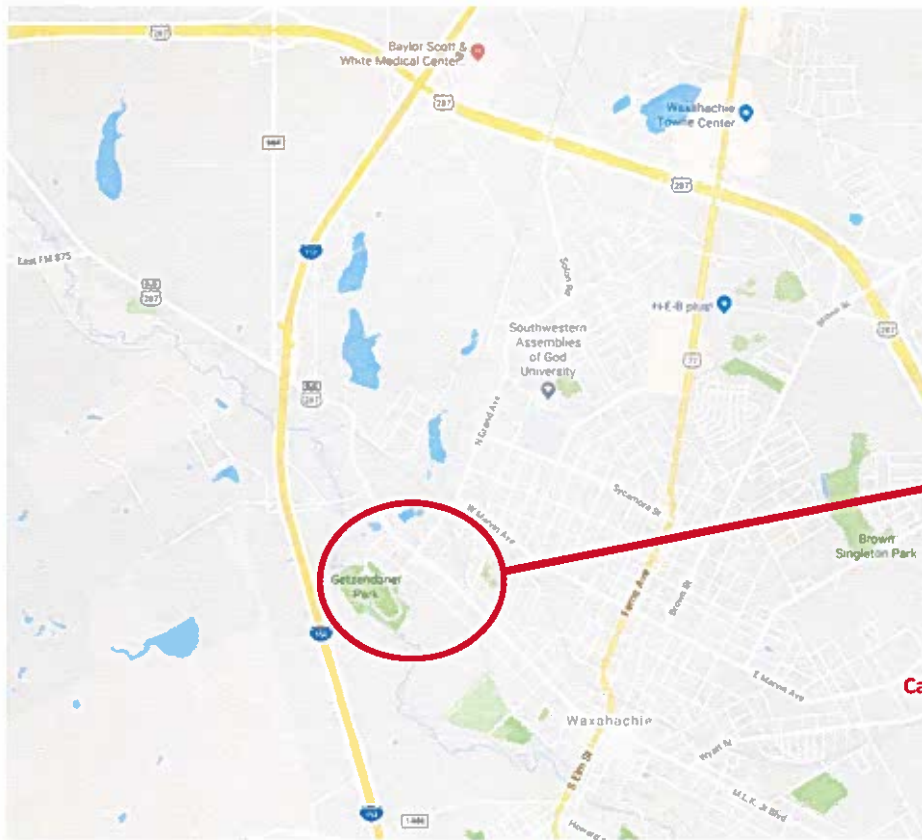
### Application Agreement

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: 2/3/2026**

(log)

**Midlothian Classic Wheels Car Show Map**  
6/13/2026, 7/11/2026, 8/8/2026, and 9/12/2026



**Getzendaner Memorial Park**  
400 S Grand Ave, Waxahachie, TX 75165

**Setup Will Start At 7:15 a.m.**  
**Gates Will Open For Entrants Around 8:30 a.m.**  
**Show Is Over at 2:00 p.m.**





City of Waxahachie  
City Secretary's Office  
8/15/2026

(lh)

Special Event Application

Texas Heat

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. **Event staff and management will manage all event waste. Trash cans and bags will be placed at the start/finish line, water stations and the event staff will pick up all event related trash along the course.**

- 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):

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- Placement of tents, stages, booths, food vendors, and merchandise vendors
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- 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.



City of Waxahachie  
City Secretary's Office  
8/15/2026

(lh)

Special Event Application

Texas Heat

- 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

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- 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: 12/29/2025

(LH)

# Texas Heat 5 Miler Getzendaner Park Site Map & Route





City of Waxahachie  
 City Secretary's Office  
 9/12/2026

(6i)

Special Event Application  
 St. Jude Car Show

Date of Submission: 2/3/2026

### Applicant Information

Applicant name: **Robert Timothy Rowlette**  
 Host organization name: **Midlothian Classic Wheels**  
 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: **5220 Crystal Springs Dr, Midlothian, TX 76065**

### About the Event

Event name: **St. Jude Car Show**  
 Event location: **Getzendaner Park In And Around Main Pavilion**  
 Anticipated attendance: **250 People and 75 Cars/Trucks**  
 Description of event: **Annual Car And Truck Show That Benefits St. Jude Hospital**

	Date(s)	Start Time	End Time
Event date	9/12/2026	9:00 A.M.	2:00 P.M.
Event set-up	9/12/2026	7:15 A.M.	
Event breakdown	9/12/2026		2:30 P.M.

This event is **Entry by participation or registration fee**  
 Registration / admission information: **\$20 Entry Fee For Participants, Free And Open To General Public**  
 How many times has this event been hosted before? **10+**  
 Best description of the event: **Charitable / Fundraising**  
 Event activities include: **Announcement / Speeches;DJ / Recorded music;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? **Yes**

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**



City of Waxahachie  
City Secretary's Office  
9/12/2026

(u)

Special Event Application  
St. Jude Car Show

## 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. **Minimal trash will be generated during the event and existing trash cans in the park will be used. Club members will check the site after the event to pick up any remaining trash.**

- 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: **Existing 120 volt outlets in the main pavilion will be used to power a P.A. system and a couple of box fans.**

## 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).



City of Waxahachie  
City Secretary's Office  
9/12/2026

(u)

Special Event Application  
St. Jude Car Show

### Insurance Requirement

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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: 2/3/2026**



City of Waxahachie  
 City Secretary's Office  
 10/3/2026

(uj)  
 Special Event Application  
 Walk to End Alzheimer's

Date of Submission: **1/12/2026**

**Applicant Information**

Applicant name: **Shebronda Blackburn**  
 Host organization name: **Alzheimer's 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: **5000 Quorum Dr, #530, Dallas TX 75254**

**About the Event**

Event name: **Walk to End Alzheimer's**  
 Event location: **Getzendaner Park**  
 Anticipated attendance: **250**  
 Description of event: **1 mile and 3 mile routes after an opening ceremony. At event site, we will have a stage and sponsor tents. It will look very similar to this event at the same location in 2025.**

	Date(s)	Start Time	End Time
Event date	10/3/2026	9:00am	11:00am
Event set-up	10/3/2026	6:00am	
Event breakdown	10/3/2026		2:00pm

This event is **Free and open to the general public**  
 How many times has this event been hosted before? **10+**  
 Best description of the event: **Run / Walk**  
 Event activities include:  

- **Announcement / Speeches;**
- **Information / Literature distribution;**
- **DJ / Recorded music;**

 Please indicate the distance of the Run/Walk: **1 mile; 5K**

**Food / Beverage**

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



City of Waxahachie  
City Secretary's Office  
10/3/2026

(u)

Special Event Application  
Walk to End Alzheimer's

## 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:

**5 barricades, 15 cones**

Where should the equipment be dropped off and picked up? **Getzendaner Park**

When (date and time) will the equipment be set-up? **10/03/2026 6:00am**

When (date and time) will the equipment be removed? **10/03/2026 12:00pm**

## 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. **Trash boxes. Will have location and number by July.**

- **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; Generator (provided by the applicant)**

Explain services in detail: **If we can use electrical plug in the park, we'd like to power our sound system/microphones. If not, we will bring a generator.**

## 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



City of Waxahachie  
City Secretary's Office  
10/3/2026

(uj)

Special Event Application  
Walk to End Alzheimer's

- 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

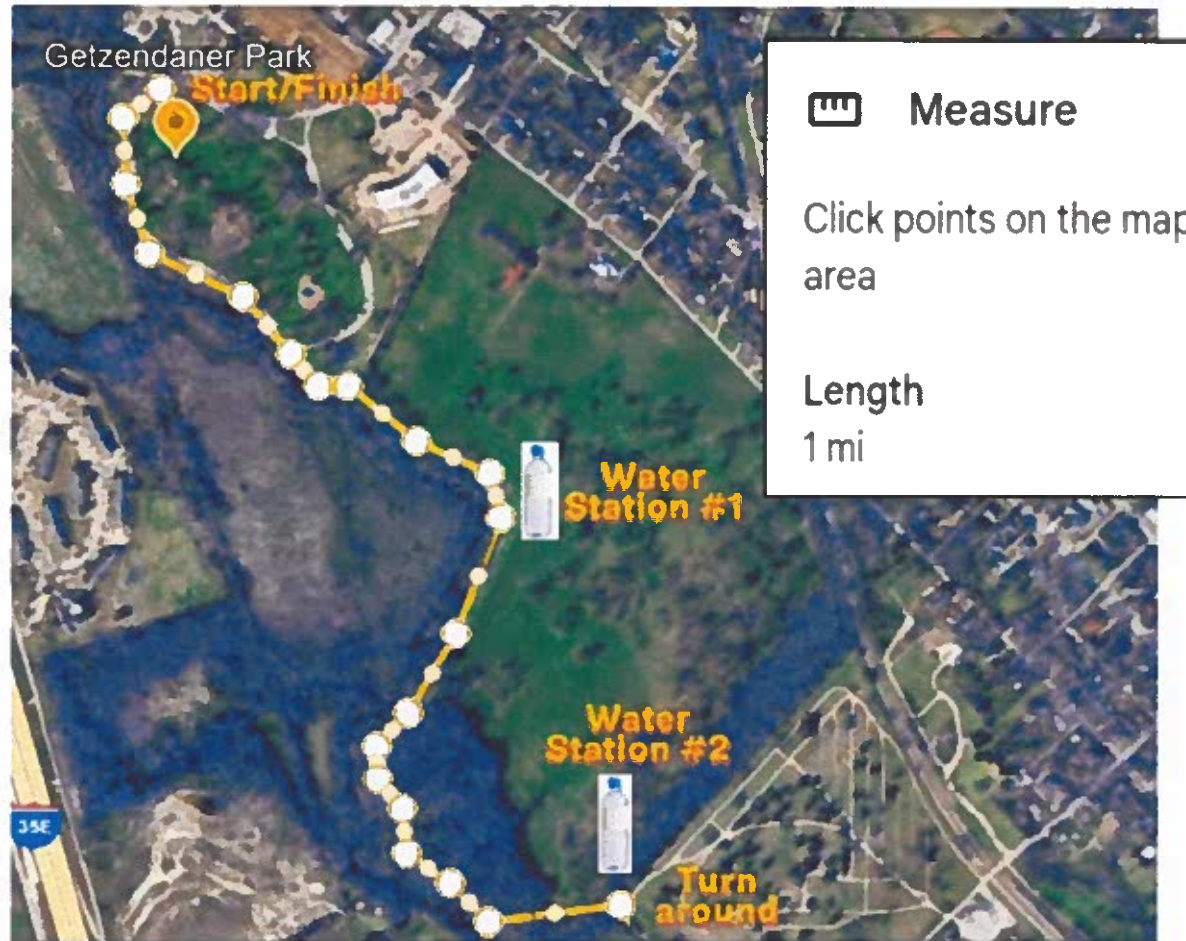
By submitting the Special Event Application, the applicant / organization has thoroughly read, understands, and agrees to all conditions outlined on this application.

- **Date of Submission: 1/12/2026**

(6j)



(lej)



Planning & Zoning Department (uK)

Petition for ETJ Release

Case: ETJ-PTN-18-2026



**MEETING DATE**

City Council: March 16, 2026

**CAPTION**

**Consider** proposed Ordinance approving a request by Cody Wagner, Arbuckle Real Estate, for a **Petition for ETJ Release** for approximately 10.04 acres, located at 1545 FM 1446 (Property ID 225304, 225305) – Owner: Leewayne, LLC (ETJ-PTN-18-2026)

**RECOMMENDED MOTION**

*"I move to approve ETJ-PTN-18-2026, a request by Cody Wagner, for a Petition for ETJ Release for approximately 10.04 acres, located at 1545 FM 1446, authorizing the Mayor to sign the associated documents accordingly."*

**APPLICANT REQUEST**

The property owners have petitioned the City to remove their property from the extraterritorial jurisdiction (ETJ).

**CASE INFORMATION**

**Applicant:** Cody Wagner, Arbuckle Real Estate

**Property Owner(s):** Leewayne, LLC

**Site Acreage:** 10.04 acres

**Number of Lots:** 2 tracts

**Number of Dwelling Units:** 0 units

**SUBJECT PROPERTY**

**General Location:** 1545 FM 1446

**Parcel ID Number(s):** 225304, 225305

**Current Zoning:** N/A (ETJ)

**Existing Use:** Office

**Platting History:** The subject property is currently not platted.

**CCN Service Area:** Buena Vista – Bethel Special Utility District

(6K)



### **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 March 16, 2026 City Council Meeting
2. Proposed Ordinance
3. Metes and Bounds (Exhibit A)
4. Location Map (Exhibit B)

### **STAFF CONTACT INFORMATION**

*Prepared by:*

Oanh Vu

Senior Planner

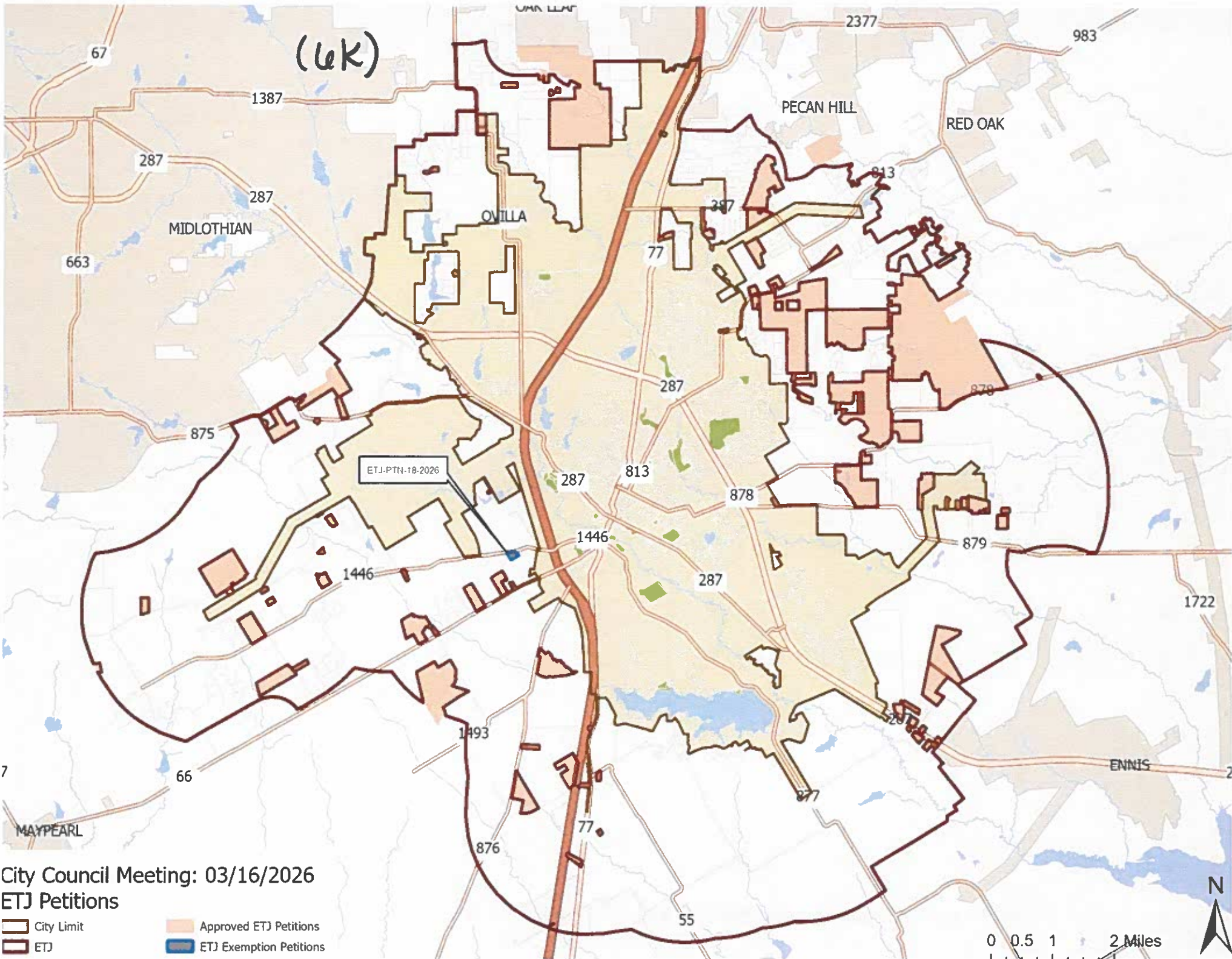
[oanh.vu@waxahachie.com](mailto:oanh.vu@waxahachie.com)

*Reviewed by:*

Trenton Robertson, AICP

Senior Director of Planning

[trenton.robertson@waxahachie.com](mailto:trenton.robertson@waxahachie.com)



(6K)

ETJ-PTN-18-2026

City Council Meeting: 03/16/2026  
ETJ Petitions

-  City Limit
-  Approved ETJ Petitions
-  ETJ Exemption Petitions
-  ETJ

0 0.5 1 2 Miles



(uK)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF AN APPROXIMATELY 10.04 ACRE TRACT OF LAND, LOCATED AT 1545 FM 1446, KNOWN AS PROPERTY ID 225304, 225305, 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-18-2026, 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 16<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

# EXHIBIT A - METES & BOUNDS

(UK)

Being a 10.04 acre tract of land out of the John Fifer Survey, Abstract Number 351, and the James C. Armstrong Survey, Abstract Number 6, situated in Ellis County, Texas and being all of a called 10.071 acre tract of land conveyed to Leewayne, LLC by deed of record in Volume 1913, Page 1556 of the Official Public Records of Ellis County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the South right-of-way line of Farm-to-Market Road 1446 (80 foot right-of-way), being the Northeast corner of said 10.071 acre tract, also being the Northwest corner of a called 63.451 acre tract of land conveyed to River Ranches G.P. by deed of record in Document Number 2505215 of said Official Public Records;

**THENCE**, leaving the South right-of-way line of said Farm-to-Market Road 1446, along the West line of said 63.451 acre tract, being the common Northeast and Southeast lines of said 10.071 acre tract, the following two (2) courses and distances:

1. S42°13'55"E, a distance of 470.97 feet to a 1/2 inch iron rod with yellow cap stamped "4466" at the Southeast corner of said 10.071 acre tract;
2. S61°39'28"W, a distance of 254.87 feet to a 1/2 inch iron rod capped found for the North corner of a called Tract 3 – 51.33 acre tract of land conveyed to Marveene Aday by deed of record in Volume 2196, Page 2406 of said Official Public Records;

**THENCE**, S58°53'09"W, along the Northwest line of said Tract 3, being the common Southeast line of said 10.071 acre tract, a distance of 543.52 feet to a 1/2" iron rod found at the Southeast corner of Lot 2, Block A of Anglen Acres a subdivision of record in Volume L, Page 80 of the Plat Records of Ellis County, Texas, also being the South corner of said 10.071 acre tract;

**THENCE**, N30°05'47"W, along the Northeast lines of Lots 2 and 1, Block A of said Anglen Acres, being the common Southwest line of said 10.071 acre tract, passing at a distance of 457.69 feet, a 5/8 inch iron rod with yellow cap stamped "TXRCS" at the most Easterly Northeast corner of said Lot 2, being the Southeast corner of said Lot 1, continuing for a total distance of 734.55 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Farm to Market Road 1446, being the Northwest corner of said 10.071 acre tract,;

**THENCE**, N81°10'45"E, along the South right-of-way line of Farm to Market Road 1446, a distance of 750.31 feet to the **POINT OF BEGINNING** and containing an area of 10.039 Acres, or (437,291 square feet) of land, more or less.

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**EXHIBIT B - LOCATION MAP**

150 300 600 900 1,200 Feet

City Limits  
ETJ-PTN-18-2026 (ETJ PETITION)


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## Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager 

Date: March 16, 2026

Re: Consider Joint Election Services Contract with Ellis County Elections Administration

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**Recommended Motion:** "I move to approve the Joint Election Services Contract with Ellis County Elections Administration, as presented, and authorize the City Manager and/or Mayor to execute."

**Item Description:** At the February 2<sup>nd</sup> meeting, City Council approved Ordinances ordering the May 2, 2026 General Election and Special Election. Texas Election Code, Chapter 31, Subchapter D, provides that the City may contract with the county elections administrator for certain election services. The Ellis County Elections Administrator, Jana Onyon, will be contracting with all entities in Ellis County for a countywide election to promote and improve upon the accessibility and efficiency of elections in Ellis County.

**Item Summary:** In the General Election, At-Large Council Member Places 1, 2, and 3 will appear on the ballot. In addition, the Special Election will include two propositions for voter consideration.

This will be a countywide election, with multiple vote centers located throughout Ellis County. Eligible voters may cast their ballot at any designated vote center.

Lists of proposed vote center locations for Early Voting and Election Day are attached to the contract as Exhibits A and B.

**Fiscal Impact:** The estimated cost to contract with Ellis County for election services is \$18,400. \$20,000 is available in line 100-112-53111 of the FY 2025-2026 General Fund budget.

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**May 2, 2026**  
**Joint General and Special Elections**  
**Contract for Election Services**

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**May 2, 2026  
Joint General and Special Elections**

**Table of Contents**

I.....Duties and Services of County Election Officer  
II.....Duties and Services of Participating Political Subdivisions  
III.....Cost of Election  
IV.....General Provisions

**Exhibits**

Exhibit A.....Early Voting Schedule and Location  
Exhibit B.....Election Day Vote Center Locations  
Exhibit C.....Cost of Services  
Exhibit D.....List of Political Subdivision Races on Ballot



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**THE STATE OF TEXAS           §           JOINT CONTRACT FOR**  
**ELLIS COUNTY                   §           ELECTION SERVICES**

**BY THE TERMS OF THIS CONTRACT** made and entered into by and between the following  
**AS OF FEBRUARY 26, 2026:**

- CITY OF ALMA
- CITY OF CEDAR HILL
- CITY OF ENNIS
- CITY OF GARRETT
- CITY OF GRAND PRAIRIE (Only Ellis County Portion)
- CITY OF ITALY
- CITY OF OAK LEAF
- CITY OF OVILLA (Including Dallas County Portion)
- CITY OF PALMER
- CITY OF VENUS
- CITY OF WAXAHACHIE
- ENNIS INDEPENDENT SCHOOL DISTRICT (Including Navarro County Portion)
- FERRIS INDEPENDENT SCHOOL DISTRICT (Only Ellis County Portion)
- ITALY INDEPENDENT SCHOOL DISTRICT
- MAYPEARL INDEPENDENT SCHOOL DISTRICT
- MIDLOTHIAN INDEPENDENT SCHOOL DISTRICT
- MILFORD INDEPENDENT SCHOOL DISTRICT (Including Hill County Portion)
- RED OAK INDEPENDENT SCHOOL DISTRICT
- WAXAHACHIE INDEPENDENT SCHOOL DISTRICT
- BLUEBONNET MUNICIPAL UTILITY DISTRICT NO. 1
- SOMERSET VILLAGE MUNICIPAL UTILITY DISTRICT OF ELLIS COUNTY
- ELLIS COUNTY EMERGENCY SERVICE DISTRICT NO. 1

hereinafter referred to as "Participating Political Subdivisions" and JANA ONYON, Elections Administrator of Ellis County, Texas, hereinafter referred to as "County Election Officer", pursuant to the authority in Subchapter D, Section 31.092, of Chapter 31, of the Texas Election Code, agree to the following particulars in regard to coordination, supervision and running of the May 2, 2026 Joint General and Special Elections.

**THIS AGREEMENT** is entered into in consideration of the mutual covenants and promises hereinafter set out. **IT IS AGREED AS FOLLOWS:**



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**I. DUTIES AND SERVICES OF COUNTY ELECTION OFFICER.** The County Election Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:

A. The County Election Officer shall arrange for notification (including writ of election), training and compensation of all presiding judges, alternate judges, clerks for the polling site, central counting station and early voting ballot board personnel.

- a. The County Election Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge, clerks, central counting station and ballot board of his or her appointment. The presiding election judge of each polling place, will use his/her discretion to determine when additional manpower is needed during peak voting hours and notify the County Election Officer. The recommendations of the Participating Political Subdivisions will be the accepted guidelines for the number of clerks to work in each polling place. Election judges and early voting personnel shall be secured by the County Election Officer using the recommended names provided by the Participating Political Subdivisions by February 13, 2026. Any open positions will be filled using regular county election workers.

Central Counting Station Manager: Jana Onyon

Tabulation Supervisor: Adrian Rodriguez

Judge of Central Counting Station: Michael Mohon

Alt-Judge of Central Counting Station: Joanne Hunt

Ballot Board Judge: Dorinda Sims

Ballot Board Alt-Judge: Lindley Stoker

- b. Election judges, alternate judges, clerks and student clerks shall all attend the County Election Officer's school of instruction. (Date and location to be determined)
- c. Election judges shall be responsible for picking up from and returning election supplies to the County Election Officer. (Date to be determined). Compensation for this pickup and delivery of supplies will be \$25.00.
- d. The County Election Officer shall compensate each election judge and election worker. Compensation will be based on what the county pays and has been approved in Commissioner's Court unless arranged otherwise. Early voting presiding officer shall receive \$14.00 per hour and clerks shall receive \$12.00 per hour for services. Each election day judge shall receive \$14.00 per hour for services rendered; each alternate judge shall receive \$13.00 per hour for services; and clerk shall receive



(42)

\$12.00 per hour for services. Ballot Board, Central Counting Station Presiding judge and alternate shall receive the same as for Election Day judge and alternate for services. Each worker that attends a training class shall receive hours of pay. Overtime will be paid to each person working over 40 hours per week. All other required and additional expenses by law shall be paid. (ie: FICA, Medicaid, etc.) The rate of pay is subject to change based on current budget set forth by the Commissioners' court.

- B.** The County Election Officer shall procure, prepare, and distribute voting machines, election kits and election supplies.
- a. Each Participating Political Subdivisions agrees that voting at the said Election will be by use of Election Systems and Software ExpressVote marking devices, DS200 Precinct Scanner/Tabulators, and the DS450 Absentee Scanner/Tabulator voting system approved by the Secretary of State in accordance with the Texas Election Code. Procedures will be in accordance with the Texas Election Code and decided by the County Election Officer.
  - b. The County Election Officer shall secure election kits which include the legal documentation required to hold an election.
  - c. The County Election Officer shall secure all tables and chairs required to hold an election.
  - d. The County Election Officer shall provide all lists of registered voters for use on Election Day and for the early voting period as mandated by law. Tenex ePollbooks will be used to qualify voters for the early voting period and on Election Day. Additional ePollbooks with the list of registered voters will be provided as back-up in each Early Voting and Election Day polling place.
  - e. The County Election Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.
    1. Equipment includes the DS200 voting machines (1 or more per site), ADA ExpressVote marking devices (4 or more per site), ballot box, voting signs, security cart, curbside carts, curbside alert system, ePollbooks, and tents for curbside as needed.



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2. Supplies includes and not limited to the following: election forms, ballots, labels, extension cords, pens, tape, markers, ballot pens, required signage, totem display poles, name tags, and any other supplies needed.
- C. The County Election Officer, Jana Onyon, shall be appointed the Early Voting Clerk by the Participating Political Subdivisions.
- a. The County Election Officer shall supervise and conduct Early Voting by mail and in person.
  - b. Early Voting by personal appearance for the said Election shall be conducted during the time period and at the locations listed in Exhibit "A", attached and incorporated by reference into this contract. The election will have 2 days of 12 hour voting and those will be the last 2 days of early voting.
  - c. Any qualified voter for the Joint Election may vote early by personal appearance at any of the Early Voting Vote Center locations within Ellis County. **For this election, Ellis County Womans Building 407 W Jefferson St. (Davis Hall) Waxahachie, TX 75165 will serve as the Main Early Voting Polling Location.**
  - d. Some Participating Political Subdivisions have requested additional Early Voting sites pending their participation, therefore Exhibit "A" is subject to change if any of the Participating Political Subdivisions cancel their election.
  - e. If a Runoff Election is needed, the Participating Political Subdivisions will work together to choose the Early Voting Vote Center locations to best serve their voters in their territory according to the Election Code and/or this contract.
  - f. All applications for an Early Voting mail ballot shall be received and processed by the Ellis County Elections Administration Office.
    1. Application for mail ballots erroneously mailed to the Participating Political Subdivisions shall immediately be faxed to the County Election Officer for timely processing. The original application shall then be forwarded by mail to the County Election Officer for proper retention.
    2. Absentee Application (Regular or Federal Postcard) for ballot by mail shall be mailed to:  
**Early Voting Clerk, 204 E Jefferson Street, Waxahachie, Tx 75165**  
**or faxed to 972-923-5194**



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**or email a scanned copy of signed application to  
elections@elliscountytexas.gov (\*note new email address)**

**(If faxed or emailed, then must receive original application by mail within  
4 days)**

**Application for ballot by mail must be received no later than close of  
business on Tuesday, April 20, 2026.**

3. All Federal Post Card Applicants (FPCA) and Annual Mail Ballot Applicants will be sent a mail ballot with required notices.
  
  - f. All Early Voting ballots (those cast by mail/absentee) shall be prepared for count by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The presiding judge of this Board shall be appointed in the same manner as election workers according to this contract.
- D. The County Election Officer shall arrange for the use of all Election Day and Early Voting Vote Center locations.
- a. The Participating Political Subdivisions shall assume the responsibility of remitting the shared cost of all employee services required to provide access, provide security or provide custodial services for the polling locations.
  
  - b. The Early Voting Vote Center polling locations are listed in Exhibit "A", attached and incorporated by reference into this contract.
  
  - c. The Election Day Vote Center polling locations are listed in Exhibit "B", attached and incorporated by reference into this contract.
  
  - d. Some Participating Political Subdivisions have requested additional Vote Centers pending their participation, therefore Exhibit "A" and "B" is subject to change if any of the Participating Political Subdivisions cancel their election.
  
  - e. Any qualified voter for the said Election may vote during Early Voting or Election Day by personal appearance at any of the Vote Center locations within Ellis County.



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- f. If a Runoff Election is needed, the Participating Political Subdivisions will work together to choose the Early Voting and Election Day Vote Center locations to best serve their voters in their territory according to the Election Code and/or this contract.
- E. The County Election Officer shall be responsible for establishing and overseeing the tabulation of the early voting and election day voted ballots by the Central Counting Station Personnel. Ballots shall be tabulated in accordance with Section 127.001 of the Texas Election Code and of this agreement.
- a. The County Election Officer shall prepare the precinct numbers by consolidating ballot styles that are alike to create unique election precinct numbers. This will maintain the security and integrity of the ballots and the public's right to review records, as well as the voter's constitutional right to a secret ballot.
  - b. The County Election Officer shall prepare, test and run the county's tabulation system in accordance with statutory requirements and policies. The tabulation system will be used on Election Night at the Elections Office.
  - c. The Public Logic and Accuracy Test (L&A) of the electronic voting system shall be Conducted on TBD, 2026 at 8am at the Ellis County Elections Office. County Election Officer will publish required notice for the L&A Test on the election's website 48hours prior to testing of time and place as required by the election code.
  - c. Election night reports will be available to the Participating Political Subdivisions at 7pm on election night on the Ellis County website (**NEW website address, please update any links on subdivisions websites to: [www.elliscountytexas.gov/elections](http://www.elliscountytexas.gov/elections)**). Provisional ballots will be tabulated after election night in accordance with law.
  - d. The County Election Officer shall prepare the unofficial canvass report after all precincts have been counted for election day, provisional ballots, cured absentee ballots, and any overseas ballots that will be tallied after the final deadline to count ballots. This report will be sent to the Participating Political Subdivisions for their canvass.
  - e. The County Election Officer shall be appointed the custodian of the voted ballots and shall retain all election material for a period of 22 months.



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1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.
  2. The Participating Political Subdivisions can obtain the list of registered voters who voted from the Elections Administration Office. Pending no litigation and if the Participating Political Subdivisions does not request any further information, the County Election Officer shall destroy them.
- f. The County Election Officer shall conduct a manual partial count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the Participating Political Subdivisions in a timely manner. The Secretary of State may waive this requirement. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201(E) of the aforementioned code.
- F. The County Election Officer shall post the publication of a "Joint Election Notice" by publishing the notice at least once between the 30<sup>th</sup> day and the 10<sup>th</sup> day before the election the proper methods with the proper media in accordance with the Texas Election Code (Sec. 4.003(a)(1)). Newspapers will be agreed upon by the Participating Political Subdivisions based on current publishing customs by each Participating Political Subdivisions. The Participating Political Subdivisions shall send publication of the "Election Notice" to the Contracting Office to place it on the Elections website in accordance to the Texas Election Code (Sec. 4.008)

**II. DUTIES AND SERVICES OF THE PARTICIPATING POLITICAL SUBDIVISIONS.** The Participating Political Subdivisions shall assume the following responsibilities:

- A. The Participating Political Subdivisions shall prepare the election orders resolutions, notices, justice department submissions (if required), official canvass and other pertinent documents for adoption by the appropriate office or body. The Participating Political Subdivisions shall handle the candidate filing process and packets that are required by law. The Participating Political Subdivisions assume the responsibility of posting required notices and likewise promoting the schedules for Early Voting and Election Day.
- B. If the Participating Political Subdivisions district boundary line has changed (annexation, de-annexation, ETJ change, etc.), they shall provide the County Election Officer (Voter Registrar) with ordinance of the change, updated, shapefiles, and street index of their



(61)

jurisdiction in an electronic and printed format as soon as possible but no later than Monday, February 2, 2026, if any changes have occurred since the last election the county has held for your entity. Texas Election code section 42.0615

- C. The Participating Political Subdivisions shall procure and provide the County Election Officer with the ballot layout and Spanish interpretation in an electronic format (word.doc preferred).
1. The Participating Political Subdivisions shall deliver to the County Election Officer as soon as possible after the election has been ordered any proposition wording in English and Spanish. Candidate names should be given after the drawing. Should receive all information no later than Monday, February 23, 2026.
  2. Exhibit "D" is provided with a listing of races and/or propositions on the ballot for each Participating Political Subdivisions pending any additions, cancellations, or withdrawals.
  3. The Participating Political Subdivisions shall approve the "blue line" ballot format prior to printing.
- D. The Participating Political Subdivisions shall post the publication of the "Election Order" and "Election Notice" by the proper methods with the proper media in accordance with the Texas Election Code. Additional publications would be handled by the Political Subdivisions to meet any special posting requirements during special elections. (See Section I part F of this contract)
- E. The Participating Political Subdivisions shall compensate the County Election Officer for any additional verified cost incurred in the process of running this election or for a manual recount this election may require, or for a required runoff election consistent with charges and hourly rates shown on Exhibit "C" for required services.
- F. The Participating Political Subdivisions shall submit this **signed contract by Thursday, April 2, 2026** and **pay the Treasurer's Office a deposit of 80% of the estimated cost to run the said election by Monday, April 6, 2026**. The County Election Officer shall place the funds in a "contract fund" as prescribed by Section 31.100 of the Texas Election Code.



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The deposit should be delivered within the mandatory time frame to:

**Ellis County Treasurer  
Att. Cheryl Chambers  
109 S. Jackson Street  
Waxahachie, Texas 75165**

Made payable to: "Ellis County Treasurer" with the note "for election services" included with check documentation.

The signed contract should be delivered or mailed to:

**Ellis County Elections  
Attn: Jana Onyon  
204 E Jefferson Street  
Waxahachie, Texas 75165**

- G. The Participating Political Subdivisions shall pay any additional cost and/or remaining final cost of conducting said election or any required runoff elections pursuant to the Texas Election Code, Section 31.100, within 30 days from the date the final billing was received.

**III. COST OF SERVICES. See Exhibit "C."**

- A. All actual shared cost incurred in the conduct of the election will be divided by the Participating Political Subdivisions contracting with the County Election Officer to hold the said election. If one of the Participating Political Subdivisions cancels their election, the full cost of the election will be the responsibility of the remaining Participating Political Subdivisions.
- B. An addendum of Exhibit "C" to the contract shall be provided to the remaining participating Political Subdivisions no later than five (5) business days after receipt of any Political Subdivisions notification of intent to withdraw in writing by Ellis County.
- C. If a Runoff Election is required, all cost will be billed to the Participating Political Subdivisions. If required, a Runoff Election will be held on Saturday, June 13, 2026, in accordance with the Election Code. In the event of such runoff election, the terms of this Contract shall automatically extend unless the Participating Authority notifies the County Election Officer in writing within 3 business days of the original election.



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#### **IV. GENERAL PROVISIONS.**

- A. Nothing contained in this contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the said Election is to be filed or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.
- B. Upon request, the County Election Officer will provide copies of all invoices and other charges received in the process of running said election for the Participating Political Subdivisions.
- C. If a Participating Political Subdivision cancels an election pursuant to the Texas Election Code, they will not be liable for any further costs incurred by the County Election Officer in conducting the said Election. Notice of a cancelled election should be provided to the County Election Officer as soon as the Participating Political Subdivision has approved it in an official meeting of the governing body.
- D. If any provision of this joint election contract and election services agreement is construed to be illegal or invalid, this will not affect the legality or validity of any of the other provisions. The illegal or invalid provision will be deemed stricken and deleted, but all other provisions shall continue and be given effect as if the illegal or invalid provisions had never been incorporated.
- E. The Elections Administrator of Ellis County, Texas and all of the contracting authorities of all of the participating political subdivisions listed in this joint election contract and election services agreement represent that each has the full right, power and authority to enter and perform this Contract in accordance with all of the terms and conditions, and that the execution and delivery of this Contract has been made by authorized representatives of the parties to validly and legally bind the parties to all terms, performances and provisions set forth in this Contract.
- F. The County Election Officer shall file copies of this contract with the County Auditor and the County Treasurer of Ellis County, Texas (Sec. 31.099).
- G. Neither party shall be deemed to have breached any provision of this contract as a result of any delay, failure in performance, or interruption of service resulting directly or indirectly from acts of God, network failures, acts of civil or military authorities, civil disturbances,



(66)

wars, energy crises, fires, transportation contingencies, interruptions in third-party telecommunications or Internet equipment or service, other catastrophes, or any other occurrences which are reasonably beyond any party's control. The parties are required to use due caution and preventive measures to protect against the effects of a force majeure event, and the burden of proving that a force majeure event has occurred shall rest on the party seeking relief under this provision. The party seeking relief due to force majeure is required to promptly notify the other parties in writing, citing the details of the force majeure event and relief sought, and shall resume performance immediately after the obstacles to performance caused by a force majeure event have been removed, provided the Contract has not been terminated. Delay or failure of performance, by either party to this Contract, caused solely by a force majeure event, shall be excused for the period of delay caused solely by the force majeure event.

- H. Due to recent concerns, if it is determined by the Ellis County Elections Administrator and the Commissioners Court of Ellis County that the health and safety of the Ellis County employees, poll workers, volunteers, and other people involved in conducting an election would be placed in danger by conducting an election according to the terms of this agreement, then the Ellis County Elections Administrator and Commissioners Court of Ellis County, at their sole discretion, may elect not to conduct an election for the political subdivision. If Ellis County elects to not handle the election of a local subdivision due to health and safety concerns, then Ellis County will provide written notice to the political subdivision with sufficient time for the political subdivision to comply with the Election Code.
- I. All parties agree to comply with Section 2270.002 and Section 2252.152 of the Texas Government Code.



(ul)

**COUNTY ELECTION OFFICER:**

WITNESS BY MY HAND THIS THE 26TH DAY OF FEBRUARY 2026

A handwritten signature in cursive script that reads "Jana Onyon".

\_\_\_\_\_  
Jana Onyon, CERA  
Elections Administrator  
Ellis County, Texas

**PARTICIPATING POLITICAL SUBDIVISIONS:**

WITNESS BY MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

By: \_\_\_\_\_  
Signature Printed Name and Title

Political Subdivision Name: \_\_\_\_\_  
Printed

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**Joint General and Special Elections Elecciones General y Especial Conjunta****May 2, 2026 02 de mayo de 2026****Early Voting Vote Centers Centros de votación adelantada****Early Voting Location Dates and Times:***Ubicación, fechas, y horarios de la votación anticipada:*

- |  |                             |
|--|-----------------------------|
| <b>1. Ellis County Woman's Building (Main Early Voting Location)</b> |                             |
| <b>407 W Jefferson St. (Davis Hall)</b>                              | <b>Waxahachie, TX 75165</b> |
| <b>2. Midlothian Conference Ctr (Lobby) 1 Community Circle Dr.</b>   | <b>Midlothian, TX 76065</b> |
| <b>3. Palmer ISD Annex Bldg (Portable Bldg) 303 Bulldog Way</b>      | <b>Palmer, TX 75152</b>     |
| <b>4. Ellis County Sub-Courthouse (Conf. Rm) 207 S Sonoma Trail</b>  | <b>Ennis, TX 75119</b>      |
| <b>5. Red Oak Municipal Center (Room A) 200 Lakeview Pkwy</b>        | <b>Red Oak, TX 75154</b>    |
| <b>6. Knights of Columbus (Main Room) 325 BROADHEAD RD.</b>          | <b>Waxahachie, TX 75165</b> |

**Monday, April 20, 2026***lunes, 20 de abril de 2026***8:00 AM - 5:00 PM***8:00 AM - 5:00 PM***No voting Tuesday, April 21****Wednesday, April 22, 2026***miércoles, 22 de abril de 2026***through Friday, April 24, 2026***hasta viernes, 24 de abril de 2026***8:00 AM - 5:00 PM***8:00 AM - 5:00 PM***Saturday, April 25, 2026***sábado, 25 de abril de 2026***8:00 AM - 4:00 PM***8:00 AM - 4:00 PM***No voting Sunday, April 26****Monday, April 27, 2026***lunes, 27 de abril de 2026***and****y****Tuesday, April 28, 2026***martes, 28 de abril de 2026***7:00 AM - 7:00 PM***7:00 AM - 7:00 PM*

Revised (Revisado) 3/1/2026

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**Joint General and Special Elections Elecciones General y Especial Conjunta**

**May 2, 2026 02 de mayo de 2026**

**Election Day Vote Centers Centros de votación el día de las elecciones**

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**Polls open from 7:00 am to 7:00 pm**

*Horario de votación estarán abiertos de 7:00 am a 7:00 pm*

- |           |  |                             |
|-----------|--|-----------------------------|
| <b>1</b>  | <b>ALMA CITY HALL (Council Chamber Rm) 104 INTERURBAN RD</b>         | <b>ENNIS, TX 75119</b>      |
| <b>2</b>  | <b>ELLIS COUNTY SUB-COURTHOUSE (Conf Rm) 207 S SONOMA TRAIL</b>      | <b>ENNIS, TX 75119</b>      |
| <b>3</b>  | <b>ENNIS PUBLIC LIBRARY (Learning Center) 501 W. ENNIS AVE</b>       | <b>ENNIS, TX 75119</b>      |
| <b>4</b>  | <b>FERRIS PUBLIC LIBRARY (Trussell Mtg Rm) 301 E 10TH STREET</b>     | <b>FERRIS, TX 75125</b>     |
| <b>5</b>  | <b>ITALY COMMUNITY CENTER (Main Rm) 108 HARPOLD ST.</b>              | <b>ITALY, TX 76651</b>      |
| <b>6</b>  | <b>FIRST BAPTIST CHURCH-MAYPEARL (Fellowship Hall) 5744 FM 66</b>    | <b>MAYPEARL, TX 76064</b>   |
| <b>7</b>  | <b>CHURCH 360 MIDLOTHIAN (Foyer) 1627 N HWY 67</b>                   | <b>MIDLOTHIAN, TX 76065</b> |
| <b>8</b>  | <b>GRAND PRAIRIE FIRE STATION #11 (Comm. Room) 11005 DAVIS RD.</b>   | <b>MIDLOTHIAN, TX 76065</b> |
| <b>9</b>  | <b>MIDLOTHIAN CONFERENCE CTR (Lobby) 1 COMMUNITY CIRCLE DR</b>       | <b>MIDLOTHIAN, TX 76065</b> |
| <b>10</b> | <b>MOUNTAIN PEAK COMMUNITY CHURCH (Sanctuary) 751 W. FM 875</b>      | <b>MIDLOTHIAN, TX 76065</b> |
| <b>11</b> | <b>MILFORD SENIOR CITIZEN CTR (Main Rm) 109 S. MAIN ST</b>           | <b>MILFORD, TX 76670</b>    |
| <b>12</b> | <b>OVILLA CITY HALL (Council Chamber Rm) 105 S COCKRELL HILL RD</b>  | <b>OVILLA, TX 75154</b>     |
| <b>13</b> | <b>PALMER ISD ANNEX BUILDING (Portable Bldg) 303 BULLDOG WAY</b>     | <b>PALMER, TX 75152</b>     |
| <b>14</b> | <b>GRACE COVENANT CHURCH (Dining Hall) 212 N MAIN ST</b>             | <b>RED OAK, TX 75154</b>    |
| <b>15</b> | <b>RED OAK MUNICIPAL CENTER (Room A) 200 LAKEVIEW PKWY</b>           | <b>RED OAK, TX 75154</b>    |
| <b>16</b> | <b>ELLIS COUNTY WOMANS BUILDING (Davis Hall) 407 W JEFFERSON ST.</b> | <b>WAXAHACHIE, TX 75165</b> |
| <b>17</b> | <b>KNIGHTS OF COLUMBUS (Main Room) 325 BROADHEAD RD.</b>             | <b>WAXAHACHIE, TX 75165</b> |
| <b>18</b> | <b>MARVIN BIOMEDICAL ACADEMY (Gym) 110 BROWN STREET</b>              | <b>WAXAHACHIE, TX 75165</b> |

Revised (Revisado) 3/1/2026

**Subject to changes (sujeto a cambios)**

Estimated Cost for May 2, 2026  
 Joint General and Special Elections  
 with 22 Political Subdivisions

(61)

Item	Estimated Total Invoiced Cost of Election
<b>Election Day Locations</b>	<b>18</b>
<b>Early voting Locations</b>	<b>10</b>
<b>Election Systems &amp; Software (ES&amp;S) Ballots Cost</b>	<b>\$4,800</b>
<b>Election Systems &amp; Software (ES&amp;S) Ballot Layout Charges</b>	<b>\$6,900</b>
<b>Election Systems &amp; Software (ES&amp;S) Ballot Audio Charges</b>	<b>\$10,900</b>
<b>Election Systems &amp; Software (ES&amp;S) Electronic Voting system programing and media</b>	<b>\$16,600</b>
<b>Election Systems &amp; Software (ES&amp;S) Election Day Support</b>	<b>\$5,675</b>
<b>Election Systems &amp; Software (ES&amp;S) Absentee, Testing and Coding Ballots</b>	<b>\$2,100</b>
<b>Next Election Services for vendor integration with ePollbooks</b>	<b>\$3,275</b>
<b>Newspaper Public Notice of Joint Election</b>	<b>\$4,500</b>
<b>Precinct Kits for Early Voting and Election Day: Labels, paper, envelopes, supplies, pens, seals, tape, location packets, and training packets, signs for posting, rental of security carts, curbside carts, alert systems, tables, and any items of state required information at polling place.</b>	<b>\$6,300</b>
<b>Lease of County voting equipment DS200 Machines</b>	<b>\$11,935</b>
<b>Lease of County voting equipment DS450 Machine for Absentee ballots</b>	<b>\$2,435</b>
<b>Lease of County voting equipment ExpressVote Terminal Marking Device (ADA)</b>	<b>\$27,200</b>
<b>Movers Transportation of Voting Equipment Early Voting and Election Day locations Dropped off and picked up after election</b>	<b>\$5,200</b>
<b>Required Live Streaming Service during Ballot Board and Central Counting Station processes 24/7</b>	<b>\$5,924</b>
<b>Rental of facilities for equipment storage and transportation</b>	<b>\$4,200</b>
<b>Voting Places Rental Charges</b>	<b>\$6,850</b>
<b>Election Day # of Poll workers</b>	
<b>Election Day: Judges at \$14, Alternate Judges at \$13, Clerks at \$12 Polling Location on Election day poll workers, hours on ED, training class, setup, Judge pickup fees \$25</b>	<b>\$16,000</b>
<b>Early voting # of Poll workers</b>	
<b>Early Voting: Head Clerks at \$14, Clerks at \$12 at Early Voting Locations Poll Workers hours, overtime hours, training class, setup, Judge pickup fees \$25, Fica, Medicare</b>	<b>\$27,000</b>
<b>Absentee Mail Ballots Request</b>	<b>900</b>
<b>Cost for Early Voting mail Ballots for postage and materials for each for ballot mailed</b>	<b>\$4,010</b>
<b>Early Voting Ballot Board and Cental Counting Station Workers</b>	<b>\$600</b>
<b>WiFi for Early voting and Election Day Laptops</b>	<b>\$1,596</b>
<b>Additional Office Personnel to assist before/during/after the Election and technichians for Early Voting and Election Day, Election employee accrual overtime hours, and post hand count workers.</b>	<b>\$12,000</b>
<b>Technichians Mileage for Early Voting and Election Day Support at polling sites</b>	<b>\$855</b>
<b>Estimated Total of Election Expenses</b>	<b>\$186,855</b>
<b>Estimated Cost for Election Services Contract 10% Admin Fee</b>	<b>\$18,685</b>
<b>Estimated Total Cost for Political Subdivisions for Joint Election</b>	<b>\$205,540</b>

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<b>Political Subdivisions estimated cost of contracting with the Elections Department for May 2, 2026 Joint Election (Estimated Cost After Cancellations)</b>			
<b>ENTITY</b>	<b>2/2026</b>	<b>Estimated Cost</b>	<b>80% Deposit</b>
ALMA CITY	275	\$4,500	\$3,600
BLUEBONNET MMD NO. 1	1	\$4,500	\$3,600
CEDAR HILL CITY	654	\$4,500	\$3,600
EMERGENCY SERVICE DIST. NO. 1	5,091	\$9,300	\$7,440
ENNIS CITY	8,415	\$12,200	\$9,760
ENNIS ISD	18,295	\$13,800	\$11,040
FERRIS ISD	7,288	\$10,800	\$8,640
GARRETT CITY	306	\$4,500	\$3,600
GRAND PRAIRIE CITY	1,343	\$6,325	\$5,060
ITALY CITY	1,276	\$6,200	\$4,960
ITALY ISD	2,159	\$7,400	\$5,920
MAYPEARL ISD	5,091	\$9,300	\$7,440
MIDLOTHIAN ISD	44,812	\$21,450	\$17,160
MILFORD ISD	945	\$4,500	\$3,600
OAK LEAF CITY	1,279	\$6,200	\$4,960
OVILLA CITY	3,458	\$8,200	\$6,560
PALMER CITY	1,584	\$6,650	\$5,320
RED OAK ISD	25,637	\$16,200	\$12,960
SOMERSET VILLAGE MMD	1	\$4,500	\$3,600
VENUS CITY	580	\$4,500	\$3,600
WAXAHACHIE CITY	32,029	\$18,400	\$14,720
WAXAHACHIE ISD	44,340	\$21,300	\$17,040

As of 3/1/2026 Subject to changes after final cost of election is determined.

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**The following Political Subdivisions will be having an Election on May 2, 2026.  
Entities will be contracting with the Election's Department to conduct their Election.**

City of Alma General Election for the purpose of electing three At-Large Council Members – Vote for 3  
City of Cedar Hill General Election for the purpose of electing At-Large Council Member Places 2 & 6  
City of Ennis General Election for the purpose of electing Mayor Pro Tem, Commissioners Ward 2 & 4  
City of Garrett General Election for the purpose of electing three At-Large Council Members – Vote for 3  
City of Grand Prairie General Election for the purpose of electing At-Large Council Member Place 7  
City of Grand Prairie Bond Election voting to adopt or reject three proposed proposition  
City of Italy General Election for the purpose of electing three At-Large Council Members – Vote for 3  
City of Oak Leaf Special Election voting to adopt or reject one proposed proposition  
City of Ovilla General Election for the purpose of electing three At-Large Council Members Places 1, 3 & 5  
City of Palmer General Election for the purpose of electing three At-Large Council Members – Vote for 3  
City of Palmer Special Election to Fill a Vacancy of electing two At-Large Council Member – Vote for 2 –Unexpired Term  
City of Venus General Election for the purpose of electing three At-Large Council Members Places 3, 4 & 5  
City of Venus Special Election voting to adopt or reject one proposed proposition  
City of Waxahachie General Election for the purpose of electing three At-Large Council Members Places 1, 2 & 3  
City of Waxahachie Special Charter Amendment Election voting to adopt or reject two proposed propositions  
Ennis ISD General Election for the purpose of electing At-Large Member of Board of Trustees Places 1 & 2  
Ferris ISD General Election for the purpose of electing At-Large Member of Board of Trustees Places 6 & 7  
Italy ISD General Election for the purpose of electing two At-Large Member of Board of Trustees – Vote for 2  
Maypearl ISD General Election for the purpose of electing two At-Large Member of Board of Trustees – Vote for 2  
Maypearl ISD Special Election to Fill a Vacancy of electing one At-Large Council Member – Vote for 1 – Unexpired Term  
Midlothian ISD General Election for the purpose of electing At-Large Member of Board of Trustees Places 6 & 7  
Milford ISD General Election for the purpose of electing two At-Large Member of Board of Trustees – Vote for 2  
Red Oak ISD General Election for the purpose of electing At-Large Member of Board of Trustees Places 3, 4 & 5  
Waxahachie ISD General Election for the purpose of electing At-Large Member of Board of Trustees Places 1 & 2  
Ellis County Emergency Services District No. 1 Election to Adopt a Local Sales and Use Tax within the District  
Bluebonnet Municipal Management District No. 1, Confirmation And Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, And Maintenance Tax Election  
Somerset Village Municipal Management District of Ellis County, Confirmation Election, Directors Election, Bond Elections, and Operation and Maintenance Tax Elections

**Informational purposes. List is pending deadlines for  
any special election to fill a vacancy. Subject to  
changes as of 2/27/26**



## Memorandum

To: Honorable Mayor and City Council  
From: Laurie Mosley, Director – Convention & Visitors Bureau  
Thru: Ricky Boyd, City Manager *RS*  
Date: March 16, 2026  
Re: Consider Approval of 2026 City of Waxahachie Events Calendar

---

**Motion:** "I move to approve the 2026 City of Waxahachie Event Calendar as presented and authorize the City Manager to execute any necessary documents and to approve any changes to the events as deemed necessary."

**Item Description:** This memo proposes a consolidated approval process for recurring annual events that take place within the city, maintaining the same details each year. Rather than requiring individual event applications for each occurrence, this approach ensures efficiency and consistency.

**Item Summary:** Numerous City hosted events take place annually with identical logistics, locations, and operational requirements. These include but are not limited to community parades, seasonal festivals, and civic celebrations. Historically, each event has required a separate application and review, despite no changes from year to year. The 2026 City of Waxahachie Event Calendar exhibit details the events hosted by the City throughout the year and provides dates for those events to help initiate internal planning meetings and inform the Council of those dates in advance. It is important to note that other non-City hosted events will be presented through the regular approval process.

**Fiscal Impact:** The presentation and approval of the 2026 City of Waxahachie Event Calendar will streamline the approval process for Council and give notice to staff and the Council of the events throughout the year.

(lem)

## Exhibit - 2026 City of Waxahachie Event Calendar

### MAY

- **Truck Yeah Concert with Cumulus Radio** – May 2 (Railyard Park) <sup>1, 2, 3</sup>

### JUNE

- **Make Music Day: Battle of the Bands** – June 20 (Railyard Park) <sup>1, 2</sup>

### JULY

- **Crape Myrtle Festival Fireworks Show & Concert** – July 3 (Sports Complex)
- **Crape Myrtle Festival Parade** – July 4 (Starts at Getzendaner Park & Ends Downtown) <sup>2</sup>

### SEPTEMBER

- **Kick-Off Concert for Studebaker Drivers Club International Meet** – September 23 (Railyard Park) <sup>2</sup>

### OCTOBER

- **Stampede of Speed Cattle Drive** – October 2 (Railyard Park) <sup>2</sup>
- **Stampede of Speed Fan Fest** – October 8 (Railyard Park) <sup>1, 2</sup>
- **Trunk-o-Palooza** – October 17 (Getzendaner Park) <sup>2, 3</sup>
- **Crossroads of Texas Country Festival** – October 24 (Downtown Waxahachie) <sup>1, 2, 3</sup>

### DECEMBER

- **Christmas Parade & Tree Lighting** – December 1 (Courthouse Square) <sup>2</sup>
- **Bethlehem Revisited** – *December 4-6 & December 11-13 (behind 402 N. College)* <sup>2</sup>

#### Key:

1 - Includes alcohol

2 - Street Closures

3 - Includes promotion with Cumulus Radio

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## Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager *RB*

Date: March 16, 2026

Re: Consider approval of Parking/Loading Zone Renewals from April 1, 2026-March 31, 2027

---

**Recommended Motion:** "I move to approve the parking/loading zone renewals from April 1, 2026-March 31, 2027 as presented."

**Item Description:** Consider approval of the following parking/loading zone renewals from April 1, 2026-March 31, 2027:

- All Sports Trophies, 109 North College
- Citizens National Bank, 200 N. Elm
- Wray & Willett, PLLC, 200 N. Rogers
- Panza Bros., 107 N. Rogers

**Item Summary:** Annually, City Council reviews and approves the renewal of parking loading/zones in the downtown area. City Council approved Ordinance No. 2924 on March 6, 2017, stating there will be no new customer parking/loading spaces issued after the date of the passage of the ordinance. Existing customer parking spaces may be continued until further action of the City Council, so long as the business which leased said spaces remain at their present location. When those businesses close or change type of business conducted, said spaces will be open to the general public free of charge.

(60)



## Memorandum

To: Honorable Mayor and City Council  
From: Kumar Gali, PE, CFM, Senior Director of Utilities  
Thru: Ricky Boyd, City Manager *RS*  
Date: March 16, 2026  
Re: Consider Construction Contract for the WISD New High School 18-inch Gravity Sewer Construction Project

---

**Recommended Motion:** "I move to approve a construction contract with EGW Services for the WISD New High School 18-inch Gravity Sewer Construction project in the amount of \$474,623 and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider the award of construction contract with EGW Services for the WISD New High School 18-inch Gravity Sewer Construction project.

**Item Summary:** The WISD New High School 18-inch Gravity Sewer project provides sanitary sewer infrastructure to support the new Waxahachie Independent School District high school and the development near SPUR 394. The project scope includes the installation of approximately 1,800 linear-feet of 18-inch gravity sewer line from WISD property to the abandoned Railroad right-of-way the city now owns.

(60)

On February 5, 2026, the City received seventeen sealed bids as summarized below:

EGW Services:	\$474,623
Circle H Contractors, LP:	\$477,025
Dallas Underground, LLC:	\$477,540
Wilco Underground:	\$486,784
Rub-A-Dub Plumbing:	\$498,933.33
BlueStar Utilities, LLC:	\$500,000
BlackRock Construction:	\$599,826
La Banda, LLC:	\$609,580
Day Services, LLC:	\$629,055
Precision Management & Construction, LLC:	\$631,615
FM Utilities, LLC:	\$656,495.62
Canary Construction, Inc.:	\$745,310
A&M Construction and Utilities:	\$768,100
Western Municipal Construction of Texas, LLC:	\$843,626
Atkins Bros. Equip.Co.,Inc.:	\$1,074,770
FNH Construction, LLC:	\$1,112,460
Standard Site Utilities:	\$1,197,930

EGW Services submitted the lowest responsive bid in the amount of \$474,623. Freese and Nichols, Inc. (Design Engineer) and City staff reviewed the bids, lowest bidder's qualifications and references, and recommends awarding the construction contract to EGW Services.

**Fiscal Impact:** The bid from EGW Services is \$474,623. This project is part of the approved 5-year Capital Improvement Program, is funded through the 2024 Wastewater Fund bond sale, and is within budget.

(lep)



## Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, Senior Director of Utilities

Thru: Ricky Boyd, City Manager *RB*

Date: March 16, 2026

Re: Consider an Engineering Professional Services Agreement with Grantham & Associates for the Cardinal Road 24 Inch Water Line and Southwest Interceptor Rehabilitation Project

---

**Motion:** "I move to approve the engineering design professional services agreement with Grantham & Associates for the Cardinal Road 24-inch water line extension and the southwest interceptor upsizing and rehabilitation project in the amount of \$258,310 and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider the professional services agreement with Grantham & Associates for 24" water line extension along Cardinal Road and the Southwest interceptor sewer line upsizing and rehabilitation Project.

**Item Summary:** This project will contain design of approximately 1,900 linear feet of new 24-inch transmission water main to distribute water from Sokoll water treatment plant to the northeast portion of the City. The limits of the new water main will be along Cardinal Road to east side of US Highway 77.

This project also contains design of upsizing approximately 800 feet of Southwest Interceptor sewer from a 21-inch line into a 27-inch line. This portion of the 21-

(lep)

inch line is currently restricting the capacity in the Southwest Interceptor sewer. Also includes rehabilitation of approximately 6,200 linear feet of Southwest Interceptor sewer that is more than 75 plus years old and is in poor condition.

The professional services agreement includes engineering design services, topographic survey, preparation and acquisition easement, subsurface utility engineering, geotechnical investigation, bidding phase services, and construction administration. This project will also require coordination with TxDOT, BNSF Railroad, Oncor, and TCEQ for necessary permits and approvals.

**Fiscal Impact:** The Professional Service Agreement with Grantham & Associates is \$258,310, with 76,355 to be funded through the Water Impact Fee Fund and \$181,955 to be funded through the FY 2024 Wastewater Bond Fund. The Cardinal Road Transmission Water Main and the Southwest Interceptor Sewer Line Rehabilitation are part of the approved 5-year Capital Improvement Program (CIP) and are within budget.



## Memorandum

To: Honorable Mayor and City Council  
From: Dustin Deel, Director of Administrative Services  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 16, 2026  
Re: Consider Professional Design Services Contract for 820 Ferris Avenue Building Renovation

---

**Motion:** "I move to award a contract with RBDR, PLLC for professional architectural and design services for the renovation of the 820 Ferris Avenue building".

**Item Description:** Consider approval of a professional services contract with RBDR, PLLC to provide architectural and engineering design services for the renovation and interior build-out of the building located at 820 Ferris Avenue.

**Item Summary:** The City recently acquired the former Comerica Bank building located at 820 Ferris Avenue for use as a municipal facility. The proposed renovation project will convert the existing building into functional space for multiple City operations.

Under the proposed design program, the building will be configured as follows:

- First Floor: Council Chambers, Municipal Court, Municipal Court Clerk, Utility Billing, and related public and staff support spaces
- Second Floor: Fire Administration offices, Fire Dispatch, fitness area, and related support spaces
- Third Floor: Emergency Operations Center, training room, and additional support spaces

The City has received a proposal from RBDR, PLLC to provide professional design services for the interior build-out of approximately 25,000 square feet across the three floors of the building. Services will include the preparation of construction documents and specifications necessary to solicit construction services using a Construction Manager at Risk (CMAR) delivery method. (leg)

The proposed contract amount is a fixed fee of \$581,560, which includes architectural design, technology design (data, fire alarm, and security systems), commissioning of mechanical, electrical, and plumbing systems, furniture systems design, and allowances for ADA compliance review and civil engineering.

The design services will be performed in phases including schematic design, design development, construction documents, bidding/negotiation, and construction administration.

**Fiscal Impact:** Funding for this project was secured through the issuance of tax notes totaling \$3,555,000. Current anticipated project costs are summarized as follows:

- Building Acquisition: \$2,750,000
- Demolition: \$212,000
- Design Services: \$581,560
- Total Estimated Project Cost: \$3,543,560

Based on these figures, sufficient funding remains available within the project financing to support the proposed design services contract.

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## Memorandum

To: Honorable Mayor and City Council  
From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 16, 2026  
Re: Land Exchange Agreement between the City of Waxahachie and Accru Family Limited Partnership, LTD

---

**Recommended Motion:** "I move to approve a Land Exchange Agreement between the City of Waxahachie and Accru Family Limited Partnership, LTD., and authorize the City Manager to execute the agreement and all associated General Warranty Deeds and related documents necessary to complete the land exchange."

**Item Description:** Consider approval of a Land Exchange Agreement between the City of Waxahachie and Accru Family Limited Partnership, LTD., providing for the exchange of certain City-owned tracts of land for certain tracts owned by Accru Family Limited Partnership, LTD., as described in the agreement and associated exhibits.

**Item Summary:** The City of Waxahachie and Accru Family Limited Partnership, LTD. have negotiated a Land Exchange Agreement to exchange multiple tracts of land located in Ellis County, Texas. The purpose of the exchange is to realign property ownership in a manner that benefits both parties and supports the City's long-term planning and land management objectives.

Under the terms of the agreement, the City will convey the following properties to Accru Family Limited Partnership, LTD.:

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- **Tract 1:** 0.1263 acres
- **Tract 2:** 1.366 acres
- **Additional City Property:** 1.0176 acres of land located north of Matthews Street

Tract 1 and Tract 2 are divided by right-of-way, shown in the exhibit below. Note that the Additional City Property is heavily encumbered with a drainage ditch, water lines, and franchise utility easements. It's currently used under agreement as access to US 77 from Accru properties. Its triangular shape as a standalone property, along with the encumbrances, significantly affects the land's value. The land is contiguous with Accru property and holds greater potential together with the other parcel.

In exchange, Accru Family Limited Partnership, LTD. will convey the following properties to the City:

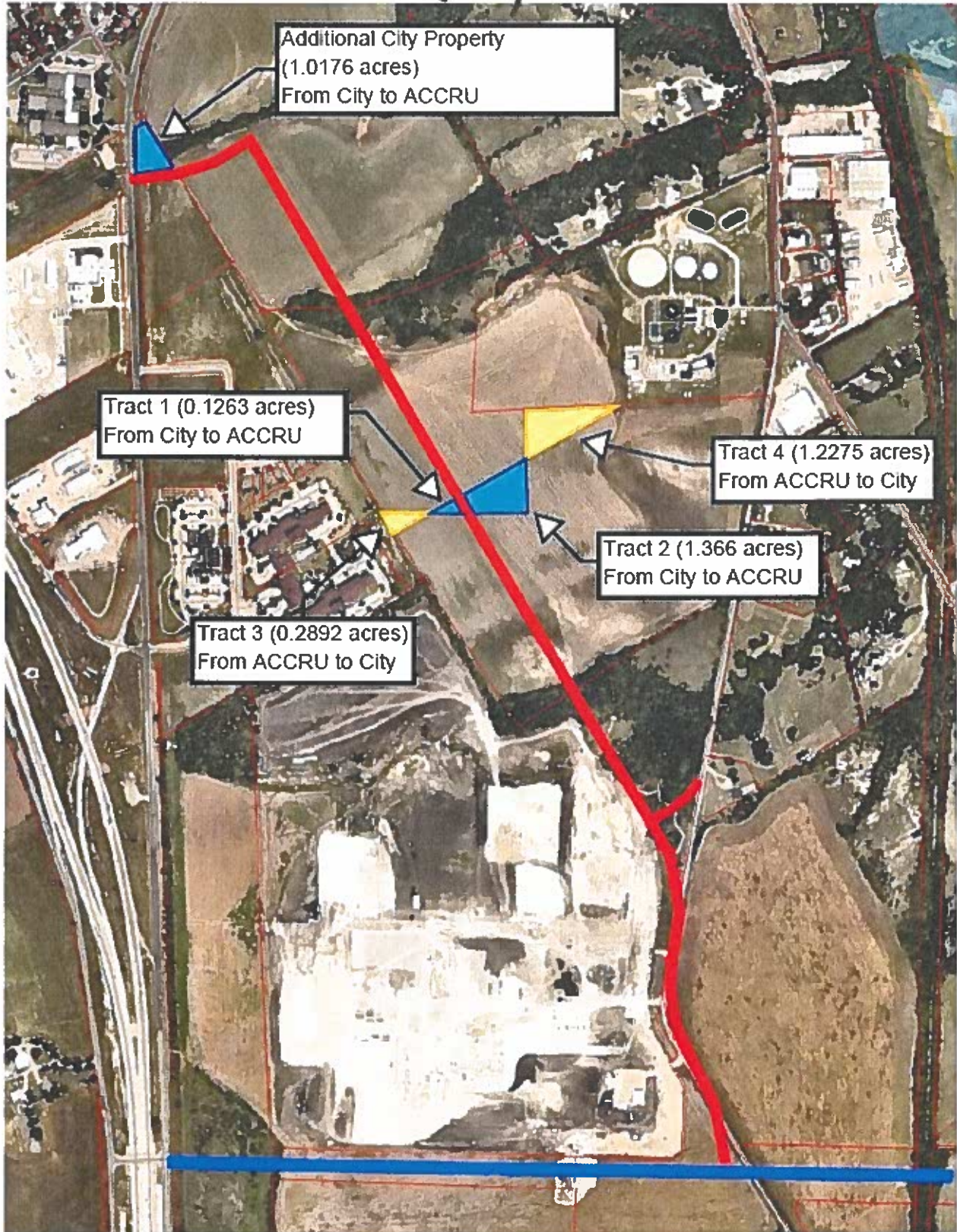
- **Tract 3:** 0.2892 acres
- **Tract 4:** 1.2275 acres

All properties are more particularly described in the attached legal descriptions and boundary surveys. The exchange will be completed through the execution of General Warranty Deeds by both parties.

Approval of this item will authorize the City Manager to execute the Land Exchange Agreement and all related conveyance documents necessary to finalize the transaction.

**Fiscal Impact:** No fiscal impact. The land exchange does not involve a monetary payment by either party.

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## Memorandum

To: Honorable Mayor and City Council  
From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 16, 2026  
Re: Consider Construction Contract for the Indian Hills Alley Reconstruction Project

---

**Recommended Motion:** "I move to approve the construction contract with CI Pavement for the Indian Hills Alley Reconstruction Project in an amount not to exceed \$659,490 and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider the construction contract award to CI Pavement for the Indian Hills Alley Reconstruction Project.

**Item Summary:** The proposed Indian Hills Alley Reconstruction Project consists of concrete pavement improvements on approximately 3,200 linear feet of alleys within the Indian Hills subdivision. The project will replace approximately 3,700 square yards of concrete road pavement and 375 square yards of concrete driveway approaches as necessary.

The City received eighteen (18) bids for this project as summarized below:

<b>Bidder</b>	<b>Bid Amount</b>
Warren Development and Construction	\$ 596,830.00
CI Pavement	\$ 659,490.00
CCGMC, LLC	\$ 690,265.00
JR West Texas Concrete LLC	\$ 691,950.00
Don Smith Concrete	\$ 716,175.00
Perfect General Contractor LLC	\$ 740,250.00

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Jaay Concrete Paving Inc	\$ 744,600.00
HI-TEK Paving LLC	\$ 770,000.00
SYB Construction Company Inc	\$ 786,118.18
Holy Contractors LLC	\$ 794,475.00
Cook's Rock Solid, Inc	\$ 799,050.00
Axis Construction	\$ 838,869.50
B&B Concrete Sawing, Inc	\$ 838,975.00
J&L Construction LLC	\$ 864,409.90
A T Construction, LLC	\$ 876,000.00
A&D Paving, LLC	\$ 886,319.01
Texas Civil Construction	\$ 997,475.00
Estrada Concrete Company LLC	\$ 1,637,480.00

Kimley Horn, the engineer of record, reviewed the bids, and contacted references. The lowest bidder didn't meet the project's minimum experience requirements, and CI Pavement was determined to be the lowest responsible bidder. Staff recommends approval of this contractor in the amount of \$659,490 for the Indian Hills Alley Reconstruction project.

**Fiscal Impact:** The construction contract with CI Pavement is \$659,490. This is under budget and is funded from the approved FY25 Indian Hills Alleys Ph1 Capital Improvement Plan (CIP) Project.

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## Memorandum

To: Honorable Mayor and City Council  
From: Chad Tustison, Finance Director  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 16, 2026  
Re: Accept the Waxahachie Community Development Annual Financial Report for year ended September 30, 2025

---

**Motion:** "I move to accept the Waxahachie Community Development Corporation Annual Financial Report for the period ending September 30, 2025."

**Item Description:** This item is for the Council to consider the acceptance of the Waxahachie Community Development Corporation (WCDC) Annual Financial Report for the 2024-2025 fiscal year.

**Item Summary:** As part of the City's commitment to transparency and fiscal responsibility, the City has completed its annual reporting and audit process for the 2024-2025 fiscal year. This report provides a comprehensive overview of the WCDC's financial position and overall fiscal health. The independent audit ensures compliance with accounting standards and verifies the accuracy of the City's financial statements.

The audit firm, Pattillo, Brown & Hill LLP, completed the annual audit of the WCDC financials for the 2024-2025 fiscal year and has found the City's financial statements present fairly, in all material respects, the respective financial position of the fund, as of September 30, 2025.

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On March 3, 2026, the WCDC Board received and accepted the annual report. Upon acceptance from the City Council, the report will be made available on the City website and provided to various reporting agencies.



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Board of Directors  
Waxahachie Community Development Corporation  
Waxahachie, Texas

We have audited the financial statements of the Waxahachie Community Development Corporation as of and for the year ended September 30, 2025, and have issued our report thereon dated February 24, 2026. Professional standards require that we advise you of the following matters relating to our audit.

**Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated August 20, 2025, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Corporation solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

**Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

**Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, and, as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

As a part of the engagement, we assisted in preparing the financial statements, and related notes to the financial statements of the Corporation in conformity with U.S. generally accepted accounting principles based on information provided by you.

**OFFICE LOCATIONS**

**TEXAS** | Waco | Temple | Hillsboro | Houston  
**NEW MEXICO** | Albuquerque



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In order to reduce threats to our independence caused by these nonattest services to an acceptable level, we applied certain safeguards. These safeguards include a concurring review, which is a review of the financial statements and key audit areas which is performed by an individual who has adequate experience in audits of local governments, but who was not involved in this audit engagement. The concurring reviewer serves as an evaluator of the performance of the engagement team and the nonattest services provided.

### **Significant Risks Considered**

We have considered the following significant risks during our audit process, which required special audit consideration. None of the specific risks below have resulted in a significant matter, finding, or issue.

<b>Significant Risk Considered</b>	<b>Reasoning for Special Audit Consideration</b>
1. Management override of controls	Inherent fraud risk which is a risk for all entities in accordance with generally accepted auditing standards.
2. Compensated Absences	The new GASB 101 standard created changes in the way compensated absences are reported. The reliance on client estimates creates added risk in assessing the liability.

### **Qualitative Aspects of the Entity's Significant Accounting Practices**

#### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Waxahachie Community Development Corporation is included in the notes to the financial statements. As described in the notes to the financial statements, during the year, the Waxahachie Community Development Corporation changed its method of accounting and disclosures for compensated absences, by adopting Governmental Accounting Standards (GASB) Statement No. 101, *Compensated Absences*. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

#### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the useful lives of capital assets is based on the expected lifespan of the asset in accordance with standard guidelines. We evaluated the key factors and assumptions used to develop the estimate of useful lives in determining that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the net pension liability is based on actuarial assumptions which are determined by the demographics of the plan and future projections that the actuarial makes based on historical information of the plan and the investment market. We evaluated the key factors and assumptions used to develop the net pension liability and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

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Management's estimate of the total OPEB liability is based on actuarial assumptions which are determined by the demographics of the plan and future projections that the actuarial makes based on historical information of the plan and the investment market. We evaluated the key factors and assumptions used to develop the total OPEB liability and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the allowance for uncollectible accounts is based on historical collection rates. We evaluated the key factors and assumptions used to develop the estimates listed above in determining that they are reasonable in relation to the financial statements taken as a whole.

*Financial Statement Disclosures*

Management estimated the Corporation's compensated absences liability for unused leave based on past trends in how employees earn and use their time off and their average pay rates. We reviewed the key information and assumptions used to make this estimate and found them to be reasonable in relation to the financial statements as a whole and in relation to the applicable opinion units.

*Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the Corporation's financial statements relate to the net pension liability and total OPEB liability. The disclosures in the financial statements are neutral, consistent, and clear.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures.

None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Corporation's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Representations Requested from Management**

We have requested certain written representations from management, which are included in the management representation letter dated February 24, 2026.

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**Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

**Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the Corporation, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Corporation's auditors.

This report is intended solely for the information and use of the Corporation and is not intended to be and should not be used by anyone other than these specified parties.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
February 24, 2026

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**WAXAHACHIE COMMUNITY  
DEVELOPMENT CORPORATION**

ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED  
SEPTEMBER 30, 2025

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**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION**

**ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**TABLE OF CONTENTS**

	<b><u>Page Number</u></b>
<b>FINANCIAL SECTION</b>	
Independent Auditor's Report .....	1 - 3
Management's Discussion and Analysis .....	4 - 9
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position .....	10
Statement of Activities .....	11
Fund Financial Statements	
Balance Sheet - Governmental Funds .....	12
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position .....	13
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds .....	14
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	15
Notes to Financial Statements .....	16 - 29
Required Supplementary Information	
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund .....	30
Notes to Required Budgetary Information .....	31
Schedule of the Corporation's Proportionate Share of the Net Pension Liability .....	32 - 33
Schedule of the Corporation's Pension Contributions .....	34
Schedule of the Corporation's Proportionate Share of the Total OPEB Liability .....	35 - 36
Supplementary Information	
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - Debt Service Fund .....	37

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## **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
of Waxahachie Community Development Corporation  
Waxahachie, Texas

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of Waxahachie Community Development Corporation (the "Corporation"), a component unit of the City of Waxahachie, Texas, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Corporation, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for twelve months beyond the financial statement due date, including any currently known information that may raise substantial doubt shortly thereafter.

### OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque

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### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension and OPEB information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Corporation's basic financial statements. The Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual for the Debt Service Fund is presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas  
February 24, 2026

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**MANAGEMENT'S  
DISCUSSION AND ANALYSIS**

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## MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of Waxahachie Community Development Corporation's annual financial report presents our discussion and analysis of the Corporation's financial performance during the fiscal year ended September 30, 2025. Please read it in conjunction with the Corporation's financial statements, which follow this section.

### FINANCIAL HIGHLIGHTS

- At the close of the fiscal year, the assets and deferred outflows of resources of the Corporation exceeded its liabilities and deferred inflows of resources by \$8,748,876 (net position). Of this amount, unrestricted net position was \$411,285. Total revenues were \$9,333,148 and total expenses were \$7,115,675, including depreciation.
- The Corporation's net position increased by \$2,217,473, primarily as a result of the repayment of long-term debt obligations.
- At the end of the fiscal year, the total fund balance of all governmental funds was \$6,659,999, up \$478,561, from the prior year. This is due to increase in sales tax, interest income and fees.
- As of the close of the current fiscal year, unassigned fund balance for the Corporation's General Fund was \$6,186,814, or 86.93% of General Fund expenditures not including transfers out.

### OVERVIEW OF THE FINANCIAL STATEMENTS

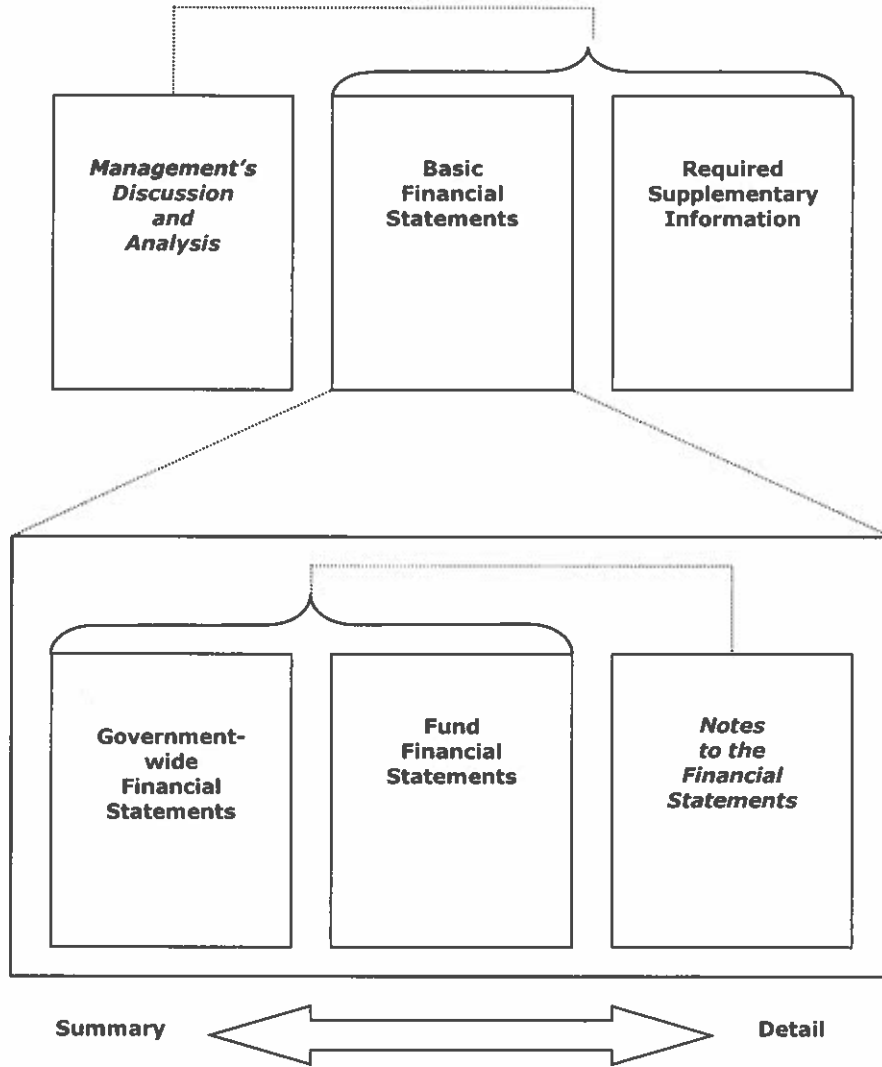
This annual report consists of three parts—*management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements presenting different views of the Corporation.

- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the Corporation's overall financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the government, reporting the Corporation's operations in more detail than the government-wide statements.
- The *governmental fund* statements tell how *general government* services were financed in the *short term* as well as what remains for future spending.

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The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Figure A-1 shows how the required parts of this annual report are arranged and related to one another.

**Figure A-1, Required Components of the Corporation's Annual Financial Report**



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Figure A-2 summarizes the major features of the Corporation's financial statements, including the portion of the Corporation they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

<b>Figure A-2</b>		
<b>Major features of the Corporation's Government-wide and Fund Financial Statements</b>		
<b>Type of Statement</b>	<b>Government-wide</b>	<b>Governmental Funds</b>
<i>Scope</i>	Entire Corporation's (except fiduciary funds) and the Corporation's component units	The activities of the Corporation that are not proprietary or fiduciary
<i>Required Financial Statements</i>	Statement of Net Position. Statement of Activities	Balance Sheet, Statement of Revenues, Expenditures and Fund Balance
<i>Accounting basis and measurement focus</i>	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus
<i>Types of asset/liability information</i>	All assets and liabilities, both financial and capital, short-term and long-term	Only assets expected to be used up and liabilities that become due during the year or soon thereafter. No capital assets included
<i>Types of Inflow/outflow Information</i>	All revenues and expenses during year, regardless of when cash is received or paid	Revenue for which cash is received during the year or soon thereafter, expenditures when goods or services have been received and payment is due during the year or soon thereafter

### **GOVERNMENT-WIDE STATEMENTS**

The government-wide statements report information about the Corporation as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the Corporation's assets, deferred inflows/outflows of resources and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid

The two government-wide statements report the Corporation's net position and how they have changed. Net position—the difference between the Corporation's assets, deferred inflows/outflows of resources and liabilities—are one way to measure the Corporation's financial health or position.

- Over time, increases or decreases in the Corporation's net position is an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the Corporation, you need to consider additional non-financial factors such as changes in the Corporation's tax base.

The governmental activities of the Corporation include both general government and culture and recreational components. The government-wide financial statements can be found on pages 9 – 10 of this report.

### **FUND FINANCIAL STATEMENTS**

The fund financial statements provide more detailed information about the Corporation's most significant funds—not the Corporation as a whole. Funds are accounting devices that the Corporation uses to keep track of specific sources of funding and spending for particular purposes.

Some funds are required by state law and by bond covenants.

The Board of Directors establishes other funds to control and manage money for particular purposes or to show that it is properly using certain taxes and grants.

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The Corporation has one type of fund.

**Governmental Funds** – The Corporation’s basic services are included in governmental funds, which focus on 1) how cash and other financial assets that can readily be converted to cash flow in and out, and 2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the Corporation’s programs. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the governmental funds statement, or on the subsequent page, that explains the relationship (or differences) between them.

**Notes to the Financial Statements.** The notes to the financial statements provide information that is essential to a full understanding of the data presented in the government-wide and fund financial statements. The notes to the financial statements can be found after the basic financial statements.

**Other Information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Corporation.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

TABLE 1

#### NET POSITION OF THE CORPORATION

	Governmental Activities	
	2025	2024
Current and other assets	\$ 6,952,904	\$ 7,412,262
Capital assets	19,062,062	18,529,206
Total assets	26,014,966	25,941,468
Total deferred outflows	676,391	742,663
Long-term liabilities	17,478,888	18,732,013
Other liabilities	382,618	1,327,092
Total liabilities	17,861,506	20,059,105
Total deferred inflows	80,975	37,375
Net position:		
Net investment in capital assets	7,864,406	6,434,178
Restricted	473,185	468,303
Unrestricted	411,285	(314,830)
Total net position	\$ 8,748,876	\$ 6,587,651

At the end of fiscal year 2025, the Corporation’s net position (assets and deferred outflows of resources exceeding liabilities and deferred inflows of resources) totaled \$8,748,876. A portion of this balance, \$473,185, represents resources reserved pursuant to the Corporation’s debt. An additional portion \$7,864,406 of total net position reflects its investment in capital assets (e.g. land, buildings, improvements, and construction in progress).

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The remaining balance of net position, \$411,285 may be used to meet the entity's ongoing obligations to citizens and creditors.

TABLE 2  
CHANGES IN NET POSITION OF CORPORATION

	Governmental Activities	
	2025	2024
Revenues:		
Program revenues:		
Charges for services	\$ 1,190,017	\$ 1,119,952
General revenues:		
Sales taxes	7,813,512	7,511,856
Investment earnings	256,669	323,596
Other	72,950	93,313
Total revenues	<u>9,333,148</u>	<u>9,048,717</u>
Expenses:		
General government	1,871,556	1,526,019
Culture and recreation	4,726,740	5,022,325
Interest on long-term debt	517,379	557,718
Total expenses	<u>7,115,675</u>	<u>7,106,062</u>
Change in net position	2,217,473	1,942,655
Net position, beginning, as previously reported	<u>6,587,651</u>	<u>4,644,996</u>
Change in accounting principle	(56,248)	-
Net position, beginning, as restated	<u>6,531,403</u>	<u>4,644,996</u>
Net position, ending	<u>\$ 8,748,876</u>	<u>\$ 6,587,651</u>

**Governmental Activities**

Governmental activities increased the Corporation's net position by \$2,217,473. A restatement of beginning net position in the amount of \$(56,248) was recorded as a result of the implementation of GASB Statement 101, *Compensated Absences*. More information can be found in the notes to the financial statements.

Total revenues increased \$284,431 from the prior fiscal year. There was an increase in both sales taxes and charges for services. Overall, 2025 fiscal year expenses increased by about 0.1% over the prior fiscal year.

**FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS**

The Corporation's General Fund reported an ending fund balance of \$6,186,814, an increase of \$473,679 from the prior year.

The Corporation's Debt Service Fund reported an ending fund balance of \$473,185, a \$4,882 increase from the prior year. The General Fund transferred the funds to cover the debt service for the year, so the increase is almost entirely from investment earnings.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The budget in the General Fund was amended during the fiscal year to budget for \$36,435 more in revenues and \$1,747,815 more in expenditures. The increase in budgeted expenditures were related to capital projects.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

The Corporation had fiscal year 2025 additions of \$1,315,305 related to completion of the synthetic turf improvement Phase 4 project and other improvements at the Sports Complex and the replacement of equipment at the Civic Center.

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Additional information on the Corporation's capital assets can be found in the notes to the financial statements.

#### **Debt Administration**

At the end of the fiscal year, the Corporation had outstanding bonds amounting to \$15,908,165. Additional information on the Corporation's long-term debt can be found in the notes to the financial statements.

#### **REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the Corporation's finances. Questions concerning this report or requests for additional financial information should be directed to Mariana Dunn, Assistant Finance Director at (469)-309-4162, Finance Department, City of Waxahachie, Texas 75168-0757. Email: mdunn@waxahachie.com.

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**BASIC FINANCIAL  
STATEMENTS**

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WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

	Governmental Activities
<b>ASSETS</b>	
Cash and investments	\$ 5,640,019
Receivables	14,299
Intergovernmental receivables	1,298,586
Capital assets not being depreciated	1,156,178
Capital assets, net of accumulated depreciation	<u>17,905,884</u>
Total assets	<u>26,014,966</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge refunding	339,320
Related to pension	333,262
Related to OPEB	<u>3,809</u>
Total deferred outflows of resources	<u>676,391</u>
<b>LIABILITIES</b>	
Accounts payable	39,591
Accrued liabilities	89,066
Customer deposits	163,917
Due to other governments	331
Accrued interest payable	89,713
Noncurrent liabilities:	
Due within one year:	
Long-term debt	1,278,845
Total OPEB liability	813
Due in more than one year	
Long-term debt	15,410,989
Net pension liability	756,459
Total OPEB liability	<u>31,782</u>
Total liabilities	<u>17,861,506</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Related to pension	68,637
Related to OPEB	<u>12,338</u>
Total deferred inflows of resources	<u>80,975</u>
<b>NET POSITION</b>	
Net investment in capital assets	7,864,406
Restricted for debt service	473,185
Unrestricted	<u>411,285</u>
Total net position	<u>\$ 8,748,876</u>

The accompanying notes are an integral part of these financial statements.

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WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenue and Changes in Net Position Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 1,871,556	\$ -	\$ (1,871,556)
Culture and recreation	4,726,740	1,190,017	(3,536,723)
Interest on long-term debt	<u>517,379</u>	<u>-</u>	<u>(517,379)</u>
Total governmental activities	<u>7,115,675</u>	<u>1,190,017</u>	<u>(5,925,658)</u>
 Total primary government	 <u>\$ 7,115,675</u>	 <u>\$ 1,190,017</u>	 <u>(5,925,658)</u>
 General revenues:			
Sales taxes			7,813,512
Miscellaneous			72,950
Investment earnings			<u>256,669</u>
Total general revenues			<u>8,143,131</u>
 Change in net position			2,217,473
Net position, beginning, as previously reported			<u>6,587,651</u>
Restatement, change in accounting principle			<u>(56,248)</u>
Net position, beginning, as restated			<u>6,531,403</u>
Net position, ending			<u>\$ 8,748,876</u>

The accompanying notes are an integral part of these financial statements.

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WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION

BALANCE SHEET - GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>			
Cash and investments	\$ 5,166,834	\$ 473,185	\$ 5,640,019
Receivables:			
Other	14,299	-	14,299
Due from other governments	<u>1,298,586</u>	<u>-</u>	<u>1,298,586</u>
Total assets	<u>\$ 6,479,719</u>	<u>\$ 473,185</u>	<u>\$ 6,952,904</u>
<b>LIABILITIES</b>			
Accounts payable	\$ 39,591	\$ -	\$ 39,591
Accrued liabilities	89,066	-	89,066
Customer deposits	163,917	-	163,917
Due to other governments	<u>331</u>	<u>-</u>	<u>331</u>
Total liabilities	<u>292,905</u>	<u>-</u>	<u>292,905</u>
<b>FUND BALANCES</b>			
Restricted:			
Debt service	-	473,185	473,185
Assigned:			
Other purposes	167,346	-	167,346
Unassigned	<u>6,019,468</u>	<u>-</u>	<u>6,019,468</u>
Total fund balances	<u>6,186,814</u>	<u>473,185</u>	<u>6,659,999</u>
Total liabilities and fund balances	<u>\$ 6,479,719</u>	<u>\$ 473,185</u>	<u>\$ 6,952,904</u>

The accompanying notes are an integral part of these financial statements.

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**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION**

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION**

SEPTEMBER 30, 2025

Total fund balances - governmental funds balance sheet \$ 6,659,999

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not current financial resources and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position. 19,062,062

Some liabilities and deferred outflows and inflows are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the statement of net position.

Bonds payable	(15,908,165)
Premium on bonds	(504,438)
Deferred charge on refunding	339,320
Interest payable	(89,713)
Leases	(18,626)
Compensated absences	(258,605)
Deferred resources related to pensions	264,625
Deferred resources related to OPEB	(8,529)
Net pension liability	(756,459)
Total OPEB liability	<u>(32,595)</u>

Net position of governmental activities - statement of net position \$ 8,748,876

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WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Sales taxes	\$ 7,813,512	\$ -	\$ 7,813,512
Charges for services	1,190,017	-	1,190,017
Miscellaneous	72,950	-	72,950
Interest	219,023	37,646	256,669
Total revenues	<u>9,295,502</u>	<u>37,646</u>	<u>9,333,148</u>
<b>EXPENDITURES</b>			
Current:			
General government	1,871,556	-	1,871,556
Culture and recreation	3,915,898	-	3,915,898
Capital outlay	1,315,305	-	1,315,305
Debt service:			
Principal	12,298	1,146,128	1,158,426
Interest	1,766	591,636	593,402
Total expenditures	<u>7,116,823</u>	<u>1,737,764</u>	<u>8,854,587</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>2,178,679</u>	<u>(1,700,118)</u>	<u>478,561</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	-	1,705,000	1,705,000
Transfers out	(1,705,000)	-	(1,705,000)
Total other financing sources (uses)	<u>(1,705,000)</u>	<u>1,705,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	473,679	4,882	478,561
<b>FUND BALANCES, BEGINNING</b>	<u>5,713,135</u>	<u>468,303</u>	<u>6,181,438</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 6,186,814</u>	<u>\$ 473,185</u>	<u>\$ 6,659,999</u>

The accompanying notes are an integral part of these financial statements.

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**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES**

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds \$ 478,561

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay in the current period exceeded depreciation expense. 532,856

Governmental funds report all payments to pension benefits as expenditures. However, in the government-wide statement of activities the pension expense is actuarially determined. This amount is the change in those items. (28,112)

Governmental funds report all payments to OPEB benefits as expenditures. However, in the government-wide statement of activities the OPEB expense is actuarially determined. This amount is the change in those items. (363)

Some expenses reported in the statement of activities do not require the use of current financial resources; therefore, they are not reported as expenditures in governmental funds. 6,637

The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while repayment of the principal long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items. 1,227,894

Change in net position of governmental activities - statement activities \$ 2,217,473

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WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2025

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Reporting Entity**

Waxahachie Community Development Corporation (WCDC) is a discretely presented component unit of the City of Waxahachie, Texas, since the services provided by WCDC are to the public and not to the City. WCDC is governed by a seven-member Board appointed by the City Council and its operating budget is subject to approval of the City Council. WCDC is financed with a voter approved half-cent City sales tax, and its primary purpose is to finance, construct, and administer the activities of the Civic Center and Recreation Complex for the City. Legal liability for the general obligation portion of the District's debt remains with the City. The funds of WCDC are composed of governmental fund types.

The financial statements of WCDC have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

**B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e. the statement of net position and the statement of changes in net position) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities* are supported by sales tax, charges for services and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, WCDC considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

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Sales tax and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by WCDC. WCDC reports the following major governmental funds:

The **General Fund** is WCDC's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as *program revenues*. Likewise, general revenues include all taxes, miscellaneous revenue, and interest income.

**D. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

1. Deposits and Investments

WCDC's cash and investments consist of its share of the City of Waxahachie, Texas' cash and investment pool. Each fund whose monies are deposited in the pooled cash account has equity therein, and interest earned on the investment of these monies is allocated based upon the relative equity at the previous month end.

Investments are reported at fair value, except for the position in investment pools. Investments in pools are reported at the net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method.

2. Receivables and Payables

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate they are not available for appropriation and are expendable available financial resources.

3. Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the WCDC as assets with an initial, individual cost of more than \$20,000 (amount not rounded) and an estimated useful life in excess of one year. The WCDC increased the capitalization threshold from \$5,000 to \$20,000 in fiscal year 2021. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire an asset with equivalent service potential at the acquisition date.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

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Property, plant, and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings	40 years
Building improvements	20 - 40 years
Equipment	5 - 10 years
Right-to-use equipment	5 - 10 years
Vehicles	5 - 10 years
Right-to-use vehicles	5 - 10 years

#### 4. Compensated Absences

It is the WCDC's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Non-civil service employees are paid for up to 480 hours of accumulated sick leave upon retirement from the WCDC if the employee has a total of 20 years of service with the WCDC.

The WCDC recognizes a liability for leave that is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise paid or settled. Based on historical experience and management's evaluation, a portion of accumulated vacation and sick leave is considered more likely than not to be used or paid; therefore, a liability for such leave (including applicable payroll-related costs) has been recorded in the governmental activities.

#### 5. Long-term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

#### Leases

Lessee. The WCDC is a lessee for noncancellable leases for equipment and vehicles. The WCDC recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements.

At the commencement of a lease the WCDC initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgements related to leases include how the WCDC determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The WCDC uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the WCDC generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the WCDC is reasonably certain to exercise.

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The WCDC monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

#### 6. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Corporation has the following items that qualify for reporting in this category.

- Deferred charges on refunding – A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- The difference in expected and actual pension and OPEB experience is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Changes in actuarial assumptions related to OPEB liability – These changes are deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.
- Pension and OPEB contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Corporation has the following items that qualify for reporting in this category in the government-wide financial statements.

- The difference in expected and actual pension experience is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Changes in actuarial assumptions related to pension and OPEB liability – These changes are deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

#### 7. Fund Balance and Net Position

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the Corporation is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent.

The classifications used in the governmental fund financial statements are as follows:

- Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. Nonspendable items are not expected to be converted to cash or are not expected to be converted to cash within the next year.

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- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.
- **Committed:** This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by board resolution of the Corporation, the WCDC's highest level of decision-making authority. These amounts cannot be used for any other purpose unless the board removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.
- **Assigned:** This classification includes amounts that are constrained by the Corporation's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the board.
- **Unassigned:** This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

In the government-wide financial statements, net position represents the difference between assets, deferred outflows (inflows) of resources and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislations adopted by the Corporation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The government-wide and fund level financial statements report restricted fund balances for amounts not available for appropriation or legally restricted for specific uses. When an expense is incurred for purposes for which both restricted and unrestricted fund balance is available, it is the Corporation's policy to use restricted resources first, then unrestricted resources as needed. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Corporation considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

#### 8. Pensions

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

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9. Post-Employment Benefits Other Than Pensions (OPEB)

*Supplemental Death Benefit.* For purposes of measuring the total Texas Municipal Retirement System Supplemental Death Benefit Fund (TMRS SDBF) OPEB liability, related deferred outflows and inflows of resources, and expense, Corporation specific information about its total TMRS SDBF liability and additions to/deductions from the Corporation's total TMRS SDBF liability have been determined on the same basis as they are reported by TMRS. The TMRS SDBF expense and deferred (inflows)/outflows of resources related to TMRS SDBF, primarily result from changes in the components of the total TMRS SDBF liability. Most changes in the total TMRS SDBF liability will be included in TMRS SDBF expense in the period of the change. For example, changes in the total TMRS SDBF liability resulting from current-period service cost, interest on the total OPEB liability, and changes of benefit terms are required to be included in TMRS SDBF expense immediately. Changes in the total TMRS SDBF liability that have not been included in TMRS SDBF expense are required to be reported as deferred outflows of resources or deferred inflows of resources related to TMRS SDBF.

10. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows/inflows of resources and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

II. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES

A. Deposits and Investments

As of September 30, 2025, the WCDC had the following investments:

Description	Carrying Value	Weighted Average Maturity
Government sponsored investment pool (LOGIC)	\$ <u>5,640,019</u>	52 days

**Credit Risk.** State statutes authorize WCDC to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies; (3) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States; (4) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; (5) certificates of deposit by state and national banks domiciled in this state that are (a) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or, (b) secured by obligations that are described by (1) – (4); or, (6) fully collateralized direct repurchase agreements having a defined termination date, secured by obligations described by (1), pledged with a third party selected or approved by WCDC, and placed through a primary government securities dealer.

**Concentration of Credit Risk.** The WCDC's investment policy does not allow for an investment in any one issuer that is in excess of five percent of the fair value of their total investments, except for governmental investment pools.

**Custodial Credit Risk – Investments.** For an investment, this is the risk that, in the event of the failure of the counterparty, the WCDC will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All of WCDC's investments were held by the counterparty's agent as of September 30, 2025.

LOGIC uses the amortized cost method permitted to report net position and share prices since that amount approximates fair value. The investment activities of LOGIC are administered by third party advisors. There is no regulatory oversight by the State of Texas over LOGIC. LOGIC has a Standard & Poor's credit rating of AAA, and its weighted average to maturity is 52 days as of year-end.

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**B. Capital Assets**

Capital asset activity for the year ended September 30, 2025:

	Balance 9/30/2024	Additions	Retirements	Balance 9/30/2025
<b>Governmental activities</b>				
<b>Capital assets, not being depreciated:</b>				
Land	\$ 769,943	\$ 300,084	\$ (10,000)	\$ 1,060,027
Construction in progress	-	96,151	-	96,151
Total capital assets not being depreciated	769,943	396,235	(10,000)	1,156,178
<b>Capital assets, being depreciated:</b>				
Buildings	14,812,749	119,021	(174,822)	14,756,948
Improvements other than buildings	16,820,159	1,175,423	-	17,995,582
Machinery and equipment	879,049	20,861	-	899,910
Right-to-use machinery and equipment	3,697	-	-	3,697
Right-to-use vehicles	86,715	-	-	86,715
Software	14,200	-	-	14,200
Total capital assets being depreciated	32,616,569	1,315,305	(174,822)	33,757,052
<b>Less accumulated depreciation for:</b>				
Buildings	(8,770,423)	(414,040)	174,822	(9,009,641)
Improvements other than buildings	(5,508,100)	(676,993)	-	(6,185,093)
Machinery and equipment	(503,425)	(70,074)	-	(573,499)
Right-to-use machinery and equipment	(2,661)	(887)	-	(3,548)
Right-to-use vehicles	(58,497)	(6,690)	-	(65,187)
Software	(14,200)	-	-	(14,200)
Total accumulated depreciation	(14,857,306)	(1,168,684)	174,822	(15,851,168)
Total capital assets being depreciated, net	17,759,263	146,621	-	17,905,884
Government activities capital assets, net	\$ 18,529,206	\$ 542,856	\$ (10,000)	\$ 19,062,062

Depreciation expense was charged to the governmental activities function culture and recreation in the amount of \$1,168,684 of the WCDC.

**C. Interfund Transfers**

The composition of interfund transfers for the year ended September 30, 2025, is as follows:

	Debt Service	Total Transfers Out
General Fund	\$ 1,705,000	\$ 1,705,000
Total Transfers In	\$ 1,705,000	\$ 1,705,000

The interfund transfers are made to assist in paying for debt issued to build and maintain WCDC facilities.

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**D. Long-term Debt**

WCDC issues sales tax revenue and certificate of obligation bonds to finance construction of facilities used for culture and recreation, and for refunding of previously issued bonds:

Purpose	Original Amount	Year Issue	Final Maturity	Interest Rate	Balance 9/30/2025
<b>Revenue Bonds Outstanding</b>					
WCDC sales tax and refunding	\$ 18,595,000	2017	2037	3.00-4.00%	\$ 11,460,000
<b>Certificate of Obligation Bonds</b>					
Improvements	4,697,572	2016	2036	2.00-5.00%	3,044,027
Improvements	1,899,310	2018	2038	3.55-5.00%	1,404,138
<b>Total</b>					<b>\$ 15,908,165</b>

Bond debt service requirements to maturity:

Year Ended	WCDC		Total
	Principal	Interest	
2026	\$ 1,192,793	\$ 550,238	\$ 1,743,031
2027	1,232,180	508,298	1,740,478
2028	1,272,257	467,235	1,739,492
2029	1,311,195	424,770	1,735,965
2030	1,361,272	380,950	1,742,222
2031-2035	6,729,521	1,258,781	7,988,302
2036-2038	2,808,947	170,737	2,979,684
<b>Total</b>	<b>\$ 15,908,165</b>	<b>\$ 3,761,009</b>	<b>\$ 19,669,174</b>

Long-term debt activity for the fiscal year is as follows:

	Balance 9/30/2024	Additions	Retirements	Balance 9/30/2025	Due Within One Year
Sales tax revenue bonds	\$ 12,315,000	\$ -	\$ 855,000	\$ 11,460,000	\$ 885,000
Certificates of obligation bonds	4,739,293	-	291,128	4,448,165	307,793
Premium on bonds	602,182	-	97,744	504,438	-
Leases	30,924	-	12,298	18,626	8,471
Compensated absences*	258,687	-	82	258,605	77,581
<b>Total long-term debt</b>	<b>\$ 19,073,258</b>	<b>\$ -</b>	<b>\$ 1,256,252</b>	<b>\$ 16,689,834</b>	<b>\$ 1,278,845</b>

\*The change in compensated absences on the long-term liabilities' activity schedule is the net change for the year.

The beginning balance for compensated absences was restated from \$202,439 to \$258,687 as a result of a change in accounting principle.

**Lease Payable**

During the current fiscal year, the WCDC recognized leases payable for copier and vehicle leases. The changes in the liability are shown in the long-term liability activity table in the previous note. The interest rates for the leases range from 3.85% to 5.00%. The future principal and interest payments as of September 30, 2025, are as follows:

Fiscal Year Ending September 30,	Principal	Interest	Total
2026	\$ 8,471	\$ 1,101	\$ 9,572
2027	8,950	457	9,407
2028	1,205	362	1,567
<b>Total</b>	<b>\$ 18,626</b>	<b>\$ 1,920</b>	<b>\$ 20,546</b>

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**III. OTHER INFORMATION**

**A. Retirement Plan**

**Plan Descriptions.** The WCDC participates in a nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS) with the City of Waxahachie, Texas. TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act). For stand-alone reporting purposes of the WCDC this plan is considered a cost-sharing multiple-employer retirement system. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Sections 401(a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at [www.tmr.org](http://www.tmr.org).

All eligible employees of the WCDC are required to participate in TMRS.

**Benefits Provided.** TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City and WCDC, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the government-financed monetary credits, with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The government has granted an annually repeating (automatic) basis a monetary credit referred to as an updated service credit (USC) which is a theoretical amount which takes into account salary increases or plan improvements. If at any time during their career an employee earns a USC, this amount remains in their account earning interest at 5% until retirement. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer match plus employer-financed monetary credits, such as USC, with interest were used to purchase an annuity. Additionally, the government has provided on an annually repeating (automatic) basis cost of living adjustments (COLA) for retirees equal to a percentage of the change in the consumer price index (CPI).

A summary of plan provisions are as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, 5 years at age 60 and above
	100% Reporting, Transfers
Updated service credit	70% of CPI
Annuity increase to retirees	Repeating

**Contributions.** The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the government matching percentages are with 100%, 150%, or 200%, both as adopted by the governing body of the City and WCDC. Under the state law governing TMRS, the contributions rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the government were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the government were 16.71% and 17.25% in calendar years 2024 and 2025, respectively. The WCDC's contributions to TMRS for the year ended September 30, 2025, were \$240,104 and were equal to the required contributions.

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**Actuarial assumptions:**

The total pension liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP- 2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Global Equity	35.0%	7.55%
Core Fixed Income	6.0%	2.00%
Non-Core Fixed Income	20.0%	5.68%
Other Public and Private Market	12.0%	7.22%
Real Estate	12.0%	6.85%
Absolute Return	5.0%	5.35%
Private Equity	10.0%	10.00%
Total	100.0%	

**Discount Rate**

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

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The following presents the WDC's proportionate share of the net pension liability, calculated using the discount rate of 6.75%, as well as what the WDC's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) of 1-percentage-higher (7.75%) than the current rate:

	Discount Rate (5.75%)	Discount Rate (6.75%)	Discount Rate (7.75%)
WDC's proportionate share of the net pension liability	\$ 1,532,359	\$ 756,459	\$ 123,461

***Pension Liability, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

At September 30, 2025, the WDC reported a liability of \$756,459 of its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The WDC's proportion of the net pension liability was based on the WDC's contributions to the pension plan relative to the contributions of all employers (the City and WDC) to the plan for the period December 31, 2023 through December 31, 2024. At September 30, 2025, the WDC's proportion was 4.43%.

For the year ended September 30, 2025, the WDC recognized pension expense of \$261,365. At September 30, 2025, the WDC reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 158,023	\$ -
Changes in actuarial assumptions	-	18,479
Difference between projected and actual investment earnings	-	50,158
Contributions subsequent to the measurement date	175,239	-
<b>Total</b>	<b>\$ 333,262</b>	<b>\$ 68,637</b>

\$175,239 reported as deferred outflows of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expenses as follows:

Year Ending September 30,	
2026	\$ 49,500
2027	82,046
2028	(33,612)
2029	(9,653)
2030	1,105

**Defined Other Post-Employment Benefit Plans**

**TMRS Supplemental Death Benefits Fund**

**Plan Description.** The WDC voluntarily participates in the Texas Municipal Retirement System Supplemental Death Benefits Fund (TMRS SDBF) with the City of Waxahachie, Texas. For stand-alone reporting purposes of the WDC this plan is considered a cost-sharing multiple-employer defined benefit Other Postemployment Benefit (OPEB) plan as defined by GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. It is established and administered in accordance with the TMRS Act identically to the WDC's pension plan.

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**Benefits Provided.** The SDBF provides group-term life insurance to WCDC employees who are active members in TMRS, including or not including retirees. The City Council of Waxahachie, Texas opted into this program via an ordinance, and may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Payments from this fund are similar to group-term life insurance benefits, and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of \$7,500.

**Contributions.** The WCDC contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.24% for 2025 and 0.30% for 2024, of which 0.08% and 0.09%, respectively, represented the retiree-only portion for each year, as a percentage of annual covered payroll. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The WCDC's contributions to the SDBF for the years ended September 30, 2025 and 2024 were \$1,149 and \$577, respectively, representing contributions for both active and retiree coverage, which equaled the required contributions each year.

**Actuarial Assumptions.** The Total OPEB Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation rate	2.50% per annum
Discount rate	4.08%
Actuarial cost method	Entry Age Normal Method
Projected salary increases	3.60% to 11.85% including inflation
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

Changes in assumptions reflect the annual change in the municipal bond rate. The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period December 31, 2018 to December 31, 2022.

**Discount Rate.** The SDBF program is treated as an unfunded OPEB plan because the SDBF trust covers both actives and retirees and the assets are not segregated for these groups. As such, a single discount rate of 4.08% was used to measure the proportionate share of the Total OPEB Liability. Because the plan is essentially a "pay-as-you-go" plan, the single discount rate is equal to the prevailing municipal bond rate. The source of the municipal bond rate was fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2024.

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**Discount Rate Sensitivity Analysis.** The following schedule shows the impact of the proportionate share Total OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (4.08%) in measuring the proportionate share of the Total OPEB Liability.

	1% Decrease in Discount Rate (3.08%)	Discount Rate (4.08%)	1% Increase in Discount Rate (5.08%)
Proportionate Share of Total OPEB Liability	\$ 38,772	\$ 32,595	\$ 27,757

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs.**

At September 30, 2025 WCDC reported a liability of \$32,595 for its proportionate share of Total OPEB Liability. The proportionate share of the Total OPEB Liability was determined by an actuarial valuation as of December 31, 2024. For the year ended September 30, 2025, WCDC recognized OPEB expense of \$1,697. There were no changes of benefit terms that affected measurement of the Total OPEB Liability during the measurement period. At September 30, 2025, the WCDC's proportionate share was 4.43%.

**Changes in the Proportionate Share of Total OPEB Liability**

	Proportionate Share of Total OPEB Liability
Balance at 12/31/2023	\$ 33,061
Changes for the year:	
Service cost	2,212
Interest	1,266
Difference between expected and actual experience	(1,021)
Changes of assumptions	(1,752)
Benefit payments	(1,171)
Net changes	(466)
Balance at 12/31/2024	<u>\$ 32,595</u>

At September 30, 2025, the City reported deferred outflows of resources related to other post-employment benefits from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ -	\$ 2,776
Changes in actuarial assumptions	2,996	9,562
Contributions subsequent to the measurement date	<u>813</u>	<u>-</u>
Totals	<u>\$ 3,809</u>	<u>\$ 12,338</u>

\$813 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the proportionate share of the Total OPEB Liability for the year ending September 30, 2026.

Other amounts of the reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

For the Year Ended September 30,	
2026	\$ (2,028)
2027	(2,533)
2028	(2,767)
2029	(1,438)
2030	(387)
Thereafter	(189)

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**B. Risk Management**

WCDC is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which WCDC carries commercial insurance.

**C. Fund Balance**

As of year-end a portion of WCDC General Fund balance is assigned for the following purpose:

Improvements other than Buildings	\$ 159,902
Professional Services	4,795
Software	<u>2,649</u>
Total other assigned fund balance	<u>\$ 167,346</u>

**D. Commitments – Encumbrances**

Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year-end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year’s budget. At year-end encumbrances expected to be honored in the next year include \$167,346 in the WCDC General Fund.

**E. Related Party Transactions**

The City of Waxahachie, Texas, provides accounting, investment, payroll, and certain other administrative services to WCDC. The City is not reimbursed for these administrative services. Additionally, employees of WCDC are provided retirement benefits under the City’s retirement plan.

**F. Restatement - Change in Accounting Principle**

Effective for the year ending September 30, 2025, the WCDC implemented Governmental Accounting Standards Board (GASB) Statement No. 101, Compensated Absences (GASB 101). GASB 101 establishes a unified model for recognizing and measuring liabilities for compensated absences and clarifications when such benefits are attributable to past service and more likely than not to be used or paid.

The change in accounting principle described above resulted in a restatement of beginning net position, as follows:

	9/30/2024 As Previously Reported	Change in Accounting	9/30/2024 As Restated
Governmental activities	\$ 6,587,651	\$ (56,248)	\$ 6,531,403
Total primary government	<u>\$ 6,587,651</u>	<u>\$ (56,248)</u>	<u>\$ 6,531,403</u>

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**REQUIRED SUPPLEMENTARY  
INFORMATION**

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WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE - BUDGET AND ACTUAL

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Sales taxes	\$ 7,857,000	\$ 7,710,317	\$ 7,813,512	\$ 103,195
Charges for services	925,970	1,040,750	1,190,017	149,267
Miscellaneous	50,000	68,938	72,950	4,012
Interest	175,000	224,400	219,023	(5,377)
Total revenue	<u>9,007,970</u>	<u>9,044,405</u>	<u>9,295,502</u>	<u>251,097</u>
<b>EXPENDITURES</b>				
Current:				
General government	<u>721,190</u>	<u>2,397,527</u>	<u>1,871,556</u>	<u>525,971</u>
Total general government	<u>721,190</u>	<u>2,397,527</u>	<u>1,871,556</u>	<u>525,971</u>
Culture and recreation:				
Waxahachie Civic Center	1,797,504	1,777,908	1,725,935	51,973
Waxahachie Recreation Complex	2,765,937	2,836,042	2,865,095	(29,053)
Waxahachie Community Beautification	611,455	649,424	640,173	9,251
Total culture and recreation	<u>5,174,896</u>	<u>5,263,374</u>	<u>5,231,203</u>	<u>32,171</u>
Debt service:				
Principal	12,298	12,298	12,298	-
Interest	<u>1,766</u>	<u>1,766</u>	<u>1,766</u>	-
Total debt service	<u>14,064</u>	<u>14,064</u>	<u>14,064</u>	-
Total expenditures	<u>5,910,150</u>	<u>7,674,965</u>	<u>7,116,823</u>	<u>558,142</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>3,097,820</u>	<u>1,369,440</u>	<u>2,178,679</u>	<u>809,239</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	<u>(1,705,000)</u>	<u>(1,705,000)</u>	<u>(1,705,000)</u>	-
Total other financing sources (uses)	<u>(1,705,000)</u>	<u>(1,705,000)</u>	<u>(1,705,000)</u>	-
<b>NET CHANGE IN FUND BALANCES</b>	1,392,820	(335,560)	473,679	809,239
<b>FUND BALANCES, BEGINNING</b>	<u>5,713,135</u>	<u>5,713,135</u>	<u>5,713,135</u>	-
<b>FUND BALANCES, ENDING</b>	<u>\$ 7,105,955</u>	<u>\$ 5,377,575</u>	<u>\$ 6,186,814</u>	<u>\$ 809,239</u>

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**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION**

**NOTES TO REQUIRED BUDGETARY INFORMATION**

**SEPTEMBER 30, 2025**

**A. BUDGETARY INFORMATION**

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General and Debt Service Funds.

The Corporation's proposed budget is presented to the Board of Directors for review. The Board of Directors holds public hearings, and a final budget is prepared and adopted prior to September 30. The appropriated budget is prepared by fund, which is the legal level of budgetary control. There were no additional appropriations authorized during the year.

Expenditures in the Waxahachie Recreation Complex category of the Culture and recreation function of the WCDC General Fund exceeded appropriations by \$29,053. These excess expenditures were covered by budget surpluses in other functions during the fiscal year ended September 30, 2025.

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**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION**

SCHEDULE OF THE CORPORATION'S PROPORTIONATE SHARE  
OF THE NET PENSION LIABILITY

FOR THE YEAR ENDED SEPTEMBER 30, 2025

<b>Measurement Date December 31,</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Corporation's Proportion of the Net Pension Liability	5.19%	4.93%	4.97%
Corporation's Proportionate Share of Net Pension Liability	\$ 613,958	\$ 591,080	\$ 442,650
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	79.68%	80.65%	86.59%

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<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
4.79%	4.88%	4.95%	4.67%	4.46%	4.39%	4.43%
\$ 748,960	\$ 593,018	\$ 619,530	\$ 411,474	\$ 962,884	\$ 809,412	\$ 756,459
78.39%	84.58%	85.25%	90.34%	78.25%	82.75%	85.48%

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**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION**

**SCHEDULE OF CORPORATION PENSION CONTRIBUTIONS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

<b>Fiscal Year Ended September 30</b>	<b>Contractually Required Contribution</b>	<b>Actual Contribution</b>	<b>Contribution Deficiency (Excess)</b>
2025	\$ 240,104	\$ 240,104	\$ -
2024	206,863	206,863	-
2023	169,070	169,070	-
2022	154,376	154,376	-
2021	151,974	151,974	-
2020	141,171	141,171	-
2019	124,215	124,215	-
2018	115,743	115,743	-
2017	105,036	105,036	-
2016	104,498	104,498	-

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**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION**

**SCHEDULE OF THE CORPORATION'S PROPORTIONATE SHARE  
OF THE TOTAL OPEB LIABILITY**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

<b>Measurement Date December 31,</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Corporation's Proportion of the Total OPEB Liability	4.97%	4.97%	4.88%
Corporation's Proportionate Share of Total OPEB Liability	\$ 30,373	\$ 29,944	\$ 36,467

Note: This schedule should have 10 years presented but information prior to 2017 is not available.

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<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
4.95%	4.67%	4.46%	4.39%	4.43%
\$ 44,372	\$ 44,799	\$ 30,415	\$ 32,763	\$ 32,595

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**SUPPLEMENTARY  
INFORMATION**

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**WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION**

**DEBT SERVICE FUND**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL**

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Interest	\$ 30,000	\$ 41,000	\$ 37,646	\$ (3,354)
Total revenue	<u>30,000</u>	<u>41,000</u>	<u>37,646</u>	<u>(3,354)</u>
<b>EXPENDITURES</b>				
Debt service:				
Principal	1,146,128	1,146,128	1,146,128	-
Interest	<u>591,718</u>	<u>591,706</u>	<u>591,636</u>	<u>70</u>
Total debt service	<u>1,737,846</u>	<u>1,737,834</u>	<u>1,737,764</u>	<u>70</u>
Total expenditures	<u>1,737,846</u>	<u>1,737,834</u>	<u>1,737,764</u>	<u>70</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(1,707,846)</u>	<u>(1,696,834)</u>	<u>(1,700,118)</u>	<u>(3,284)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	<u>1,705,000</u>	<u>1,705,000</u>	<u>1,705,000</u>	<u>-</u>
Total other financing sources (uses)	<u>1,705,000</u>	<u>1,705,000</u>	<u>1,705,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(2,846)	8,166	4,882	(3,284)
<b>FUND BALANCES, BEGINNING</b>	<u>468,303</u>	<u>468,303</u>	<u>468,303</u>	<u>-</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 465,457</u>	<u>\$ 476,469</u>	<u>\$ 473,185</u>	<u>\$ (3,284)</u>

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## Memorandum

To: Honorable Mayor and City Council  
From: Chad Tustison, Finance Director  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 16, 2026  
Re: Consider City of Waxahachie Annual Financial Report for year ended September 30, 2025

---

**Motion:** "I move to accept the Annual Financial Report and the Single Audit Report for the period ending September 30, 2025."

**Item Description:** This item is for the City Council to consider the acceptance of both the Annual Financial Report (AFR) and the Single Audit Report for the 2024-2025 fiscal year.

**Item Summary:** As part of the City's commitment to transparency and fiscal responsibility, the City has completed its annual reporting and audit process for the 2024-2025 fiscal year. This report provides a comprehensive overview of the City's financial position and overall fiscal health. The independent audit ensures compliance with accounting standards and verifies the accuracy of the City's financial statements. The financial report and audit process requires approximately seven months of commitment from the Finance Department, working closely with our audit firm.

The audit firm, Pattillo, Brown & Hill LLP, completed the annual audit of the City's financials for the 2024-2025 fiscal year and has found the City's financial

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statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025.

Pattillo, Brown, and Hill, LLP also completed the Single Audit Report for the 2024-2025 fiscal year and has found the City complied, in all material respects, with the compliance requirements that could have a direct and material effect on each of its major federal programs.

Upon acceptance by City Council, the reports will be made available on the City website and provided to various reporting agencies.



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Honorable Mayor  
and City Council of the  
City of Waxahachie, Texas

We have audited the financial statements of the City of Waxahachie, Texas as of and for the year ended September 30, 2025, and have issued our report thereon dated March 2, 2026. Professional standards require that we advise you of the following matters relating to our audit.

### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated August 20, 2025, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

### **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, and, as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

As a part of the engagement, we assisted in preparing the schedule of expenditures of federal awards in conformity with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) based on information provided by management. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services were not conducted in accordance with *Government Auditing Standards*.

### **OFFICE LOCATIONS**

**TEXAS** | Waco | Temple | Hillsboro | Houston  
**NEW MEXICO** | Albuquerque



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In order to reduce threats to our independence caused by these nonattest services to an acceptable level, we applied certain safeguards. These safeguards include a concurring review, which is a review of the financial statements and key audit areas which is performed by an individual who has adequate experience in audits of local governments, but who was not involved in this audit engagement. The concurring reviewer serves as an evaluator of the performance of the engagement team and the nonattest services provided.

In addition, management assumed responsibility for the financial statements, related notes to the financial statements, schedule of expenditures of federal awards and any other nonaudit services we provided. Management acknowledged, in the management representation letter, our assistance with the preparation of the financial statements, related notes to the financial statements and the schedule of expenditures of federal awards and that this item was reviewed and approved prior to their issuance and accepted responsibility for them. Further, the nonaudit services were overseen by an individual within management that has the suitable skill, knowledge, or experience; evaluated the adequacy and results of the services; and accepted responsibility for them.

### **Significant Risks Considered**

We have considered the following significant risks during our audit process, which required special audit consideration. None of the specific risks below have resulted in a significant matter, finding, or issue.

<b>Significant Risk Considered</b>	<b>Reasoning for Special Audit Consideration</b>
1. Management override of controls	Inherent fraud risk is a risk for all entities in accordance with generally accepted auditing standards.
2. Bond Refunding/New Debt	The City issued new debt in the current year. New bonded debt transactions are complex transactions. Due to the complexity and non-routine nature of these transactions and the potential for material error, special review is taken.
3. Split-Funded Debt	The City has multiple issuances that are split between governmental and business-type activities. This creates the risk that bond proceeds and payments may not be allocated correctly.
4. Compensated Absences	The new GASB 101 standard created changes in the way compensated absences are reported. The reliance on client estimates creates added risk in assessing the liability.

### **Qualitative Aspects of the Entity's Significant Accounting Practices**

#### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City of Waxahachie, Texas is included in the notes to the financial statements. As described in the notes to the financial statements, during the year, the City of Waxahachie, Texas changed its method of accounting and disclosures for compensated absences, by adopting Governmental Accounting Standards (GASB) Statement No. 101, *Compensated Absences*. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

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### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the accumulated depreciation, the related useful lives of capital assets, and the allowance for uncollectible fines. We evaluated the key factors and assumptions used to develop the estimate of useful lives in determining that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimates of the pension liability, OPEB liability, and pension and OPEB expense are based on actuarial assumptions which are determined by the demographics of the plan and future projections that the actuarial makes based on historical information of the plan and the investment market. We evaluated the key factors and assumptions used to develop the pension liability, OPEB liability, and pension and OPEB expense and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the allowance for doubtful accounts for property tax and adjudicated fines receivable is based on a historical analysis of the collectability of these receivables. We evaluated key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Management estimated the City's compensated absences liability for unused leave based on past trends in how employees earn and use their time off and their average pay rates. We reviewed the key information and assumptions used to make this estimate and found them to be reasonable in relation to the financial statements as a whole and in relation to the applicable opinion units.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting City of Waxahachie, Texas' financial statements relate to the pension and OPEB liabilities.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures.

None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

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### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Representations Requested from Management**

We have requested certain written representations from management, which are included in the management representation letter dated March 2, 2026.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

### **New Accounting Guidance**

The Governmental Accounting Standards Board (GASB) issued the following guidance which become effective in subsequent fiscal years.

GASB Statement No. 103, *Financial Reporting Model Improvements* – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required for capital assets held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No 105, *Subsequent Events* – The objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. This Statement will become effective for fiscal years beginning after June 15, 2026, and the impact has not yet been determined.

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**Restriction on Use**

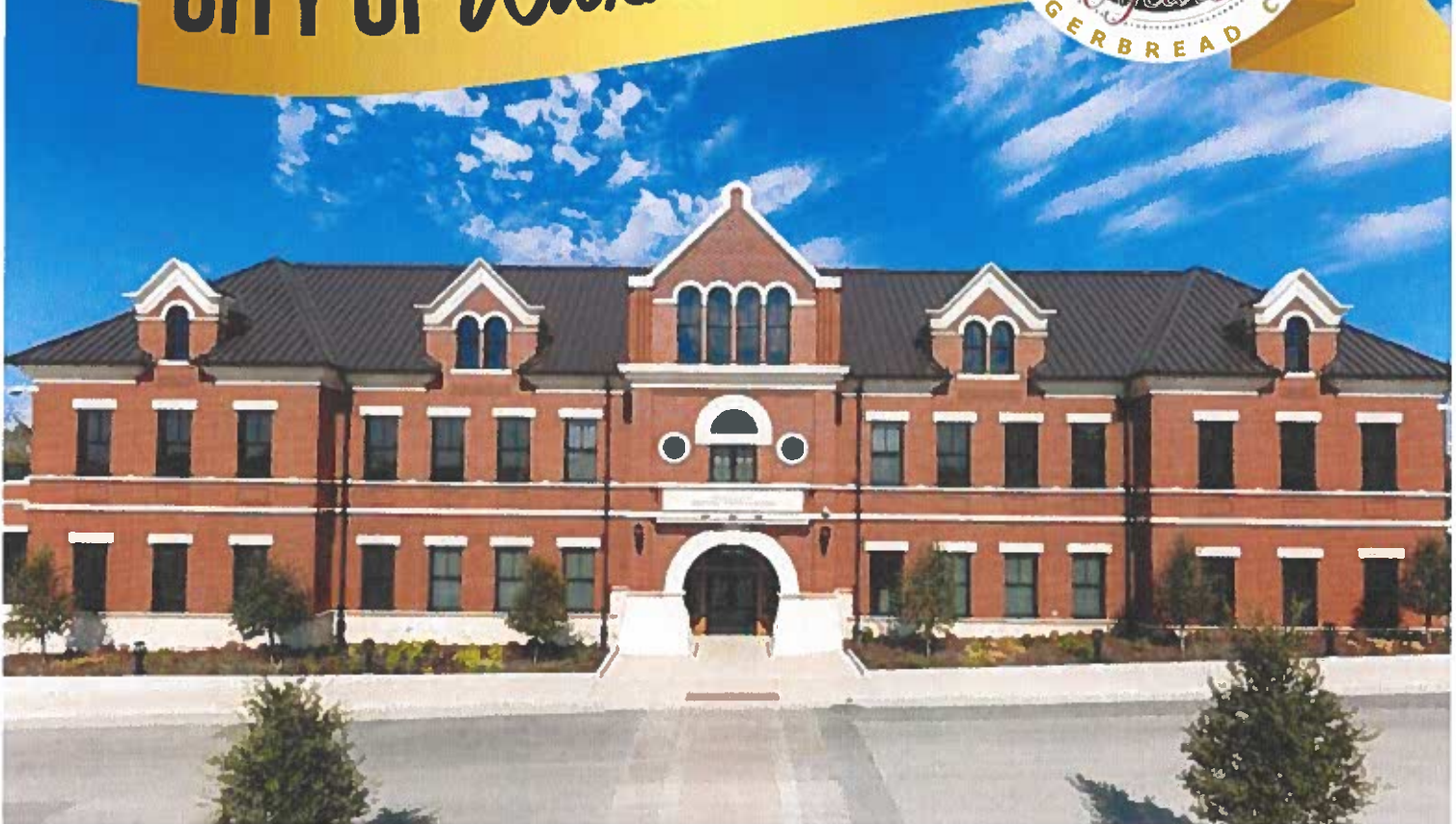
This report is intended solely for the information and use of the City Council and management of the City of Waxahachie, Texas and is not intended to be, and should not be, used by anyone other than these specified parties.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 2, 2026



# CITY OF *Waxahachie*



## ANNUAL FINANCIAL REPORT 24-25

FOR THE YEAR ENDED SEPTEMBER 30, 2025

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**CITY OF WAXAHACHIE, TEXAS**  
**ANNUAL FINANCIAL REPORT**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Prepared by:  
Department of Finance

Chad Tustison  
Director of Finance

Mariana Dunn  
Assistant Director of Finance

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**CITY OF WAXAHACHIE, TEXAS**

**ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<b><u>Page</u></b> <b><u>Number</u></b>
<b>FINANCIAL SECTION</b>	
Independent Auditor's Report .....	1 - 3
Management's Discussion and Analysis .....	4 - 11
<b><u>Basic Financial Statements</u></b>	
Government-wide Financial Statements	
Statement of Net Position .....	12 - 13
Statement of Activities .....	14 - 15
Fund Financial Statements	
Balance Sheet - Governmental Funds .....	16
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position .....	17
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds .....	18 - 19
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	20
Statement of Net Position - Proprietary Funds .....	21 - 22
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds .....	23
Statement of Cash Flows - Proprietary Funds .....	24 - 25
Notes to Financial Statements .....	26 - 58
<b><u>Required Supplementary Information</u></b>	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund .....	59 - 62
Notes to Budgetary Information .....	63
Texas Municipal Retirement System - Schedule of Changes in Net Pension Liability and Related Ratios .....	64 - 65
Texas Municipal Retirement System - Schedule of Pension Contributions .....	66 - 67

**FINANCIAL SECTION (Continued)**

Firemen’s Relief and Retirement Fund - Schedule of Changes in Net Pension Liability and Related Ratios .....	68 – 69
Firemen’s Relief and Retirement Fund - Schedule of Pension Contributions .....	70 – 71
Texas Municipal Retirement System – Supplemental Death Benefits Fund Schedule of Changes in Total OPEB Liability and Related Ratios .....	72 – 73

**Combining Statements and Schedules**

Nonmajor Governmental Funds

Combining Balance Sheet .....	74
Combining Statement of Revenues, Expenditures and Changes in Fund Balances .....	75
Combining Balance Sheet – Nonmajor Special Revenue Funds .....	76 – 78
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Special Revenue Funds.....	79 – 81
Combining Balance Sheet – Nonmajor Capital Projects Funds .....	82 – 85
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Capital Projects Funds.....	86 – 89
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Hotel/Motel Tax Fund .....	90
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Debt Service Fund .....	91

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**FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor  
and Members of City Council  
City of Waxahachie, Texas

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Waxahachie, Texas (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Emphasis of Matter

As discussed in the notes to the financial statements, in the year ending September 30, 2025, the City adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. Our opinions are not modified with respect to this matter.

#### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement due date, including any currently known information that may raise substantial doubt shortly thereafter.

#### OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque



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### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension and OPEB information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 2, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 2, 2026

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**MANAGEMENT'S  
DISCUSSION AND ANALYSIS**

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**MANAGEMENT'S DISCUSSION AND ANALYSIS**

This section of the City of Waxahachie, Texas' annual financial report presents our discussion and analysis of the City's financial performance during the fiscal year ended September 30, 2025. Please read it in conjunction with the City's financial statements, which follow this section.

**FINANCIAL HIGHLIGHTS**

- At September 30, 2025, the City's total combined net position was \$322,678,308. Of this amount, \$68,633,571 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$38,491,972 during the current fiscal year.
- At the end of the fiscal year, the total fund balance of all governmental funds was \$162,684,916, up \$20,666,548 from the prior year. The increase was primarily due to a large debt issuance in the current fiscal year. The General Fund had an increase in fund balance of \$5,061,326 and the Debt Service Fund had an increase in fund balance of \$783,860.
- As of the close of the current fiscal year, unassigned fund balance for the General Fund was \$35,124,916, or about 57.0% of total General Fund expenditures.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report consists of three parts—*management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements presenting different views of the City:

- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the City's overall financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the government, reporting the City's operations in more detail than the government-wide statements.
- The *governmental fund* statements tell how *general government* services were financed in the *short term* as well as what remains for future spending.
- *Proprietary fund* statements offer *short term* and *long term* financial information about the activities the government operates like businesses.

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The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Figure A-1 shows how the required parts of this annual report are arranged and related to one another.

**Figure A-1, Required Components of the City's Annual Financial Report**

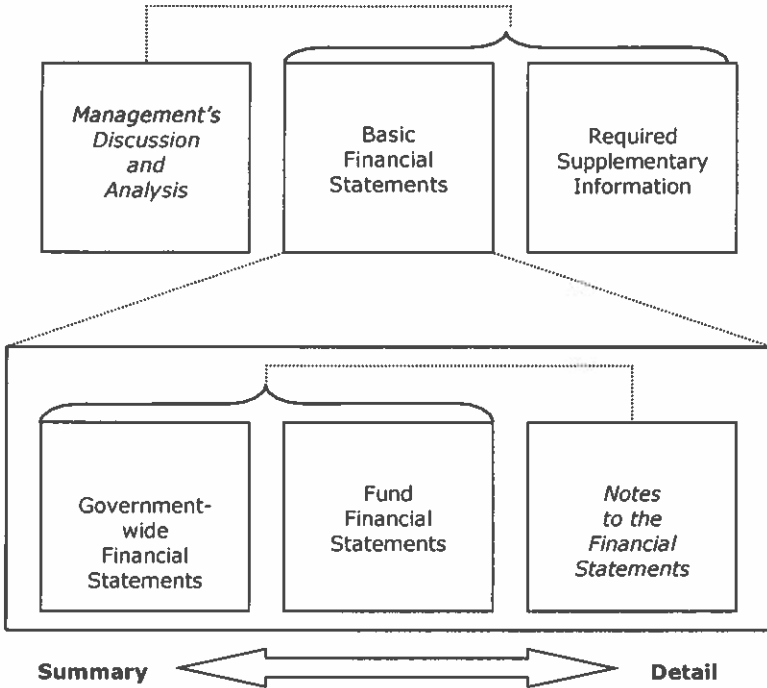


Figure A-2 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

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<b>Type of Statement</b>	<b>Government-wide</b>	<b>Governmental Funds</b>	<b>Proprietary Funds</b>
<i>Scope</i>	Entire City's government (except fiduciary funds) and the City's component units.	The activities of the City that are not proprietary or fiduciary.	Activities the City operates similar to private businesses.
<i>Required Financial Statements</i>	Statement of Net Position, Statement of Activities.	Balance Sheet, Statement of Revenues, Expenditures and Fund Balances.	Statement of Net Position, Statement of Revenues, Expenditures and Changes in Fund Net Position, Statement of Cash Flows.
<i>Accounting basis and measurement focus</i>	Accrual accounting and economic resources focus.	Modified accrual accounting and current financial resources focus.	Accrual accounting and economic resources focus.
<i>Types of asset/liability information</i>	All assets and liabilities, both financial and capital, short-term and long-term.	Only assets expected to be used up and liabilities that become due during the year or soon thereafter. No capital assets included.	All assets and liabilities, both financial and capital, and short-term and long-term.
<i>Types of Inflow/outflow Information</i>	All revenues and expenses during year, regardless of when cash is received or paid.	Revenue for which cash is received during or soon after the end of the year, expenditures when goods or services have been received and payment is due during the year or soon thereafter.	All revenues and expenses during year, regardless of when cash is received or paid.

## **GOVERNMENT-WIDE STATEMENTS**

The government-wide statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets, deferred inflows/outflows of resources and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the City's net position and how it has changed. Net position—the difference between the City's assets, deferred inflows/outflows of resources and liabilities—are one way to measure the City's financial health or position.

- Over time, increases or decreases in the City's net position serve as an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the City, you need to consider additional non-financial factors such as changes in the City's tax base.

The government-wide financial statements include not only the City of Waxahachie (the primary government), but also two legally separate agencies: a tax increment financing reinvestment zone known as the Tax Increment Financing Reinvestment Zone No. 1 and a 4B Sales Tax Corporation known as the Waxahachie Community Development Corporation which is presented as a discretely presented component unit. The City of Waxahachie is financially accountable for these agencies.

The government-wide financial statements can be found on pages 12 – 15 of this report.

## FUND FINANCIAL STATEMENTS

The fund financial statements provide more detailed information about the City's most significant funds—not the City as a whole. Funds are accounting devices the City uses to keep track of specific sources of funding and spending for particular purposes.

Some funds are required by state law and by bond covenants.

The City establishes other funds to control and manage money for particular purposes or to show that it is properly using certain taxes and grants.

**Governmental Funds** – Most of the City's basic services are included in governmental funds, which focus on 1) how cash and other financial assets that can readily be converted to cash flow in and out, and 2) the balances left at year-end that are available for spending. Consequently, the governmental funds statements provide a detailed short-term view that helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. Because this information does not encompass the additional long-term focus of the government-wide financial statements, we provide additional information at the bottom of the governmental funds statement, or on the subsequent page, that explains the relationship (or differences) between them.

**Proprietary Funds** – Services for which the City charges customers a fee are generally reported in proprietary funds. Proprietary funds, like the government-wide statements, provide both long-term and short-term financial information.

**Notes to the Financial Statements.** The notes to the financial statements provide information that is essential to a full understanding of the data presented in the government-wide and fund financial statements. The notes to the financial statements can be found after the basic financial statements.

**Other Information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City of Waxahachie. This information is required by the Governmental Accounting Standards Board.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Waxahachie, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$322,678,308.

The largest portion of the City's net position (62.0%) reflects its investment in capital assets (e.g. land, buildings, improvements, construction in progress, and infrastructure), less any debt used to acquire those assets that are still outstanding. The City uses these assets to provide service to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (16.7%) represents resources that are subject to external restrictions on how they may have to be used. The remaining balance of unrestricted net position (21.3%) may be used to meet the government's ongoing obligations to citizens and creditors.

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**TABLE 1  
CITY OF WAXAHACHIE'S NET POSITION**

	Governmental Activities		Business-type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Current and						
other assets	\$ 179,149,709	\$ 161,999,283	\$ 91,483,030	\$ 91,221,702	\$ 270,632,739	\$ 215,858,978
Capital assets	<u>185,427,895</u>	<u>175,941,042</u>	<u>151,512,749</u>	<u>140,216,063</u>	<u>336,940,644</u>	<u>295,704,228</u>
Total assets	<u>364,577,604</u>	<u>337,940,325</u>	<u>242,995,779</u>	<u>231,437,765</u>	<u>607,573,383</u>	<u>511,563,206</u>
Total deferred						
outflows of resources	<u>10,735,005</u>	<u>10,901,116</u>	<u>2,194,139</u>	<u>2,475,284</u>	<u>12,929,144</u>	<u>17,537,868</u>
Long-term liabilities	161,618,081	157,699,442	119,195,480	121,251,963	280,813,561	256,064,710
Other liabilities	<u>8,240,721</u>	<u>11,243,339</u>	<u>5,385,260</u>	<u>6,289,726</u>	<u>13,625,981</u>	<u>19,161,469</u>
Total liabilities	<u>169,858,802</u>	<u>168,942,781</u>	<u>124,580,740</u>	<u>127,541,689</u>	<u>294,439,542</u>	<u>275,226,179</u>
Total deferred inflows						
of resources	<u>3,021,470</u>	<u>1,269,394</u>	<u>363,207</u>	<u>168,656</u>	<u>3,384,677</u>	<u>1,185,999</u>
Net Position:						
Net investment						
in capital assets	116,469,715	97,484,179	83,556,141	68,120,587	200,025,856	158,875,248
Restricted	39,576,979	39,492,564	14,441,902	9,055,629	54,018,881	42,808,923
Unrestricted	<u>46,385,643</u>	<u>41,652,523</u>	<u>22,247,928</u>	<u>29,026,488</u>	<u>68,633,571</u>	<u>51,004,725</u>
Total net position	<u>\$ 202,432,337</u>	<u>\$ 178,629,266</u>	<u>\$ 120,245,971</u>	<u>\$ 106,202,704</u>	<u>\$ 322,678,308</u>	<u>\$ 252,688,896</u>

The following table provides a summary of the City's operations for the year ended September 30, 2025. Total governmental activities change in net position is \$24,204,472. Overall, 2025 fiscal year expenses increased by \$20,169,228, or about 23.2% over the prior fiscal year. The business-type activities expenses increased \$2,234,878 (7.5%), and the governmental activities expenses increased by \$3,250,384 (4.5%). Notable changes in expenses between the 2024 and 2025 fiscal years include the addition of 20 FTEs in governmental activities and increased capital costs in business-type activities.

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**TABLE 2  
CITY OF WAXAHACHIE'S CHANGES IN NET POSITION**

	Governmental Activities		Business-type Activities		Totals	
	2025	2024	2025	2024	2025	2024
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 9,863,109	\$ 8,575,742	\$ 44,948,577	\$ 39,024,391	\$ 54,811,686	\$ 43,151,472
Operating grants and contributions	541,421	505,865	-	-	541,421	467,500
Capital grants and contributions	500,000	-	2,173,305	2,981,145	2,673,305	4,360,190
General revenues:						
Property taxes	44,207,195	41,635,715	-	-	44,207,195	35,796,515
Sales taxes	23,440,536	22,535,567	-	-	23,440,536	21,780,819
Other	15,482,972	13,395,467	4,409,524	5,078,587	19,892,496	15,138,330
Total revenues	<u>94,035,233</u>	<u>86,648,356</u>	<u>51,531,406</u>	<u>47,084,123</u>	<u>145,566,639</u>	<u>120,694,826</u>
<b>Expenses:</b>						
General government	12,032,451	11,988,263	-	-	12,032,451	10,426,845
Public safety	38,503,040	36,373,166	-	-	38,503,040	29,002,139
Public works	12,232,699	12,196,612	-	-	12,232,699	11,585,027
Culture and recreation	7,909,437	7,744,687	-	-	7,909,437	6,762,393
Judicial	6,652	18,092	-	-	6,652	36,908
Interest on long-term debt	4,448,580	3,561,655	-	-	4,448,580	2,847,085
Water	-	-	17,495,526	16,123,213	17,495,526	14,783,109
Wastewater	-	-	12,497,708	11,833,305	12,497,708	9,912,426
Refuse services	-	-	1,948,574	1,750,412	1,948,574	1,549,507
Total expenses	<u>75,132,859</u>	<u>71,882,475</u>	<u>31,941,808</u>	<u>29,706,930</u>	<u>107,074,667</u>	<u>86,905,439</u>
<b>Increases in net position</b>						
before transfers	18,902,374	14,765,881	19,589,598	17,377,193	38,491,972	33,789,387
Transfers	5,302,098	5,170,484	(5,302,098)	(5,170,484)	-	-
Increase in net position	24,204,472	19,936,365	14,287,500	12,206,709	38,491,972	33,789,387
Net position, beginning, previously reported	178,629,266	158,692,901	106,202,704	93,995,995	284,831,970	218,899,509
Restatement	(401,401)	-	(244,233)	-	(645,634)	-
Net position, beginning, restated	178,227,865	158,692,901	105,958,471	93,995,995	284,186,336	218,899,509
Net position, ending	<u>\$ 202,432,337</u>	<u>\$ 178,629,266</u>	<u>\$ 120,245,971</u>	<u>\$ 106,202,704</u>	<u>\$ 322,678,308</u>	<u>\$ 252,688,896</u>

### Governmental Activities

Governmental activities increased the City's net position by \$24,204,472. Operating grants and contributions increased by \$35,556, capital grants and contributions increased by \$500,000, property taxes increased by \$2,571,480, sales taxes increased by \$904,969, other revenues increased by \$2,087,505 and charges for services increased by \$1,287,367. This resulted in an increase in total revenue of \$7,386,877. Total expenses increased by \$3,250,384 mostly due to an increase in public safety and public works expenses of \$2,165,961.

### Business-type Activities

Business-type activities increased the City's net position by \$14,287,500.

Total revenues increased by \$4,447,283. The majority of this increase is related to an increase in charges for services of \$5,924,186.

Total expenses increased by \$2,234,878 with the majority of this increase attributed to an increase of \$1,372,313 in the water utility fund.

## FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

### Governmental Funds

The City's General Fund reported an ending unassigned fund balance of \$35,124,916, with a total increase in fund balance of \$5,061,326, compared with the previous fiscal year. Original budgetary projections anticipated an decrease in fund balance of \$3,851,256, and the amended budget anticipated an increase of \$226,553 largely attributable to the budget for transfers out of over \$11 million to be committed to project funds. Total expenditures were under budget by \$4,320,056. Also, revenues exceeded budget by \$1,725,672.

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The City's Debt Service Fund saw its fund balance increase from \$6,242,562 to \$7,026,422. This increase is primarily related to property value increases. Total expenditures were over budget by \$233. Actual revenues exceeded budgeted revenues by \$8,241.

The City's Roadway Impacts Fee Fund saw its fund balance increase from \$17,837,450 to \$20,391,279. This increase is primarily related to increases in impact fees revenue and continued city growth and development.

### **Proprietary Funds**

The City's Water and Wastewater Funds reported unrestricted ending net position of \$11,632,993 and \$8,325,236, respectively. The net position of the Water Fund increased \$8,923,814 mainly due to increased operating income from increased charges for services. The Wastewater Fund's net position increased \$5,212,109 primarily as a result of increased charges for service and capital grants.

### **GENERAL FUND BUDGETARY HIGHLIGHTS**

The General Fund had the following significant adjustments to the adopted budget during the year:

Total budgeted expenditures netted an overall decrease of \$1.78 million during the fiscal year. This decrease primarily reflects lower-than-anticipated spending across various line-item accounts, attributable to cost containment measures, operational efficiencies, and timing differences in project expenditures. As a result of these adjustments and prudent fiscal management, the City's actual expenditures remained within 3% of the final amended budget, demonstrating strong budgetary oversight and adherence to financial policies.

As part of the budget process, departments identify cost savings and other adjustments in early Summer, prior to the end of the fiscal year. These mid-year changes to the budget are approved by the City Council and the budget is subsequently adjusted.

As part of the year-end process, city staff reviews all outstanding encumbrances and requests City Council approval to carry them forward into the next fiscal year. These carryover requests ensure continuity for ongoing or committed projects and purchases into the upcoming fiscal year.

Key outstanding encumbrances at year-end include:

- \$80,000 for grant writing and consulting services;
- Various amounts in the IT department related to fiber optic expansion to city facilities;
- Outstanding equipment and supply orders in the Police and Fire departments, including \$318,444 for a new booster/brush vehicle
- Street maintenance supplies, including \$276,794 for concrete resurfacing product for repairing and restoring road surfaces;
- \$31,250 for the Waxahachie Creek Letter of Map Revision to update floodplain maps based on new data, structures, or topography; and
- \$59,950 for an adoption trailer in Animal Services.

### **CAPITAL ASSET AND DEBT ADMINISTRATION**

#### **Capital Assets**

The City of Waxahachie's investment in capital assets for its governmental and business-type activities as of September 30, 2025, amounts to \$336,940,644 (net of accumulated depreciation). This investment in capital assets includes land, buildings, and improvements, machinery and equipment, and roads. Additional information on the City's capital assets can be found on page 35 of the basic financial statements. Major capital asset events during the current fiscal period included the following:

- Over \$14.8 million was added to governmental construction in progress for various projects. The bulk of that amount includes \$560,000 in park renovations; \$242,000 for costs related to the purchase of 3 fire engines; \$3,650,000 is for the City Hall Remodel, and \$10,100,000 for street renovations.

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- Approximately \$6.9 million was added to business type construction in progress for various projects. The most significant of these projects include the Lower Mustang Creek Lift Station, Howard Road High Service Generator, IH-35 Water Main Lofland to Butcher, and various water and wastewater rehabilitation projects.
- The completion of various construction in progress projects added a capitalized value of \$47.6 million for improvements, land, vehicles, and equipment. These projects include the completion of Wastewater Treatment Plant Imp, Jefferson LS Capacity Expansion, Boat Dock Park, Distribution Line – Lofland/Ovilla Rd Loop Ph1, University Ave Reconstruction, Penn Park Renovations, Fire Truck 1 and various other equipment and water, wastewater, and street projects.

### **Debt Administration**

During fiscal year 2025, the City issued \$21,355,000 in Combination Tax and Revenue Certificates of Obligation, Series 2025. Of this amount, \$5,005,000 provided funding for wastewater utility projects, including sanitary sewer replacement and expansion projects, and \$16,350,000 provided funding for additional street reconstruction, park improvements, the replacement of a public safety building, and addition of a mobile command unit. More information about the City's debt can be found on pages 38 – 42 of the financial statements.

The City utilizes comprehensive financial analysis and modeling in the City's ad valorem Debt Management Plan, and incorporates numerous variables such as sensitivity to interest rates, changes in assessed values, current ad valorem tax collection rates, self-supporting debt, and fund balances. Strict adherence to conservative financial management has allowed the City to meet its financing needs while at the same time maintaining its strong credit ratings. The City was upgraded in the Summer of 2021 from "AA-" to "AA" by S&P Global Ratings, a Standard & Poor's Financial Services LLC business ("S&P"); and was affirmed Aa2 by Moody's Investors Service.

### **ECONOMIC OUTLOOK**

The outlook of the City's finances recognizes that the City's fiscal health is directly linked to the status and trends of the local, national, and global economies. For sales tax, the City has continued to take a conservative approach to revenue projections due to it being closely tied to the local and national economies. Through the fourth quarter, sales tax collections in the General Fund totaled \$23.4 million and represent an increase of 4.0% over the prior year.

The City's largest revenue source, property tax, has remained stable. In FY 2024, the City Council approved a 2-cent reduction in the tax rate. For FY 2025 and FY 2026, the tax rate has remained unchanged. Net Assessed Values (excluding tax ceiling and TIRZ properties) increased by 5.6% in FY 2025. Approximately 2.9% of this growth was attributed to new improvements, mainly from new development. Values are expected to increase as the City's population continues to grow. In FY 2025, the population grew by 4.9%.

Major initiatives in the FY 2026 budget include funding for capital projects to support the city's growth. The city issued \$22 million in bonds for nine projects, including street reconstructions, initial design of a new fire station, major park improvements, and water and wastewater projects. The General Fund also includes one-time funding allocations for the replacement of various Public Safety, Parks, and Public Works vehicles and equipment. Additionally, the FY 2026 budget adds 24 new positions in the General Fund (including 15 in Police and Fire), and one position split between the Water and Wastewater Utility Funds.

### **CONTACTING THE CITY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the City's finances. Questions concerning this report or requests for additional financial information should be directed to Mariana Dunn at (469)-309-4162, Finance Department, City of Waxahachie, Texas 75168-0757. Email: mdunn@waxahachie.com.

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**BASIC  
FINANCIAL STATEMENTS**

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## CITY OF WAXAHACHIE, TEXAS

## STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
<b>ASSETS</b>				
Cash and investments	\$ 164,671,026	\$ 24,747,891	\$ 189,418,917	\$ 5,640,019
Receivables, net	2,404,045	5,250,540	7,654,585	14,299
Intergovernmental receivables	3,918,130	-	3,918,130	1,298,586
Lease receivable	94,043	-	94,043	-
Inventories	-	495,727	495,727	-
Restricted cash and investments	-	60,988,872	60,988,872	-
Equity in joint venture	8,062,465	-	8,062,465	-
Non-depreciable capital assets	35,270,765	38,838,681	74,109,446	1,156,178
Depreciable capital assets, net	<u>150,157,130</u>	<u>112,674,068</u>	<u>262,831,198</u>	<u>17,905,884</u>
Total assets	<u>364,577,604</u>	<u>242,995,779</u>	<u>607,573,383</u>	<u>26,014,966</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred loss on refunding	450,943	682,266	1,133,209	339,320
Deferred outflow related to pension plans	10,220,632	1,494,788	11,715,420	333,262
Deferred outflow related to OPEB	<u>63,430</u>	<u>17,085</u>	<u>80,515</u>	<u>3,809</u>
Total deferred outflows of resources	<u>10,735,005</u>	<u>2,194,139</u>	<u>12,929,144</u>	<u>676,391</u>
<b>LIABILITIES</b>				
Accounts payable	4,086,258	794,215	4,880,473	39,591
Retainage payable	220,015	-	220,015	-
Other payables	72,858	-	72,858	-
Accrued liabilities	2,136,078	401,878	2,537,956	89,066
Unearned revenues	762,762	-	762,762	-
Due to other governments	175,302	3,301	178,603	331
Customer deposits	4,000	1,578,924	1,582,924	163,917
Accrued interest	783,448	662,785	1,446,233	89,713
Accounts payable from restricted assets	-	1,944,157	1,944,157	-
Noncurrent liabilities:				
Due within one year:				
Long-term debt	8,953,497	6,152,350	15,105,847	1,278,845
Total OPEB liability	12,489	4,981	17,470	813
Due in more than one year:				
Long-term debt	130,338,936	107,740,727	238,079,663	15,410,989
Net pension liability	21,782,797	3,392,965	25,175,762	756,459
Total OPEB liability	530,362	141,217	671,579	31,782
Equity in joint venture	-	1,763,240	1,763,240	-
Total liabilities	<u>\$ 169,858,802</u>	<u>\$ 124,580,740</u>	<u>\$ 294,439,542</u>	<u>\$ 17,861,506</u>

The accompanying notes are an integral part of these financial statements.

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## CITY OF WAXAHACHIE, TEXAS

## STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflow related to pension plans	\$ 2,730,480	\$ 307,863	\$ 3,038,343	\$ 68,637
Deferred inflow related to OPEB	205,496	55,344	260,840	12,338
Deferred inflow for leases	<u>85,494</u>	<u>-</u>	<u>85,494</u>	<u>-</u>
Total deferred inflows of resources	<u>3,021,470</u>	<u>363,207</u>	<u>3,384,677</u>	<u>80,975</u>
<b>NET POSITION</b>				
Net investment in capital assets	116,469,715	83,556,141	200,025,856	7,864,406
Restricted for:				
Tourism	1,068,114	-	1,068,114	-
Debt service	7,516,635	-	7,516,635	473,185
Perpetual care	562,317	-	562,317	-
Public safety	825,256	-	825,256	-
Public works	4,593,911	-	4,593,911	-
Municipal court judicial efficiency	21,620	-	21,620	-
Municipal court technology	53,039	-	53,039	-
Municipal court security	226,474	-	226,474	-
Municipal court jury	2,587	-	2,587	-
Municipal court tech & security	682	-	682	-
Municipal court judicial	30,012	-	30,012	-
Municipal court LYDAF	144,512	-	144,512	-
Culture and recreation	422,104	-	422,104	-
Downtown improvements	3,718,437	-	3,718,437	-
Impact fee projects	20,391,279	14,441,902	34,833,181	-
Unrestricted	<u>46,385,643</u>	<u>22,247,928</u>	<u>68,633,571</u>	<u>411,285</u>
Total net position	<u>\$ 202,432,337</u>	<u>\$ 120,245,971</u>	<u>\$ 322,678,308</u>	<u>\$ 8,748,876</u>

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CITY OF WAXAHACHIE, TEXAS

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues		
		Charges For Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	\$ 12,032,451	\$ 17,250	\$ 87,038	\$ -
Public safety	38,503,040	4,411,027	443,883	-
Public works	12,232,699	5,146,968	6,000	-
Culture and recreation	7,909,437	224,604	4,500	500,000
Judicial	6,652	63,260	-	-
Interest on long-term debt	4,448,580	-	-	-
Total governmental activities	<u>75,132,859</u>	<u>9,863,109</u>	<u>541,421</u>	<u>500,000</u>
Business-type activities:				
Water utility	17,495,526	24,746,982	-	2,133,867
Wastewater utility	12,497,708	17,956,929	-	39,438
Refuse service	1,948,574	2,244,666	-	-
Total business-type activities	<u>31,941,808</u>	<u>44,948,577</u>	<u>-</u>	<u>2,173,305</u>
Total primary government	<u>107,074,667</u>	<u>54,811,686</u>	<u>541,421</u>	<u>2,673,305</u>
Component Unit				
Waxahachie Community Development Corporation	<u>7,115,675</u>	<u>1,190,017</u>	<u>-</u>	<u>-</u>
Total component unit	<u>\$ 7,115,675</u>	<u>\$ 1,190,017</u>	<u>\$ -</u>	<u>\$ -</u>

General revenues:  
 Property taxes  
 Sales taxes  
 Franchise taxes  
 Other taxes  
 Miscellaneous  
 Unrestricted investment earnings

Transfers  
 Total general revenues and transfers

Change in net position

Net position - beginning, as previously reported

Restatements - change in accounting principal

Net position - beginning, as restated

Net position - ending

The accompanying notes are an integral part of these financial statements.

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Net (Expense) Revenue and Changes in Net Position

Governmental Activities	Business-type Activities	Total	Component Unit
\$ (11,928,163)	\$ -	\$ (11,928,163)	\$ -
(33,648,130)	-	(33,648,130)	-
(7,079,731)	-	(7,079,731)	-
(7,180,333)	-	(7,180,333)	-
56,608	-	56,608	-
(4,448,580)	-	(4,448,580)	-
<u>(64,228,329)</u>	<u>-</u>	<u>(64,228,329)</u>	<u>-</u>
-	9,385,323	9,385,323	-
-	5,498,659	5,498,659	-
-	296,092	296,092	-
-	<u>15,180,074</u>	<u>15,180,074</u>	-
<u>(64,228,329)</u>	<u>15,180,074</u>	<u>(49,048,255)</u>	-
-	-	-	(5,925,658)
-	-	-	(5,925,658)
44,207,195	-	44,207,195	-
23,440,536	-	23,440,536	7,813,512
3,966,811	-	3,966,811	-
1,530,369	-	1,530,369	-
3,130,629	532,166	3,662,795	72,950
6,855,163	3,877,358	10,732,521	256,669
<u>5,302,098</u>	<u>(5,302,098)</u>	<u>-</u>	<u>-</u>
<u>88,432,801</u>	<u>(892,574)</u>	<u>87,540,227</u>	<u>8,143,131</u>
<u>24,204,472</u>	<u>14,287,500</u>	<u>38,491,972</u>	<u>2,217,473</u>
<u>178,629,266</u>	<u>106,202,704</u>	<u>284,831,970</u>	<u>6,587,651</u>
<u>(401,401)</u>	<u>(244,233)</u>	<u>(645,634)</u>	<u>(56,248)</u>
<u>178,227,865</u>	<u>105,958,471</u>	<u>284,186,336</u>	<u>6,531,403</u>
<u>\$ 202,432,337</u>	<u>\$ 120,245,971</u>	<u>\$ 322,678,308</u>	<u>\$ 8,748,876</u>

(7)

## CITY OF WAXAHACHIE, TEXAS

## BALANCE SHEET - GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	General	Debt Service	Roadway Impact Fees	Other Governmental Funds	Total Governmental Funds
<b>ASSETS</b>					
Cash and investments	\$ 43,163,755	\$ 7,010,767	\$ 20,923,797	\$ 93,572,707	\$ 164,671,026
Receivables, net	1,741,798	248,928	-	413,319	2,404,045
Lease receivable	-	-	-	94,043	94,043
Intergovernmental receivables	<u>3,918,130</u>	-	-	-	<u>3,918,130</u>
Total assets	<u>48,823,683</u>	<u>7,259,695</u>	<u>20,923,797</u>	<u>94,080,069</u>	<u>171,087,244</u>
<b>LIABILITIES</b>					
Accounts payable	1,795,910	130	532,518	1,757,700	4,086,258
Retainage payable	-	-	-	220,015	220,015
Other payables	72,858	-	-	-	72,858
Accrued liabilities	2,104,734	-	-	31,344	2,136,078
Unearned revenues	-	-	-	762,762	762,762
Deposits payable	500	-	-	3,500	4,000
Due to other governments	<u>175,302</u>	-	-	-	<u>175,302</u>
Total liabilities	<u>4,149,304</u>	<u>130</u>	<u>532,518</u>	<u>2,775,321</u>	<u>7,457,273</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenue-property taxes	423,976	233,143	-	-	657,119
Unavailable revenue-court fines	202,442	-	-	-	202,442
Deferred inflows - leases	-	-	-	85,494	85,494
Total deferred inflows of resources	<u>626,418</u>	<u>233,143</u>	<u>-</u>	<u>85,494</u>	<u>945,055</u>
<b>FUND BALANCES</b>					
Restricted:					
Tourism	-	-	-	1,068,114	1,068,114
Capital projects	-	-	-	62,448,881	62,448,881
Debt service	-	7,026,422	-	1,040,518	8,066,940
Perpetual care	-	-	-	562,317	562,317
Public safety	-	-	-	825,256	825,256
Public works	-	-	-	4,593,911	4,593,911
Municipal court judicial efficiency	-	-	-	21,620	21,620
Municipal court technology	-	-	-	53,039	53,039
Municipal court security	-	-	-	226,474	226,474
Municipal court jury	-	-	-	2,587	2,587
Municipal court tech & security	-	-	-	682	682
Municipal court judicial	-	-	-	30,012	30,012
Municipal court LYDAF	-	-	-	144,512	144,512
Culture and recreation	-	-	-	422,104	422,104
Downtown improvements	-	-	-	3,718,437	3,718,437
Impact fee projects	-	-	20,391,279	-	20,391,279
Committed:					
Culture and recreation	-	-	-	1,056,911	1,056,911
Assigned:					
Community relations	48,357	-	-	-	48,357
Capital projects	-	-	-	15,003,879	15,003,879
Economic development	1,925,031	-	-	-	1,925,031
Subsequent year's budget	5,700,594	-	-	-	5,700,594
Other purposes	1,249,063	-	-	-	1,249,063
Unassigned	<u>35,124,916</u>	-	-	-	<u>35,124,916</u>
Total fund balances	<u>44,047,961</u>	<u>7,026,422</u>	<u>20,391,279</u>	<u>91,219,254</u>	<u>162,684,916</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 48,823,683</u>	<u>\$ 7,259,695</u>	<u>\$ 20,923,797</u>	<u>\$ 94,080,069</u>	<u>\$ 171,087,244</u>

The accompanying notes are an integral part of these financial statements.

(7)

CITY OF WAXAHACHIE, TEXAS

RECONCILIATION OF THE GOVERNMENTAL FUNDS  
BALANCE SHEET TO THE STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total fund balance, governmental funds \$ 162,684,916

Capital assets used in governmental activities are not current financial resources and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position. 185,427,895

Certain other long-term assets are not available to pay current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the statement of net position. 859,561

Some liabilities and deferred outflows and inflows are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the statement of net position.

Bonds payable	(118,752,881)
Premium on bonds	(12,229,481)
Financing arrangement payable	(704,720)
Deferred charge on refunding	450,943
Interest payable	(783,448)
Leases	(170,922)
Compensated absences	(7,434,429)
Deferred outflow of resources related to pensions - TMRS	5,550,353
Deferred inflow of resources related to pensions - TMRS	(1,143,131)
Deferred outflow of resources related to pensions - firefighters' relief and retirement	4,670,279
Deferred inflow of resources related to pensions - firefighters' relief and retirement	(1,587,349)
Deferred outflow of resources related to OPEB	63,430
Deferred inflow of resources related to OPEB	(205,496)
Net pension liability - TMRS	(12,598,534)
Net pension liability - firefighters' relief and retirement	(9,184,263)
Total OPEB liability	(542,851)

Equity in joint venture is not reported in the funds. 8,062,465

Net position of governmental activities \$ 202,432,337

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## CITY OF WAXAHACHIE, TEXAS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE - GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General	Debt Service
<b>REVENUES</b>		
Taxes	\$ 54,117,398	\$ 16,344,686
Charges for services	2,575,363	-
Licenses and permits	2,706,172	-
Fines and forfeitures	741,733	-
Intergovernmental	271,366	-
Miscellaneous	2,456,805	8,253
Interest	2,024,335	616,702
Total revenues	<u>64,893,172</u>	<u>16,969,641</u>
<b>EXPENDITURES</b>		
Current:		
General government	9,306,036	-
Public safety	37,574,052	-
Public works	8,063,773	-
Judicial	-	-
Culture and recreation	6,565,331	-
Capital outlay	-	-
Debt service:		
Principal	116,597	11,461,683
Interest	6,131	4,794,053
Bond issuance costs	-	-
Total expenditures	<u>61,631,920</u>	<u>16,255,736</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>3,261,252</u>	<u>713,905</u>
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfers in	6,084,706	69,955
Transfers out	(4,325,333)	-
Leases issued	40,701	-
Bonds issued	-	-
Premium on bonds issued	-	-
Total other financing sources (uses)	<u>1,800,074</u>	<u>69,955</u>
<b>NET CHANGE IN FUND BALANCE</b>	5,061,326	783,860
<b>FUND BALANCES, BEGINNING, AS PREVIOUSLY REPORTED</b>	<u>56,824,085</u>	<u>6,242,562</u>
<b>ADJUSTMENTS</b>		
Change in financial reporting entity	<u>(17,837,450)</u>	-
<b>FUND BALANCES, BEGINNING, ADJUSTED</b>	<u>38,986,635</u>	<u>6,242,562</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 44,047,961</u>	<u>\$ 7,026,422</u>

The accompanying notes are an integral  
part of these financial statements.

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Roadway Impact Fees	Other Governmental Funds	Total Governmental Funds
\$ -	\$ 2,663,961	\$ 73,126,045
3,353,402	606,844	6,535,609
-	-	2,706,172
-	-	741,733
-	2,472,297	2,743,663
-	829,608	3,294,666
<u>860,026</u>	<u>3,633,102</u>	<u>7,134,165</u>
<u>4,213,428</u>	<u>10,205,812</u>	<u>96,282,053</u>
-	1,215,442	10,521,478
-	313,201	37,887,253
1,659,599	-	9,723,372
-	6,652	6,652
-	982,354	7,547,685
-	15,743,535	15,743,535
-	99,331	11,677,611
-	51,108	4,851,292
-	<u>303,925</u>	<u>303,925</u>
<u>1,659,599</u>	<u>18,715,548</u>	<u>98,262,803</u>
<u>2,553,829</u>	<u>(8,509,736)</u>	<u>(1,980,750)</u>
-	5,533,130	11,687,791
-	(2,060,360)	(6,385,693)
-	-	40,701
-	16,350,000	16,350,000
-	<u>954,499</u>	<u>954,499</u>
-	<u>20,777,269</u>	<u>22,647,298</u>
2,553,829	12,267,533	20,666,548
-	<u>78,951,721</u>	<u>142,018,368</u>
<u>17,837,450</u>	-	-
<u>17,837,450</u>	<u>78,951,721</u>	<u>142,018,368</u>
<u>\$ 20,391,279</u>	<u>\$ 91,219,254</u>	<u>\$ 162,684,916</u>

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## CITY OF WAXAHACHIE, TEXAS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds \$ 20,666,548

Amounts reported for governmental activities in the statement of activities  
are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. These expenditures are detailed below:

Capital outlay	17,767,943
Depreciation expense	(8,235,671)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.	(73,515)
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In the statement of activities, only the loss on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the cost of the capital assets disposed or donated.	(45,419)
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Certain pension expenditures are not expensed in the government-wide financial statements and recorded as deferred resource outflows. This item relates to contributions made after the measurement date. Additionally, a portion of the City's unrecognized deferred resource inflows/outflows related to the pension liability were amortized.	265,346
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Certain OPEB expenditures are not expensed in the government-wide financial statements and recorded as deferred resource outflows. This item relates to contributions made after the measurement date. Additionally, a portion of the City's unrecognized deferred resource inflows/outflows related to the OPEB liability were amortized.	406
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The issuance of long-term debt (e.g. bonds, contracts payable) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. These resources and expenditures are detailed below:

Issuance of certificate of obligation debt	(16,350,000)
Premium on issuance	(954,499)
Issuance of leases	(40,701)
Principal repayments on general obligation debt	1,371,222
Principal repayments on certificates of obligation debt	9,853,248
Principal repayments on financing arrangement	336,548
Principal repayments on leases	116,597

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. These expenses are detailed below:

Change in compensated absences	(873,326)
Change in accrued interest	(108,073)
Amortization of bond premiums	899,084
Amortization of deferred charge on refunding	(84,373)

Change in joint venture equity is not reported in the funds.	(306,893)
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Change in net position of governmental activities - statement of activities	<u>\$ 24,204,472</u>
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## CITY OF WAXAHACHIE, TEXAS

## STATEMENT OF NET POSITION - PROPRIETARY FUNDS

SEPTEMBER 30, 2025

	Enterprise Fund		Nonmajor Enterprise	Total Enterprise Funds
	Water Utility	Wastewater Utility	Refuse Services	
<b>ASSETS</b>				
Current assets:				
Cash and investments	\$ 13,403,014	\$ 9,071,747	\$ 2,273,130	\$ 24,747,891
Receivables, net:				
Accounts receivable	3,050,756	1,917,730	268,745	5,237,231
Other	6,630	6,630	49	13,309
Inventories	495,727	-	-	495,727
Restricted cash and investments	32,717,408	28,271,464	-	60,988,872
Total current assets	<u>49,673,535</u>	<u>39,267,571</u>	<u>2,541,924</u>	<u>91,483,030</u>
Noncurrent assets:				
Capital assets:				
Land	1,963,491	556,374	83,649	2,603,514
Intangible asset	1,186,250	-	-	1,186,250
Buildings	20,392,406	8,302,215	-	28,694,621
Improvements other than buildings	91,590,297	89,267,958	44,880	180,903,135
Machinery and equipment	2,054,543	2,155,962	308,009	4,518,514
Right-to-use machinery and equipment	20,766	11,371	-	32,137
Software	49,907	43,041	-	92,948
Vehicles	635,304	1,449,937	-	2,085,241
Right-to-use vehicles	299,656	242,448	19,641	561,745
Construction in progress	20,646,170	14,402,747	-	35,048,917
Accumulated depreciation	<u>(65,430,605)</u>	<u>(38,538,285)</u>	<u>(245,383)</u>	<u>(104,214,273)</u>
Total noncurrent assets	<u>73,408,185</u>	<u>77,893,768</u>	<u>210,796</u>	<u>151,512,749</u>
Total assets	<u>123,081,720</u>	<u>117,161,339</u>	<u>2,752,720</u>	<u>242,995,779</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred charge on refunding	310,344	371,922	-	682,266
Related to pension	737,238	715,422	42,128	1,494,788
Related to OPEB	8,426	8,177	482	17,085
Total deferred outflows	<u>1,056,008</u>	<u>1,095,521</u>	<u>42,610</u>	<u>2,194,139</u>

The accompanying notes are an integral part of these financial statements.

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## CITY OF WAXAHACHIE, TEXAS

## STATEMENT OF NET POSITION - PROPRIETARY FUNDS

SEPTEMBER 30, 2025

	Enterprise Fund		Nonmajor	Total
	Water Utility	Wastewater Utility	Enterprise Refuse Services	
<b>LIABILITIES</b>				
Current liabilities:				
Accounts payable	\$ 521,065	\$ 143,701	\$ 129,449	\$ 794,215
Accrued liabilities	203,951	186,215	11,712	401,878
Compensated absences	117,173	66,089	12,117	195,379
Accrued interest	311,512	351,273	-	662,785
Customer deposits	953,657	625,267	-	1,578,924
Due to other governments	-	-	3,301	3,301
Current portion of bonds payable	2,708,222	3,191,941	-	5,900,163
Current portion of leases payable	31,172	25,636	-	56,808
Accounts payable from restricted assets	1,198,311	745,846	-	1,944,157
Total OPEB liability	<u>2,388</u>	<u>2,452</u>	<u>141</u>	<u>4,981</u>
Total current liabilities	<u>6,047,451</u>	<u>5,338,420</u>	<u>156,720</u>	<u>11,542,591</u>
Noncurrent liabilities:				
Bonds payable	47,647,420	59,584,332	-	107,231,752
Leases payable	26,916	26,171	-	53,087
Net pension liability	1,673,430	1,623,910	95,625	3,392,965
Total OPEB liability	69,718	67,520	3,979	141,217
Compensated absences	273,405	154,209	28,274	455,888
Equity (deficit) interest in joint venture	<u>1,763,240</u>	<u>-</u>	<u>-</u>	<u>1,763,240</u>
Total noncurrent liabilities	<u>51,454,129</u>	<u>61,456,142</u>	<u>127,878</u>	<u>113,038,149</u>
Total liabilities	<u>57,501,580</u>	<u>66,794,562</u>	<u>284,598</u>	<u>124,580,740</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Related to pensions	151,840	147,346	8,677	307,863
Related to OPEB	<u>27,296</u>	<u>26,488</u>	<u>1,560</u>	<u>55,344</u>
Total deferred inflows	<u>179,136</u>	<u>173,834</u>	<u>10,237</u>	<u>363,207</u>
<b>NET POSITION</b>				
Net investment in capital assets	44,844,079	38,501,266	210,796	83,556,141
Restricted for impact fee projects	9,979,940	4,461,962	-	14,441,902
Unrestricted	<u>11,632,993</u>	<u>8,325,236</u>	<u>2,289,699</u>	<u>22,247,928</u>
Total net position	<u>\$ 66,457,012</u>	<u>\$ 51,288,464</u>	<u>\$ 2,500,495</u>	<u>\$ 120,245,971</u>

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## CITY OF WAXAHACHIE, TEXAS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN NET POSITION - PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Enterprise Fund		Nonmajor Enterprise	Total
	Water Utility	Wastewater Utility	Refuse Services	Enterprise Funds
<b>OPERATING REVENUES</b>				
Charges for services	\$ 24,746,982	\$ 17,956,929	\$ 2,244,666	\$ 44,948,577
Total operating revenues	<u>24,746,982</u>	<u>17,956,929</u>	<u>2,244,666</u>	<u>44,948,577</u>
<b>OPERATING EXPENSES</b>				
Cost of sales and services	12,652,171	7,531,334	1,925,338	22,108,843
Depreciation	<u>3,055,520</u>	<u>2,738,669</u>	<u>23,219</u>	<u>5,817,408</u>
Total operating expenses	<u>15,707,691</u>	<u>10,270,003</u>	<u>1,948,557</u>	<u>27,926,251</u>
<b>OPERATING INCOME (LOSS)</b>	<u>9,039,291</u>	<u>7,686,926</u>	<u>296,109</u>	<u>17,022,326</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>				
Interest revenue	2,234,670	1,543,703	98,985	3,877,358
Loss on disposal of capital assets	-	(248,734)	-	(248,734)
Miscellaneous revenue	344,534	127,632	60,000	532,166
Interest expense	<u>(1,787,835)</u>	<u>(1,978,971)</u>	<u>(17)</u>	<u>(3,766,823)</u>
Total nonoperating revenues (expenses)	<u>791,369</u>	<u>(556,370)</u>	<u>158,968</u>	<u>393,967</u>
<b>NET INCOME (LOSS) BEFORE TRANSFERS AND CONTRIBUTIONS</b>	<u>9,830,660</u>	<u>7,130,556</u>	<u>455,077</u>	<u>17,416,293</u>
Capital contributions	2,133,867	39,438	-	2,173,305
Transfers out	<u>(3,040,713)</u>	<u>(1,957,885)</u>	<u>(303,500)</u>	<u>(5,302,098)</u>
<b>CHANGE IN NET POSITION</b>	<u>8,923,814</u>	<u>5,212,109</u>	<u>151,577</u>	<u>14,287,500</u>
<b>NET POSITION, BEGINNING, AS PREVIOUSLY REPORTED</b>	<u>57,677,526</u>	<u>46,153,134</u>	<u>2,372,044</u>	<u>106,202,704</u>
<b>RESTATEMENTS</b>	<u>(144,328)</u>	<u>(76,779)</u>	<u>(23,126)</u>	<u>(244,233)</u>
<b>NET POSITION, BEGINNING, AS RESTATED</b>	<u>57,533,198</u>	<u>46,076,355</u>	<u>2,348,918</u>	<u>105,958,471</u>
<b>NET POSITION, ENDING</b>	<u>\$ 66,457,012</u>	<u>\$ 51,288,464</u>	<u>\$ 2,500,495</u>	<u>\$ 120,245,971</u>

The accompanying notes are an integral  
part of these financial statements.

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## CITY OF WAXAHACHIE, TEXAS

## STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Enterprise Fund		Nonmajor Enterprise	Total Enterprise
	Water Utility	Wastewater Utility	Refuse Services	Funds
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Cash received from customers	\$ 24,950,255	\$ 18,039,373	\$ 2,286,958	\$ 45,276,586
Cash payments to employees for services	(4,240,951)	(4,121,126)	(250,151)	(8,612,228)
Cash payments to other supplier for goods and services	<u>(9,295,502)</u>	<u>(3,375,523)</u>	<u>(1,706,601)</u>	<u>(14,377,626)</u>
Net cash provided (used) by operating activities	<u>11,413,802</u>	<u>10,542,724</u>	<u>330,206</u>	<u>22,286,732</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Miscellaneous items	344,534	127,632	60,000	532,166
Transfers and payments to other funds	<u>(3,040,713)</u>	<u>(1,957,885)</u>	<u>(303,500)</u>	<u>(5,302,098)</u>
Net cash provided (used) from nonoperating financing activities	<u>(2,696,179)</u>	<u>(1,830,253)</u>	<u>(243,500)</u>	<u>(4,769,932)</u>
<b>CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Proceeds from issuance of debt	5,755	5,005,000	-	5,010,755
Principal repayments on debt	(2,627,074)	(2,940,023)	(1,825)	(5,568,922)
Interest and fiscal charges on debt	(2,033,792)	(1,982,003)	(17)	(4,015,812)
Capital contributions	-	39,438	-	39,438
Acquisitions and construction of capital assets	<u>(9,056,435)</u>	<u>(7,123,607)</u>	<u>-</u>	<u>(16,180,042)</u>
Net cash provided (used) by capital and related financing activities	<u>(13,711,546)</u>	<u>(7,001,195)</u>	<u>(1,842)</u>	<u>(20,714,583)</u>
<b>CASH FROM INVESTING ACTIVITIES</b>				
Interest on investments	<u>2,234,670</u>	<u>1,543,703</u>	<u>98,985</u>	<u>3,877,358</u>
Net cash provided (used) by investing activities	<u>2,234,670</u>	<u>1,543,703</u>	<u>98,985</u>	<u>3,877,358</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>				
	(2,759,253)	3,254,979	183,849	679,575
<b>CASH AND CASH EQUIVALENTS, BEGINNING</b>				
	<u>48,879,675</u>	<u>34,088,232</u>	<u>2,089,281</u>	<u>85,057,188</u>
<b>CASH AND CASH EQUIVALENTS, ENDING</b>				
	<u>\$ 46,120,422</u>	<u>\$ 37,343,211</u>	<u>\$ 2,273,130</u>	<u>\$ 85,736,763</u>

The accompanying notes are an integral part of these financial statements.

(7)

## CITY OF WAXAHACHIE, TEXAS

## STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Enterprise Fund		Nonmajor	Total
	Water Utility	Wastewater Utility	Enterprise Refuse Services	
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH AND CASH EQUIVALENTS PROVIDED BY OPERATING ACTIVITIES</b>				
Operating income (loss)	\$ 9,039,291	\$ 7,686,926	\$ 296,109	\$ 17,022,326
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Deprecation	3,055,520	2,738,669	23,219	5,817,408
Change in assets and liabilities:				
Decrease (increase) in receivables	303,197	27,174	42,292	372,663
Decrease (increase) in inventories	45,584	-	-	45,584
Decrease (increase) in deferred outflows related to pensions	62,930	105,803	5,040	173,773
Decrease (increase) in deferred outflows related to OPEB	3,056	3,608	194	6,858
Increase (decrease) in accounts payable	(66,008)	(29,054)	(43,807)	(138,869)
Increase (decrease) in accrued liabilities	39,126	26,218	3,199	68,543
Increase (decrease) in customer deposits	(99,924)	55,270	-	(44,654)
Increase (decrease) in compensated absences	216,874	90,614	29,302	336,790
Increase (decrease) in investment in joint venture	(1,062,835)	-	-	(1,062,835)
Increase (decrease) in net pension liability	(78,144)	(173,758)	(7,626)	(259,528)
Increase (decrease) in total OPEB liability	(143,121)	(79,572)	(23,185)	(245,878)
Increase (decrease) in deferred inflows related to pensions	99,750	93,885	5,606	199,241
Increase (decrease) in deferred inflows related to OPEB	(1,494)	(3,059)	(137)	(4,690)
Total adjustments	<u>2,374,511</u>	<u>2,855,798</u>	<u>34,097</u>	<u>5,264,406</u>
Net cash and cash equivalents provided (used) by operating activities	<u>\$ 11,413,802</u>	<u>\$ 10,542,724</u>	<u>\$ 330,206</u>	<u>\$ 22,286,732</u>
<b>SCHEDULE OF NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Capital contributions	\$ 2,234,670	\$ -	\$ -	\$ 2,234,670
Issuance of lease	5,755	-	-	5,755

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## CITY OF WAXAHACHIE, TEXAS

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Waxahachie, Texas (the "City") is a Home Rule City incorporated about 1850. The City operates under the Council-Manager form of government adopted on October 22, 1946 and provides the following services authorized by its charter: public safety (police and fire); highways and streets; sanitation; health and social services; parks and recreation; public improvements; planning and zoning; and general administrative services.

The accounting and reporting policies of the City conform to accounting principles generally accepted in the United States of America for local governments. Generally accepted accounting principles (GAAP) for local governments include those principles prescribed by the Governmental Accounting Standards Board (GASB). The following is a summary of the more significant accounting and reporting policies:

**A. Reporting Entity**

The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the City's operations and are appropriately presented as funds of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize it is legally separate from the City.

Based on these criteria, the financial information of the following entities have been blended or discretely presented within the financial statements: Tax Increment Financing Reinvestment Zone No. 1 (TIFRZ) and Waxahachie Community Development Corporation (WCDC).

**Blended Component Unit**

The Tax Increment Financing Reinvestment Zone No. 1 (TIFRZ) is governed by a five-member board appointed by the City Council. Although it is legally separate from the City, the TIFRZ is reported as if it were part of the primary government because its sole purpose is to finance and construct improvements to the downtown area. Legal liability for the general obligation portion of the District's debt remains with the City. The TIFRZ's General Fund is accounted for as a Special Revenue Fund and does not issue separate financial statements.

**Discretely Presented Component Unit**

Waxahachie Community Development Corporation (WCDC) is governed by a seven-member board appointed by the City Council, and its operating budget is subject to approval of the City Council. WCDC is financed with a voter approved half-cent City sales tax, and its primary purpose is to finance, construct, and administer the activities of the Civic Center and Recreation Complex for the City. Since the services provided by WCDC are to the public and not to the City, WCDC is a discretely presented component unit. Legal liability for the general obligation portion of the District's debt remains with the City. The funds of WCDC are composed of governmental fund types.

A separately issued financial report is available for the Waxahachie Community Development Corporation. This report may be obtained by contacting the City of Waxahachie, P.O. Box 757, Waxahachie, Texas 75168.

**Joint Ventures**

The Midlothian/Waxahachie Airport Joint Venture was created by an agreement by the City of Waxahachie and City of Midlothian, Texas, dated August 9, 1989. Under the agreement, both cities equally share ownership, rights and obligations. The City recognizes its share of equity in the joint venture in the governmental capital assets. Summary financial information of the joint venture is included elsewhere in these notes to the basic financial statements. Separate financial statements are not prepared.

Pursuant to an interlocal agreement authorized by state statutes, the City of Waxahachie, Texas joined the Rockett Special Utility District (SUD) to construct and operate the Robert W. Sokoll Water Treatment Plant for the mutual benefit of the City and the SUD. Under the agreement, both entities equally share ownership, rights and obligations. The City will recognize its share of equity in the joint venture in the enterprise capital assets. Summary financial information of the joint venture is included elsewhere in these notes to the basic financial statements. A separately issued financial report is available for the Robert W. Sokoll Water Treatment Plant.

## **B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e. the statement of net position and the statement of changes in net position) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely, to a significant extent, on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual Governmental and Enterprise Funds are reported as separate columns in the fund financial statements.

## **C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The ***General Fund*** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The ***Debt Service Fund*** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

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The **Roadway Impact Fees Fund** accounts for the resources accumulated from charges imposed on new developments to fund the construction, expansion, or improvement of road facilities within the City.

The City reports the following major proprietary funds:

The **Water Utility Fund** accounts for the operations of the water treatment plant, water production system, and the water distribution system, as well as the water utility administration, billing, and metering departments.

The **Wastewater Utility Fund** accounts for the operations of the wastewater treatment plant, wastewater pumping stations, and collection systems, as well as the wastewater utility administration and billing departments.

Additionally, the City reports the following fund types:

**Special Revenue Funds** account for the collection and disbursement of earmarked monies.

**Capital Projects Funds** account for the acquisition or construction of governmental capital assets.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City's water and wastewater function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes, miscellaneous revenue, and interest income.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Water Utility Enterprise Fund, the Wastewater Utility Enterprise Fund, and the Refuse Service Fund are charges to customers for sales and services. The utility funds also recognize as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for Enterprise Funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

#### **D. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

##### **Deposits and Investments**

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments for the City are reported at fair value except for the position in investment pools. The City's investment in pools is reported at the net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method.

**Receivables and Payables**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

All trade and property tax receivables are shown net of an allowance for uncollectible. Uncollectible trade accounts are estimated on 0.5% of billed revenue during the fiscal year. The property tax receivable allowance is equal to 25% of outstanding property taxes at September 30, 2025.

Property taxes are levied on October 1 by the City based on the January 1 property values as assessed by the Ellis Central Appraisal District. Taxes are due without penalty until January 31 of the next calendar year. After January 31, the City has an enforceable lien with respect to both real and personal property. Under state law, property taxes levied on real property constitute a perpetual lien on the real property which cannot be forgiven without specific approval of the State Legislature. Taxes applicable to personal property can be deemed uncollectible by the City.

**Inventories and Prepaid Items**

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Restricted Assets**

Certain proceeds of Enterprise Fund certificates of obligation are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$20,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire an asset with equivalent service potential at the acquisition date. Intangible asset includes water service rights for a specific location and has an indefinite life.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

(7)

Property, plant, and equipment of the primary government, as well as the component units, is depreciated using the straight-line method over the following estimated useful lives:

Buildings	40 years
Building improvements	20 - 40 years
Public domain infrastructure	20 years
System infrastructure	40 years
Equipment	5 - 10 years
Vehicles	5 - 10 years
Right-to-use equipment	5 - 10 years
Right-to-use vehicles	5 - 10 years

### **Compensated Absences**

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Non-civil service employees are paid for up to 480 hours of accumulated sick leave upon retirement from the City if the employee has a total 20 years of service with the City. Firefighters and police officers may accrue and be paid up to 90 days of sick pay.

The City recognizes a liability for leave that is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise paid or settled. Based on historical experience and management's evaluation, a portion of accumulated vacation and sick leave is considered more likely than not to be used or paid; therefore, a liability for such leave (including applicable payroll-related costs) has been recorded in the government-wide and proprietary fund financial statements.

### **Pensions**

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

For purposes of measuring the net pension liability for the Waxahachie Firemen's Relief and Retirement Fund (WFRRF), pension related deferred outflows and inflows of resources, and pension expense, information about the fiduciary net position of WFRRF and additions to/deductions from WFRRF's fiduciary net position have been determined on the same basis as they are reported by WFRRF. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### **Post-Employment Benefits Other Than Pensions (OPEB)**

*Supplemental Death Benefit.* For purposes of measuring the total Texas Municipal Retirement System Supplemental Death Benefit Fund (TMRS SDBF) OPEB liability, related deferred outflows and inflows of resources, and expense, City specific information about its total TMRS SDBF liability and additions to/deductions from the City's total TMRS SDBF liability have been determined on the same basis as they are reported by TMRS. The TMRS SDBF expense and deferred (inflows)/outflows of resources related to TMRS SDBF, primarily result from changes in the components of the total TMRS SDBF liability. Most changes in the total TMRS SDBF liability will be included in TMRS SDBF expense in the period of the change. For example, changes in the total TMRS SDBF liability resulting from current-period service cost, interest on the total OPEB liability, and changes of benefit terms are required to be included in TMRS SDBF expense immediately. Changes in the total TMRS SDBF liability that have not been included in TMRS SDBF expense are required to be reported as deferred outflows of resources or deferred inflows of resources related to TMRS SDBF.

### **Long-term Obligations**

In the government-wide financial statements and proprietary fund type funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

### **Leases**

Lessee. The City is a lessee for noncancellable leases for equipment and vehicles. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements.

At the commencement of a lease the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgements related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor. The City is a lessor for noncancellable leases of buildings. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide, governmental fund, and proprietary fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgements include how the City determines 1) the discount rate it uses to discount the expected lease payments to present value, 2) lease term, and 3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for the leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its leases, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

### **Fund Balance and Net Position**

*Net position flow assumption.* Sometimes the city will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the city’s policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

*Fund balance flow assumptions.* Sometimes the city will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the city’s policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

*Fund balance policies.* Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The city itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the city’s highest level of decision-making authority. The City Council is the highest level of decision-making authority for the city that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation. Amounts in the assigned fund balance classification are intended to be used by the city for specific purposes but do not meet the criteria to be classified as committed. The City Council has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year’s appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

### **Deferred outflows/inflows of resources**

In addition to assets, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

- Deferred charges on refunding – A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Pension and OPEB contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.

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- Changes in actuarial assumptions – These changes are deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from three sources: property taxes, court fines and loan contracts. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also has the following types of items that qualify for reporting in this category in the government-wide financial statements.

- The difference in expected and actual pension experience and changes in actuarial assumptions are deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- The difference between projected and actual investment earnings is deferred and amortized over a closed five-year period.
- Deferred amounts related to leases - reported in the government-wide and fund financial statements, these amounts offset leases receivable and are amortized over the assessed term of the lease.

### **Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows/inflows of resources and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

## **II. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES**

### **Deposits and Investments**

The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the City to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit. Statutes authorize the City to invest in (1) obligations of the U. S. Treasury, certain U. S. Agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers' acceptances, (7) mutual funds, (8) Investment pools, (9) guaranteed investment contracts, and (10) common trust funds. The Act also requires the City to have independent auditors perform test procedures related to investment practices as provided by the Act. The City is in substantial compliance with the requirements of the Act and with local policies.

In compliance with the Public Funds Investment Act, the City has adopted a deposit and investment policy. That policy does address the following risks:

***Custodial Credit Risk:*** Deposits: In the case of deposits, this is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. State statutes require that all deposits in financial institutions be fully collateralized by U.S. Government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a fair value of not less than the principal amount of deposits. As of September 30, 2025, the City and WCDC bank deposits were entirely covered by federal depository insurance or be collateral held by the agency in the City's name.

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**Credit Risk:** It is the City’s policy to limit investments to investment types with an investment quality rating no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days. The City’s investments were rated AAAM by Standard and Poor’s Investors Services.

**Interest Rate Risk:** In accordance with the City’s investment policy, the City manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to 90 days or less, dependent on market conditions.

**Concentration of Credit Risk:** The government’s investment policy states the maximum percentage allowed for each different investment instrument that can be used to make up the portfolio.

As of September 30, 2025, the City and WCDC had the following investments:

Investment Type	Reporting Value	Weighted Average Maturity	Rating
Primary government:			
Government sponsored investment pool (LOGIC)	\$ 249,297,418	52 days	AAAm
Total primary government	<u>249,297,418</u>		
Discretely presented component unit - WCDC:			
Government sponsored investment pool (LOGIC)	5,640,019	52 days	AAAm
Total discretely presented component unit	<u>5,640,019</u>		
Total reporting entity	<u>\$ 254,937,437</u>		

The City’s investment pools each have a redemption notice period of one day and may redeem daily. The investment pools’ authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pool’s liquidity.

**Receivables**

Receivables as of year-end for the government’s individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	General	Debt Service	Nonmajor and Other	Water Utility	Wastewater Utility	Nonmajor Refuse Service	Total
Property taxes	\$ 589,354	\$ 328,516	\$ -	\$ -	\$ -	\$ -	\$ 917,870
Allowance	(154,338)	(79,588)	-	-	-	-	(233,926)
Net property taxes	<u>435,016</u>	<u>248,928</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>683,944</u>
Accounts receivable	95,293	-	-	10,101,620	2,541,743	494,055	13,232,711
Allowance	-	-	-	(7,050,864)	(624,013)	(225,310)	(7,900,187)
Net accounts receivable	<u>95,293</u>	<u>-</u>	<u>-</u>	<u>3,050,756</u>	<u>1,917,730</u>	<u>268,745</u>	<u>5,332,524</u>
Fines receivable	2,203,043	-	-	-	-	-	2,203,043
Allowance	(2,000,601)	-	-	-	-	-	(2,000,601)
Net fines receivable	<u>202,442</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>202,442</u>
Other receivables	1,009,047	-	413,319	6,630	6,630	49	1,435,675
Net other receivables	<u>1,009,047</u>	<u>-</u>	<u>413,319</u>	<u>6,630</u>	<u>6,630</u>	<u>49</u>	<u>1,435,675</u>
Total net receivables	<u>\$ 1,741,798</u>	<u>\$ 248,928</u>	<u>\$ 413,319</u>	<u>\$ 3,057,386</u>	<u>\$ 1,924,360</u>	<u>\$ 268,794</u>	<u>\$ 7,654,585</u>

(7)

**Leases Receivable**

A summary of the City's lease receivable is as follows:

**Governmental Activities:**

Purpose of Lease	Interest Rate	Initial Year of Lease	Amount of Initial Lease Receivable	Interest Current Year	Amounts Receivable at 9/30/2025
Right-to-use Building	5.0%	2019	\$ 185,585	\$ 5,374	\$ 94,043

**Capital Assets**

Capital asset activity for the year ended September 30, 2025:

	Balance 9/30/2024	Increases	Decreases	Transfers and Completed Construction	Balance 9/30/2025
<b>Governmental activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 15,538,958	\$ -	\$ -	\$ -	\$ 15,538,958
Construction in progress	19,257,010	14,838,103	-	(14,363,306)	19,731,807
Total capital assets not being depreciated	34,795,968	14,838,103	-	(14,363,306)	35,270,765
Capital assets, being depreciated:					
Buildings	86,053,405	-	-	17,070	86,070,475
Improvements other than buildings	49,182,507	1,040,313	-	12,430,390	62,653,210
Machinery and equipment	11,011,521	356,489	(355,814)	35,361	11,047,557
Right-to-use machinery and equipment	126,880	40,701	-	-	167,581
Software	961,848	-	-	-	961,848
Vehicles	10,743,151	1,492,337	(699,179)	1,880,485	13,416,794
Right-to-use vehicles	798,687	-	-	-	798,687
Infrastructure	134,976,290	-	-	-	134,976,290
Total capital assets being depreciated	293,854,289	2,929,840	(1,054,993)	14,363,306	310,092,442
Less accumulated depreciation for:					
Buildings	(29,089,178)	(1,960,750)	-	-	(31,049,928)
Improvements other than buildings	(19,324,237)	(1,811,494)	-	-	(21,135,731)
Machinery and equipment	(4,951,316)	(743,233)	310,395	-	(5,384,154)
Right-to-use machinery and equipment	(71,161)	(27,334)	-	-	(98,495)
Software	(405,560)	(97,183)	-	-	(502,743)
Vehicles	(6,783,561)	(963,466)	699,179	-	(7,047,848)
Right-to-use vehicles	(626,007)	(86,903)	-	-	(712,910)
Infrastructure	(91,458,195)	(2,545,308)	-	-	(94,003,503)
Total accumulated depreciation	(152,709,215)	(8,235,671)	1,009,574	-	(159,935,312)
Total capital assets being depreciated, net	141,145,074	(5,305,831)	(45,419)	14,363,306	150,157,130
Governmental activities capital assets, net	\$ 175,941,042	\$ 9,532,272	\$ (45,419)	\$ -	\$ 185,427,895

(7)

	Balance 9/30/2024	Increases	Decreases	Transfers and Completed Construction	Balance 9/30/2025
<b>Business-type activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 2,476,522	\$ 126,992	\$ -	\$ -	\$ 2,603,514
Intangible asset	1,186,250	-	-	-	1,186,250
Construction in progress	52,296,500	15,616,997	-	(32,864,580)	35,048,917
Total capital assets not being depreciated	55,959,272	15,743,989	-	(32,864,580)	38,838,681
Capital assets, being depreciated:					
Buildings	28,609,621	85,000	-	-	28,694,621
Improvements other than buildings	148,692,947	-	(654,392)	32,864,580	180,903,135
Machinery and equipment	3,329,722	1,205,481	(16,689)	-	4,518,514
Right-to-use machinery and equipment	26,382	5,755	-	-	32,137
Software	92,948	-	-	-	92,948
Vehicles	1,762,638	322,603	-	-	2,085,241
Right-to-use vehicles	561,745	-	-	-	561,745
Total capital assets being depreciated	183,076,003	1,618,839	(671,081)	32,864,580	216,888,341
Less accumulated depreciation for:					
Buildings	(23,178,352)	(468,925)	-	-	(23,647,277)
Improvements other than buildings	(72,372,465)	(4,791,497)	408,999	-	(76,754,963)
Machinery and equipment	(1,917,103)	(296,831)	13,348	-	(2,200,586)
Right-to-use machinery and equipment	(18,618)	(5,011)	-	-	(23,629)
Software	(63,765)	(3,434)	-	-	(67,199)
Vehicles	(891,637)	(159,359)	-	-	(1,050,996)
Right-to-use vehicles	(377,272)	(92,351)	-	-	(469,623)
Total accumulated depreciation	(98,819,212)	(5,817,408)	422,347	-	(104,214,273)
Total capital assets being depreciated, net	84,256,791	(4,198,569)	(248,734)	32,864,580	112,674,068
Business-type activities capital assets, net	\$ 140,216,063	\$ 11,545,420	\$ (248,734)	\$ -	\$ 151,512,749

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 1,519,876
Public safety	1,906,148
Public works	3,609,211
Culture and recreation	1,200,436
Total depreciation expense - governmental activities	\$ 8,235,671
Business-type activities:	
Water	\$ 3,055,520
Wastewater	2,738,669
Refuse	23,219
Total depreciation expense - business-type activities	\$ 5,817,408

(7)

**Discretely Presented Component Unit – Waxahachie Community Development Corporation**

	Balance 9/30/2024	Increases	Decreases	Balance 9/30/2025
Component unit:				
Capital assets, not being depreciated:				
Land	\$ 769,943	\$ 300,084	\$ (10,000)	\$ 1,060,027
Construction in progress	-	96,151	-	96,151
Total capital assets not being depreciated	<u>769,943</u>	<u>396,235</u>	<u>(10,000)</u>	<u>1,156,178</u>
Capital assets, being depreciated:				
Buildings	14,812,749	119,021	(174,822)	14,756,948
Improvements other than buildings	16,820,159	1,175,423	-	17,995,582
Machinery and equipment	879,049	20,861	-	899,910
Right-to-use machinery and equipment	3,697	-	-	3,697
Right-to-use vehicles	86,715	-	-	86,715
Software	14,200	-	-	14,200
Total capital assets being depreciated	<u>32,616,569</u>	<u>1,315,305</u>	<u>(174,822)</u>	<u>33,757,052</u>
Less accumulated depreciation for:				
Buildings	(8,770,423)	(414,040)	174,822	(9,009,641)
Improvements other than buildings	(5,508,100)	(676,993)	-	(6,185,093)
Machinery and equipment	(503,425)	(70,074)	-	(573,499)
Right-to-use machinery and equipment	(2,661)	(887)	-	(3,548)
Right-to-use vehicles	(58,497)	(6,690)	-	(65,187)
Software	(14,200)	-	-	(14,200)
Total accumulated depreciation	<u>(14,857,306)</u>	<u>(1,168,684)</u>	<u>174,822</u>	<u>(15,851,168)</u>
Total capital assets being depreciated, net	<u>17,759,263</u>	<u>146,621</u>	<u>-</u>	<u>17,905,884</u>
Governmental activities capital assets, net	<u>\$ 18,529,206</u>	<u>\$ 542,856</u>	<u>\$ (10,000)</u>	<u>\$ 19,062,062</u>

**Interfund Transfers**

The composition of interfund transfers as of September 30, 2025, is as follows:

	General Fund	Debt Service	Nonmajor Governmental	Total Transfers Out
General Fund	\$ -	\$ -	\$ 4,325,333	\$ 4,325,333
Nonmajor Governmental	782,608	69,955	1,207,797	2,060,360
Water Utility	3,040,713	-	-	3,040,713
Wastewater Utility	1,957,885	-	-	1,957,885
Nonmajor Enterprise	303,500	-	-	303,500
Total Transfers In	<u>\$ 6,084,706</u>	<u>\$ 69,955</u>	<u>\$ 5,533,130</u>	<u>\$ 11,687,791</u>

The City transferred amounts between funds for the following reasons: (1) to reimburse the General Fund for nonspecific administrative costs, and (2) to fund capital projects.

(7)

**Long-term Debt**

The City of Waxahachie issues general obligation bonds, certificates of obligation bonds, and notes to provide funds for the acquisition and construction of major capital facilities. These issues are direct obligations and pledge the full faith and credit of the City. These debt obligations are secured by primarily future property tax revenues. In some cases, these bonds are also secured by a pledge of net revenues from the water and wastewater system and community development sales taxes. Should the City default on these bonds, any registered owner of the obligations is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the City to make payment.

General debt outstanding is as follows:

Purpose	Original Amount	Year of Issue	Final Maturity	Interest Rate	Balance 9/30/2025
<b>Governmental activities</b>					
General obligation bonds:					
Refunding	\$ 14,454,919	2016	2032	2.00-5.00%	\$ 7,643,227
Refunding	5,849,943	2017	2034	4.00%	2,836,403
Total general obligation bonds					<u>10,479,630</u>
Certificate of obligation bonds:					
Municipal improvements	3,830,000	2014	2034	3.00-4.00%	2,050,000
Municipal improvements	15,927,450	2016	2036	2.00-5.00%	10,320,973
Municipal improvements	5,525,000	2017	2037	2.00-3.125%	3,675,000
Municipal improvements	3,988,552	2018	2038	3.00-5.00%	2,948,690
Municipal improvements	4,580,000	2019	2039	3.00-5.00%	3,532,220
Municipal improvements	10,085,000	2020	2040	2.00-5.00%	8,107,371
Municipal improvements	16,725,000	2021	2041	3.00-5.00%	14,335,000
Municipal improvements	8,710,000	2022	2042	4.00-5.00%	6,604,173
Municipal improvements	19,290,000	2023	2043	4.00-5.00%	15,319,477
Municipal improvements	30,405,000	2024	2044	5.00%	23,870,000
Municipal improvements	16,350,000	2025	2045	4.00-5.00%	16,350,000
Total certificates of obligation					<u>107,112,904</u>
Governmental activities - City					<u>117,592,534</u>
Tax increment financing:					
General obligation bonds	724,660	2016	2032	2.00-5.00%	383,173
General obligation bonds	154,901	2017	2034	4.00%	75,105
Certificate of obligation bonds	949,655	2018	2038	3.00-5.00%	702,069
Governmental activities - TIRZ					<u>1,160,347</u>
Total governmental type activities					<u>\$ 118,752,881</u>

(7)

Purpose	Original Amount	Year of Issue	Final Maturity	Interest Rate	Balance 9/30/2025
<b>Business-type activities</b>					
General obligation bonds:					
Water refunding and improvements	\$ 8,478,789	2016	2032	2.00-5.00%	\$ 4,483,318
Water refunding and improvements	6,957,416	2017	2034	4.00%	1,875,281
Sewer refunding	3,546,542	2016	2032	2.00-5.00%	3,373,373
Sewer refunding	13,457,740	2017	2034	4.00%	<u>6,525,119</u>
Total general obligation bonds					<u>16,257,091</u>
Certificate of obligation bonds:					
Water improvements	2,279,173	2018	2038	3.00-5.00%	1,684,965
Water improvements	5,835,000	2019	2039	3.00-5.00%	3,440,138
Water improvements	4,810,000	2020	2040	2.00-5.00%	4,500,112
Water improvements	9,745,000	2021	2041	3.00-5.00%	14,402,668
Water improvements	6,555,000	2022	2042	4.00-5.00%	3,979,971
Water improvements	12,850,000	2023	2043	4.00-5.00%	3,422,657
Water improvements	1,800,700	2024	2044	5.00%	8,030,000
Sewer improvements	4,653,310	2018	2038	3.00-5.00%	8,640,000
Sewer improvements	18,675,000	2019	2039	3.00-5.00%	5,905,073
Sewer improvements	4,135,000	2020	2040	2.00-5.00%	3,560,754
Sewer improvements	10,340,000	2021	2041	3.00-5.00%	11,993,570
Sewer improvements	3,955,000	2022	2042	4.00-5.00%	3,586,952
Sewer improvements	3,845,000	2023	2043	4.00-5.00%	1,739,800
Sewer improvements	6,679,300	2024	2044	5.00%	6,450,200
Sewer improvements	5,005,000	2025	2045	4.00-5.00%	<u>5,005,000</u>
Total certificates of obligation					<u>86,341,860</u>
Total business-type activities					<u>\$ 102,598,951</u>

## Annual debt service requirements to maturity for debt:

Year	Governmental Activities		Business-type Activities		Total
	Principal	Interest	Principal	Interest	
2026	\$ 6,192,392	\$ 5,046,803	\$ 5,900,163	\$ 4,197,604	\$ 21,336,962
2027	6,382,352	4,843,353	6,135,687	3,971,965	21,333,357
2028	6,669,331	4,563,938	6,398,495	3,715,203	21,346,967
2029	6,964,468	4,270,751	6,674,450	3,456,809	21,366,478
2030	6,880,940	3,963,358	6,651,709	3,187,119	20,683,126
2031-2035	35,217,586	15,194,788	33,519,924	11,788,921	95,721,219
2036-2040	31,024,730	7,859,949	27,339,253	5,451,341	71,675,273
2041-2045	<u>18,260,735</u>	<u>2,157,465</u>	<u>9,979,270</u>	<u>1,216,499</u>	<u>31,613,969</u>
Total	<u>\$ 117,592,534</u>	<u>\$ 47,900,405</u>	<u>\$ 102,598,951</u>	<u>\$ 36,985,461</u>	<u>\$ 305,077,351</u>

Year	TIFRZ		Total
	Principal	Interest	
2026	\$ 104,652	\$ 46,053	\$ 150,705
2027	109,782	40,891	150,673
2028	114,916	36,062	150,978
2029	119,887	31,003	150,890
2030	106,079	25,722	131,801
2031-2035	412,964	75,917	488,881
2036-2038	<u>192,067</u>	<u>15,572</u>	<u>207,639</u>
Total	<u>\$ 1,160,347</u>	<u>\$ 271,220</u>	<u>\$ 1,431,567</u>

(1)

**Financing Arrangements**

In fiscal year 2020 the City entered into a 7-year financing arrangement for a public safety radio system. The collateral for the arrangement is the radio system equipment purchased. The future principal and interest payments as of September 30, 2025, were as follows:

Year	Principal	Interest	Total
2026	\$ 346,981	\$ 21,846	\$ 368,827
2027	357,739	11,090	368,829
Total	\$ 704,720	\$ 32,936	\$ 737,656

**Lease Payable**

During the current fiscal year, the City recognized leases payable for copier and vehicle leases across the city for both governmental and business-type activities. The leases have interest rates ranging from 1.87% - 7.75%. The changes in the liability are shown in the long-term liability activity table in the next note. The future principal and interest payments as of September 30, 2025, are as follows:

**Governmental Activities**

Fiscal Year Ending September 30,	Principal	Interest	Total
2026	\$ 79,143	\$ 7,832	\$ 86,975
2027	60,447	3,338	63,785
2028	19,818	1,141	20,959
2029	10,043	309	10,352
2030	1,471	18	1,489
Total	\$ 170,922	\$ 12,638	\$ 183,560

**Business Type Activities**

Fiscal Year Ending September 30,	Principal	Interest	Total
2026	\$ 56,808	\$ 5,571	\$ 62,379
2027	45,758	2,103	47,861
2028	7,131	809	7,940
2029	198	1	199
Total	\$ 109,895	\$ 8,484	\$ 118,379

**Changes in Long-term Debt**

Long-term liability activity for the year ended September 30, 2025, was as follows:

	Balance 9/30/2024	Additions	Retirements	Balance 9/30/2025	Due Within One Year
Governmental activities:					
General debt	\$ 112,367,672	\$ 16,350,000	\$ 11,125,138	\$ 117,592,534	\$ 6,192,392
Waxahachie TIFRZ	1,259,679	-	99,332	1,160,347	104,652
Premium/discount on bonds	12,174,066	954,499	899,084	12,229,481	-
Net bonds payable	125,801,417	17,304,499	12,123,554	130,982,362	6,297,044
Financing arrangements	1,041,268	-	336,548	704,720	346,981
Leases	246,818	40,701	116,597	170,922	79,143
Compensated absences*	6,561,103	873,326	-	7,434,429	2,230,329
Total long-term debt	\$ 133,650,606	\$ 18,218,526	\$ 12,576,699	\$ 139,292,433	\$ 8,953,497

(7)

	Balance 9/30/2024	Additions	Retirements	Balance 9/30/2025	Due Within One Year
<b>Business-type activities:</b>					
General obligation bonds	\$ 18,030,871	\$ -	\$ 1,773,780	\$ 16,257,091	\$ 1,864,903
Certificates of obligation bonds	85,032,487	5,005,000	3,695,627	86,341,860	4,035,260
Premium on bonds	11,044,062	293,030	804,128	10,532,964	-
Net bonds payable	98,058,507	5,298,030	6,273,535	113,131,915	5,900,163
Leases	203,655	5,755	99,515	109,895	56,808
Compensated absences*	558,710	92,557	-	651,267	195,379
Total long-term debt	<u>\$ 98,820,872</u>	<u>\$ 5,396,342</u>	<u>\$ 6,373,050</u>	<u>\$ 113,893,077</u>	<u>\$ 6,152,350</u>

\*The change in compensated absences on the long-term liabilities' activity schedule is the net change for the year.

The beginning balance for compensated absences for governmental activities was restated from \$6,159,702 to \$6,561,103 as a result of a change in accounting principle.

The beginning balance for compensated absences for business-type activities was restated from \$314,477 to \$558,710 as a result of a change in accounting principle.

On August 11, 2025, the City issued \$21,355,000 in Combination Tax and Revenue Certificates of Obligation, Series 2025 maturing in 2045 with an interest rate between 4-5%. \$16,350,000 of the proceeds were allocated to governmental activities and \$5,005,000 were allocated to business-type activities. Proceeds from the sale of the certificates will be used for (i) the construction, installation and equipment of park and recreational improvements in the City; (ii) the construction, improvement and equipment of public safety facilities in the City, including the purchase of fire apparatuses; (iii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; (iv) the construction of improvements and extensions to the City's water and wastewater system; and (v) paying the legal, fiscal, and engineering fees in connection with such projects.

#### Refundings

In 2016, the government issued \$27,205,000 in general obligation refunding bonds with an interest rate ranging from 2.00% – 5.00%. The proceeds were used to advance refund \$32,025,000 of outstanding 2007 Combination Tax and Revenue Certificates of Obligation and 2009 Combination Tax and Revenue Certificates of Obligation bonds, which had interest rates ranging from 2.50% to 5.25%. The net proceeds of \$31,582,971 (including a \$4,544,057 premium and after payment of \$166,086 in underwriting fees and other issuance costs) were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the refunded bonds. As a result, the previously noted bonds are considered partially defeased and the liability for those bonds has been removed from the statement of net position.

The reacquisition price exceeded the net carrying amount of the old debt by \$763,019. This amount is being netted against the new debt and amortized over the remaining life of the refunding debt. The government advance refunded the 2007 Combination Tax and Revenue Certificates of Obligation and 2009 Combination Tax and Revenue Certificates of Obligation bonds to reduce its total debt service payments over 17 years by \$8,646,381 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$4,778,483.

In 2017, the government issued \$26,420,000 in general obligation refunding bonds with an interest rate of 4.00%. The proceeds were used to advance refund \$28,470,000 of outstanding 2007 General Obligation Refunding Bonds, which had interest rates ranging from 3.60% to 4.50%. The net proceeds of \$29,105,197 (including a \$2,880,583 premium and after payment of \$258,416 in underwriting fees and other issuance costs) were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the refunded bonds. As a result, the previously noted bonds are considered partially defeased and the liability for those bonds has been removed from the statement of net position.

The reacquisition price exceeded the net carrying amount of the old debt by \$123,335. This amount is being netted against the new debt and amortized over the remaining life of the refunding debt. The government advance refunded the 2007 General Obligation Refunding Bonds to reduce its total debt service payments over 17 years by \$4,602,100 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$3,646,895.

(7)

**Discretely Presented Component Unit**

WCDC issues sales tax revenue bonds payable from a one-half cent sales tax.

Waxahachie Community Development Corporation:

Purpose	Original Amount	Year Issue	Final Maturity	Interest Rate	Balance 9/30/2025
Revenue Bonds Outstanding					
WCDC sales tax and refunding	\$ 18,595,000	2017	2037	3.00-4.00%	\$ 11,460,000
Certificate of Obligation Bonds					
Improvements	4,697,572	2016	2036	2.00-5.00%	3,044,027
Improvements	1,899,310	2018	2038	3.55-5.00%	1,404,138
Total general debt					<u>\$ 15,908,165</u>

Revenue bond debt service requirements to maturity:

Year	WCDC		Total
	Principal	Interest	
2026	\$ 1,192,793	\$ 550,238	\$ 1,743,031
2027	1,232,180	508,298	1,740,478
2028	1,272,257	467,235	1,739,492
2029	1,311,195	424,770	1,735,965
2030	1,361,272	380,950	1,742,222
2031-2035	6,729,521	1,258,781	7,988,302
2036-2038	2,808,947	170,737	2,979,684
Total	<u>\$ 15,908,165</u>	<u>\$ 3,761,009</u>	<u>\$ 19,669,174</u>

	Balance 9/30/2024	Additions	Retirements	Balance 9/30/2025	Due Within One Year
	Discretely presented component unit				
Sales tax revenue bonds	\$ 12,315,000	\$ -	\$ 855,000	\$ 11,460,000	\$ 885,000
Certificate of obligation bonds	4,739,293	-	291,128	4,448,165	307,793
Premium on bonds	602,182	-	97,744	504,438	-
Leases	30,924	-	12,298	18,626	8,471
Compensated absences*	258,687	-	82	258,605	77,581
Total long-term debt	<u>\$ 17,946,086</u>	<u>\$ -</u>	<u>\$ 1,256,252</u>	<u>\$ 16,689,834</u>	<u>\$ 1,278,845</u>

\*The change in compensated absences on the long-term liabilities' activity schedule is the net change for the year.

The beginning balance for compensated absences was restated from \$202,439 to \$258,687 as a result of a change in accounting principle.

**Refunding**

In 2007, the WCDC issued \$23,555,000 of sales tax revenue improvement and refunding bonds to provide resources to purchase U. S. government securities that were placed in an irrevocable trust for the purpose of generating resources for all future debt service payments on \$12,829,475 of refunded debt. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the City's long-term debt. This advance refunding was undertaken to reduce total debt service payments over the next 23 years by \$1,346,387 and resulted in an economic gain of \$429,881. At September 30, 2025, there was no amount outstanding on this refunded issue.

**Defeased Debt**

The City has defeased certain outstanding bonds by placing proceeds of new bonds or existing fund balance in irrevocable trusts to provide for all future debt service payments. Accordingly, the respective trust accounts and liability for the defeased bonds are not included in the City's financial statements. As of September 30, 2025, the City does not have bonds considered defeased and outstanding.

**Employee Retirement Systems and Pension Plans**

**Plan Descriptions**

The City participates as one of 934 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agency multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Sections 401(a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at [www.tmr.org](http://www.tmr.org).

All eligible employees of the City are required to participate in TMRS.

**Benefits Provided**

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

Beginning in 1997, the City granted an annually repeating (automatic) basis a monetary credit referred to as an updated service credit (USC) which is a theoretical amount which takes into account salary increases or plan improvements. If at any time during their career an employee earns a USC, this amount remains in their account earning interest at 5% until retirement. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer match plus employer-financed monetary credits, such as USC, with interest were used to purchase an annuity. Additionally, initiated in 1997, the City provided on an annually repeating (automatic) basis cost of living adjustments (COLA) for retirees equal to a percentage of the change in the consumer price index (CPI).

A summary of plan provisions for the City are as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, 5 years at age 60 and above
Updated service credit	100% Repeating, Transfers
Annuity increase to retirees	70% of CPI Repeating

***Employees covered by benefit terms***

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	167
Inactive employees entitled to but not yet receiving benefits	112
Active employees	<u>346</u>
	<u>625</u>

**Contributions**

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are with 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contributions rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 16.71% and 17.25% in calendar years 2024 and 2025, respectively. The City's contributions to TMRS for the year ended September 30, 2025, were \$5,419,951, and were equal to the required contributions.

**Net Pension Liability**

The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

**Actuarial assumptions**

The Total Pension Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP- 2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS as of December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

(1)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.0%	7.55%
Core Fixed Income	6.0%	2.00%
Non-Core Fixed Income	20.0%	5.68%
Other Public and Private Markets	12.0%	7.22%
Real Estate	12.0%	6.85%
Hedge Funds	5.0%	5.35%
Private Equity	10.0%	10.00%
Total	100.0%	

#### **Discount Rate**

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the Total Pension Liability.

#### **Changes in the Net Pension Liability**

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/2023	\$ 104,809,860	\$ 86,726,241	\$ 18,083,620
Changes for the year:			
Service cost	5,284,065	-	5,284,065
Interest	7,119,933	-	7,119,933
Difference between expected and actual experience	2,062,099	-	2,062,099
Changes in assumptions	-	-	-
Benefit payments, including refunds of employee contributions	(3,942,814)	(3,942,814)	-
Contributions - employer	-	4,811,805	(4,811,805)
Contributions - employee	-	2,015,720	(2,015,720)
Net investment income	-	9,033,378	(9,033,378)
Administrative expense	-	(57,793)	57,793
Other	-	(1,352)	1,352
Net changes	10,523,283	11,858,944	(1,335,661)
Balance at 12/31/2024	\$ 115,333,143	\$ 98,585,185	\$ 16,747,958

Of the net pension liability, \$15,991,499 and \$756,459 are reported in the primary government and Waxahachie Community Development Corporation, respectively.

(1)

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	\$ 33,926,356	\$ 16,747,958	\$ 2,733,422

**Pension Plan Fiduciary Net Position**

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. The report may be obtained on the internet at [www.tmrs.org](http://www.tmrs.org).

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended September 30, 2025, the City recognized pension expense of \$5,786,602. At September 30, 2025, the City reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 3,498,619	\$ -
Changes in actuarial assumptions	-	409,131
Difference between projected and actual investment earnings	-	1,110,502
Contributions subsequent to the measurement date	<u>3,879,784</u>	<u>-</u>
Total	<u>\$ 7,378,403</u>	<u>\$ 1,519,633</u>

\$3,879,784 reported as deferred outflows of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expenses as follows:

Year Ending September 30,	
2026	\$ 1,095,922
2027	1,816,489
2028	(744,163)
2029	(213,713)
2030	24,451

Of the deferred outflows of resources related to pensions, \$7,045,141 was reported in the primary government and \$332,262 was reported in the Waxahachie Community Development Corporation. Of the deferred inflows of resources related to pensions, \$1,450,995 was reported in the primary government and \$68,637 was reported in the Waxahachie Community Development Corporation.

**Firefighters' Relief and Retirement Fund**

**Plan Description**

The Board of Trustees of the Waxahachie Firefighters' Relief and Retirement Fund (FRRF) is the administrator of a single-employer defined benefit pension plan. The Waxahachie FRRF is not considered a part of the City's reporting entity because the City does not have a fiduciary responsibility of the FRRF assets, is not able to impose its will on the FRRF, nor is the FRRF fiscally dependent on the City, since the Board of Trustees has the ability to complete certain essential fiscal events such as determining the employee contribution rates, without approval by the City, and the Board is not appointed by the City Council. Separate financial statements are prepared for FRRF. Current and former firefighters in the Waxahachie Fire Department are covered by the Waxahachie FRRF.

(1)

The plan obtains an actuarial evaluation in even numbered years only; therefore, the table below summarizes the membership of the fund at September 30, 2024:

Retirees and beneficiaries currently receiving benefits and terminated employees entitled to benefits, but not yet receiving them	47
Active employees	<u>80</u>
Total fund membership	<u>127</u>

The Waxahachie Firefighters' Relief and Retirement Fund provides service retirement, death, disability, and withdrawal benefits. These benefits fully vest after 20 years of credited service. Employees hired prior to July 1, 2005, may retire at age 50 with 20 years of service. Employees hired on or after July 1, 2005, may retire at age 55 with 20 years of service. A partially vested benefit is provided for firefighters who terminate employment with at least 10 but less than 20 years of service. The Plan effective July 1, 2005, provides a monthly normal service retirement benefit, payable in a Joint and two-thirds to spouse form of annuity. The monthly benefit equals 2.6% of highest 60-month average salary multiplied by lesser of years of service earned before July 1, 2005, or 24 years, plus an additional monthly benefit equal to 2% of highest 60-month average salary multiplied by lesser of years of service earned on or after July 1, 2005, or 24 years minus the years of service before July 1, 2006, plus \$73.00 per month for each year of service in excess of 24 years with a minimum benefit of \$90.00 per month for each year of service.

The plan was amended, effective October 11, 2021, to split the base formula for service earned on or after January 1, 2020 for service to 27 years. For service earned from the first through tenth years, the formula equals 2.0% of the highest 60-month average salary times service. For service from the eleventh through twenty seventh year, the formula equals 2.2% of the highest 60 month average salary times service. There is no provision for automatic post-retirement benefit increases. The fund has the authority to provide, and has periodically in the past provided for, ad hoc post-retirement benefit increases. The benefit provisions of this plan are authorized by the Texas Local Firefighters' Retirement Act (TLFFRA). TLFFRA provides the authority and procedure to amend benefit provisions.

There have been no other changes than mentioned above since the prior valuation except for the increase in the City's contribution from 16.19% to 16.83% effective January 1, 2024. The mortality assumption used is projection scale MP-2021, investment return 7%, salary scale is service graded, payroll growth 4% and administrative expense assumption as a percentage of payroll is 0.83%.

#### **Contributions Required and Contributions Made**

The contribution provisions of this plan are authorized by TLFFRA. TLFFRA provides the authority and procedure to change the amount of contributions determined as a percentage of pay by each firefighter and a percentage of payroll by the City.

While the contribution requirements are not actuarially determined, state law requires that each plan of benefits adopted by the fund must be approved by an eligible actuary. The actuary certifies that the contribution commitment by the firefighters and the City provides an adequate financing arrangement. Using the aggregate entry age normal cost method, the plan's normal cost contribution rate is determined as a percentage of payroll. The excess of the total contribution rate over the normal cost contribution rate is used to amortize the plan's unfunded actuarial accrued liability, and the number of years needed to amortize the plan's unfunded actuarial accrued liability is determined using a level percentage of payroll method.

The costs of administering the plan are financed from the trust. The benefits and refunds of the pension plan are recognized when due and payable in accordance with the terms of the plan.

(7)

The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimates ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed 2.5%). Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocations as of September 30, 2024 are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Equity	6.00%
Fixed Income	3.50%
Cash	0.00%

The funding policy of the Waxahachie Firefighters' Relief and Retirement Fund requires contributions equal to 12% of pay by the firefighters and contributions by the City equal to the greater of 12% of payroll or the same percentage of payroll that the City contributes to the Texas Municipal Retirement System for other employees. The plan receives an actuarial valuation every two years. The City's total pension liability was measured as of September 30, 2025 and was determined by an actuarial valuation as of September 30, 2024. The actuarial valuation assumes that the City's contributions will average 16.83% of payroll in the future.

**Changes in the Net Pension Liability**

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 9/30/2024	\$ 32,059,239	\$ 21,768,660	\$ 10,290,579
Changes for the year:			
Service cost	1,213,805	-	1,213,805
Interest	2,270,719	-	2,270,719
Experience	3,218,452		3,218,452
Contributions - employer	-	1,449,849	(1,449,849)
Contributions - employee	-	1,033,523	(1,033,523)
Net investment income	-	5,362,341	(5,362,341)
Benefit payments, including refunds of employee contributions	(1,697,114)	(1,697,114)	-
Administrative expense	-	(36,421)	36,421
Net changes	5,005,862	6,112,178	(1,106,316)
Balance at 9/30/2025	\$ 37,065,101	\$ 27,880,838	\$ 9,184,263

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that the City contribution would equal 16.83% of payroll and that member contributions would equal 12.00% of compensation. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension investments was applied to all periods of benefit payments to determine the total pension liability.

The following presents the net pension liability, calculated using the discount rate of 7.00%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-higher (8.00%) than the current rate:

	1% Decrease in Discount Rate (6.00%)	Discount Rate (7.00%)	1% Increase in Discount Rate (8.00%)
Firefighter's Fund Net Pension Liability	\$ 14,265,924	\$ 9,184,263	\$ 4,966,610

(7)

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended September 30, 2025, the City recognized pension expense of \$1,057,961. At September 30, 2025, the City reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 2,899,733	\$ 282,888
Changes in actuarial assumptions	72,048	88,706
Difference between projected and actual investment earnings	-	1,215,755
Contributions subsequent to the measurement date	<u>1,698,498</u>	-
Total	<u>\$ 4,670,279</u>	<u>\$ 1,587,349</u>

\$1,698,498 reported as deferred outflows of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2026.

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expenses as follows:

Year Ending September 30,	
2026	\$ 178,263
2027	799,670
2028	(688,032)
2029	(495,892)
2030	312,444
Thereafter	1,277,979

**Defined Other Post-Employment Benefit Plans – Supplemental Death Benefits Fund**

**Plan Description**

The City voluntarily participates in a single-employer other postemployment benefit (OPEB) plan administered by TMRS. The Plan is a group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). The Plan is established and administered in accordance with the TMRS Act identically to the City's pension plan. SDBF includes coverage for both active and retired members, and assets are commingled for the payment of such benefits. Therefore, the Plan does not qualify as an OPEB Trust in accordance with paragraph 4 of GASB Statement No. 75.

**Benefits Provided**

The SDBF provides group-term life insurance to City employees who are active members in TMRS, including or not including retirees. The City Council opted into this program via an ordinance, and may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Payments from this fund are similar to group-term life insurance benefits, and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of \$7,500.

The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	123
Inactive employees entitled to but not yet receiving benefits	26
Active employees	<u>364</u>
Total	<u>513</u>

**Contributions**

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.24% for 2025 and 0.30% for 2024, of which 0.08% and 0.09%, respectively, represented the retiree-only portion for each year, as a percentage of annual covered payroll. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees’ entire careers. The City’s contributions to the SDBF for the years ended September 30, 2025 and 2024 were \$25,437 and \$13,145, respectively, representing contributions for both active and retiree coverage, which equaled the required contributions each year.

**Actuarial Assumptions**

The Total OPEB Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation rate	2.50% per annum
Discount rate	4.08%
Actuarial cost method	Entry Age Normal Method
Projected salary increases	3.60% to 11.85% including inflation
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates – service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rates – disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

Changes in assumptions reflect the annual change in the municipal bond rate. The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

**Discount Rate**

The SDBF program is treated as an unfunded OPEB plan because the SDBF trust covers both actives and retirees and the assets are not segregated for these groups. As such, a single discount rate of 4.08% was used to measure the Total OPEB Liability. Because the plan is essentially a “pay-as-you-go” plan, the single discount rate is equal to the prevailing municipal bond rate. The source of the municipal bond rate was fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index’s “20-year Municipal GO AA Index” as of December 31, 2024.

(7)

**Discount Rate Sensitivity Analysis.**

The following schedule shows the impact of the Total OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (4.08%) in measuring the Total OPEB Liability.

	1% Decrease in Discount Rate (3.08%)	Discount Rate (4.08%)	1% Increase in Discount Rate (5.08%)
Total OPEB Liability	\$ 858,404	\$ 721,644	\$ 614,532

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs**

At September 30, 2025, the City reported a liability of \$721,644 for its Total OPEB Liability. The Total OPEB Liability was determined by an actuarial valuation as of December 31, 2024. For the year ended September 30, 2025, the City recognized OPEB expense of \$37,577. There were no changes of benefit terms that affected measurement of the Total OPEB Liability during the measurement period.

**Changes in the Total OPEB Liability**

	Total OPEB Liability
Balance at 12/31/2023	\$ 731,978
Changes for the year:	
Service cost	48,953
Interest	28,030
Difference between expected and actual experience	(22,610)
Changes of assumptions or other inputs	(38,790)
Benefit payments	(25,917)
Net changes	(10,334)
Balance at 12/31/2024	<u>\$ 721,644</u>

Of the total OPEB liability, \$689,050 is reported in the primary government and \$32,595 is reported in the Waxahachie Community Development Corporation.

At September 30, 2025, the City reported deferred outflows and inflows of resources related to other post-employment benefits from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ -	\$ 61,466
Changes in actuarial assumptions	66,330	211,712
Contributions subsequent to the measurement date	17,994	-
Totals	<u>\$ 84,324</u>	<u>\$ 273,178</u>

\$17,994 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Total OPEB Liability for the year ending September 30, 2026. Other amounts of the reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

For the Year Ended September 30,	
2026	\$ (44,890)
2027	(56,079)
2028	(61,260)
2029	(31,846)
2030	(8,578)
Thereafter	(4,195)

Of the deferred outflows of resources related to SDBF OPEB, \$80,515 is related to the primary government and \$3,809 is related to the Waxahachie Community Development Corporation. Of the deferred inflows of resources related to SDBF OPEB, \$260,840 related to the primary government and \$12,338 related to the Waxahachie Community Development Corporation.

### III. OTHER INFORMATION

#### Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; employee health benefits; and other claims of various natures. The City participates in the Texas Municipal League Intergovernmental Risk Pool. As an insured, the City is not obligated to reimburse the pool for losses. The City has not had any significant reductions in insurance coverage, nor have insurance settlements for the last three fiscal years exceeded insurance coverage. Any losses reported but unsettled or incurred and not reported, are believed to be insignificant to the City's basic financial statements.

#### Related Party Transaction

As discussed in the joint venture disclosure, the City has committed, under a joint venture agreement, to funding 50 percent of the cost to operate an airport with the City of Midlothian, Texas. The following is a summary of financial information of the joint venture at September 30, 2025:

Balance sheet		
Assets	\$	16,941,899
Deferred outflow of resources		67,718
Liabilities		(286,216)
Deferred inflows of resources		(571,616)
Net position	\$	<u>16,151,785</u>
Fund equity		
Components of restricted net position		
Federal government	\$	17,887,534
City of Midlothian, Texas		3,675,846
City of Waxahachie, Texas		<u>3,670,646</u>
Total restricted net position		25,234,026
Deficit		<u>(8,513,532)</u>
Net equity in joint venture	\$	<u>16,720,494</u>
Results of operations		
Revenues	\$	759,366
Expenses		<u>(1,354,930)</u>
Net income (loss)	\$	<u>(595,564)</u>

The City has also committed, under a joint venture agreement, to funding 50% of the cost to build and operations of the Sokoll water treatment plant is based on percentage of usage. The following is a summary of financial information of the joint venture for the fiscal year.

Balance sheet		
Assets	\$	29,628,032
Deferred outflows		78,371
Liabilities		(31,593,517)
Deferred inflows		<u>(292,760)</u>
Net Position	\$	<u>(2,179,874)</u>
Results of operations		
Revenues	\$	3,575,415
Expenses		<u>(5,798,621)</u>
Net Income (loss)		(2,223,206)
Capital contributions		<u>4,216,400</u>
Change in net position	\$	<u>1,993,194</u>

**Contingent Liabilities**

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the City’s management, after consultation with the City’s attorney that the resolution of these matters will not have a material adverse effect on the financial condition of the City.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by such agencies. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

The City entered into a joint venture to build a water treatment plant and issued \$53,000,000 in debt to finance the construction. Although it is expected that the Joint Venture will service the debt from sales of treated water, the City is contingently liable for the debt. The joint venture note disclosure provides details about this long-term debt.

**Tax Abatements**

The Chapter 380 Incentive program, authorized by Chapter 380 of the Texas Local Government Code, enables the City of Waxahachie to provide grants or reimbursements from the City’s general fund. The City will judge each project applying for incentives under the City’s Chapter 380 Economic Development Program based on 1) the amount of tax revenues the City expects to be generated by the operation of the commercial enterprise, 2) the extent of economic enhancement and stimulation that the City will derive from location and/or operation of the commercial enterprise’s business, 3) the number and quality of new employment opportunities which the City expects will result, directly and indirectly, from the operation of the commercial enterprise, and 4) the availability and priority of funding and resources the City currently has to participate in an incentive program. Businesses that have a 380 Incentive agreement with the City are eligible to receive a reimbursement of property and/or sales and use taxes paid for the year if they have met the requirements outlined in the agreement by a certain date each year. For the fiscal year ended September 30, 2025, the City reimbursed \$331,778 in taxes paid.

**Assigned Fund Balance**

Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year-end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year’s budget. At year-end encumbrances expected to be honored in the next year include \$1,249,063 in the General Fund.

As a result, at year-end a portion of General Fund balance is assigned for the following purpose:

Computer Services and Support	\$ 11,768
Fiber Optic Contract	253,636
Improvements other than Buildings	16,570
Professional Services	155,167
Maintenance, Improvements	276,794
Supplies & Equipment	41,045
Supplies & Equip-Uniforms/City Labeled Clothing	10,717
Supplies & Equip-Computers & Accessories	93,212
Motor Vehicles	378,394
Maintenance, Purchased - Vehicle	11,760
Total other assigned fund balance	<u>\$ 1,249,063</u>

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**Commitments - Construction**

At September 30, 2025, the City is committed under construction contracts as follows:

Projects	Spent to-Date	Remaining Commitment
2022 Water & Sewer Rehab	\$ 3,158,295	\$ 1,047,923
2023 Fire Truck 3 Replacement	1,609,292	64,425
2024 Fire Engine 1 Replacement	1,201,919	-
2024 Fire Engine 3 Replacement	1,161,605	-
Air Scour Blower & Chemical Strg Tank Rehab/Replace	2,862,652	26,356
Amphitheatre Parking Lot	319,205	77,630
Asphalt Recon-Grace,W Parks, T	123	-
Charlotte Avenue Reconstruction	2,236,880	-
Chieftain Drive Roadway Improvements	730,039	94,461
City Hall Remodel	5,011,263	57,983
College Hills Addition Alleys	65,588	219,778
College Hills(Alleys) Sewer Rehab	3,371	112,664
Creek Bank Stabilization	254,983	268,243
Distribution Line-Lofland/Ovilla Rd. Loop Ph 2	1,538,218	121,580
East Ross and Kaufman	214,458	264,817
Farley St Reconstruction	151,303	792,561
Graham Street Imp-MLK to Peters	1,488,390	3,205,867
Grand Avenue Ground Storage Tank	45,138	45,000
Grove Creek Parallel Gravity	7,980,216	6,995
Highland Avenue Elevated Storage Tank	45,138	45,000
Howard Rd SWTP-High Svc Electrical Imp & Generator	5,434,212	246,809
Howard Rd WTP High Service Pump	695,325	3,413
Howard Road High Service Generator	2,259,972	299,297
Howard&Sokoll WTP	403,293	439,295
IH-35 Water Main Lofland to Butcher	2,126,362	444,336
Indian Hills Addition Alleys Ph1	110,025	38,975
Katy Trunk Sewer & SW Intercept	1,520,546	25,285
Kaufman and E Ross Sewer Line Replacements	51,373	427,902
Lake Waxahachie Pump Sta No. 2 Control Rm Upgrades	1,088,547	64,852
Lions Park Improvements	254,718	595,282
Lower Mustand Creek Lift Station Expansion PH 4	2,953,846	2,935,228
MLK Sidewalk Project	54,438	16,569
MLK Water Main Rehab	394,677	89,122
Mustang Creek Train Connection	500,900	356,834
North Grove Park & Restroom	214,858	23,142
Northeast Trunk Sewer Expansion Ph. I, II, II	86,320	1,813,680
Old Italy Road Realignment Project	842,547	121,453
Pensacola	215,083	84,417
Perry Avenue Reconstruction	265,522	82,597
Perry Avenue Water & Sewer	242,168	77,261
Police Firing Range	9,300	-
South Prong Dam Repairs	38,971	261,029
Streets Equipment Yard	142,631	-
Tube Settlers	1,874,703	51,836
Water Main Extension US 77 to Old Italy Rd	227,956	68,466
Water St. Waterline Rehab	1,345,937	-
Water/Sewer Management and Security Measures	952,748	1,157,213
Waxahachie/Midlothian Trail	196,343	1,003,157
Wilmington Ave Reconstruction	2,511,874	-
WISD New High School 18-Inch Gravity Sewer	82,399	94,323
Wyatt St Sewer Line Railroad Bore	7,400	-
<b>Totals</b>	<b>\$ 57,183,063</b>	<b>\$ 17,273,055</b>

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## **Joint Ventures**

### **Midlothian/Waxahachie Airport**

Pursuant to an interlocal agreement authorized by state statutes, the City of Waxahachie, Texas joined the City of Midlothian, Texas to construct and operate an airport for the mutual benefit of the two cities. The agreement established an Airport Board of seven members. Each City appoints three members to terms of three years. The seventh member is appointed for a two-year term. The Cities alternate appointing the seventh member.

The Board is responsible for the supervision and operation of the airport assets, grounds, and improvements. Each year, the Board shall prepare a budget for consideration by the Cities. The Airport Budget is funded by equal contributions from each City, user fees, and a tax on fuel. The Cities of Midlothian and Waxahachie each have a 50% share of assets, liabilities and fund equity. Most of the construction of the airport was funded by grants from the Federal Aviation Administration. The City's share of loss from operations was \$297,782.

Complete financial statements for the Airport Board can be obtained from the Waxahachie Finance Director at 401 S. Rogers, Waxahachie, Texas.

### **Robert W. Sokoll Water Treatment Plan**

Pursuant to an interlocal agreement authorized by state statutes, the City of Waxahachie, Texas joined the Rockett Special Utility District (SUD) to construct and operate the Robert W. Sokoll Water Treatment Plant for the mutual benefit of the City and the SUD. The agreement established a Board of a minimum of six members. Each entity appoints three members to various terms.

The Board is responsible for the supervision and operation of the water treatment plant when built. The annual operations and maintenance budget will be prepared by the City for each fiscal year. Operating expenses will be funded by the City and the SUD based upon usage. The City and the SUD each have a 50% share of ownership of the plant, and operating expenses are allocated based on usage. Complete financial statements for the Robert W. Sokoll Water Treatment Plant can be obtained from the Waxahachie Finance Director at 401 S. Rogers, Waxahachie, Texas.

In 2008, the City issued \$53,000,000 in Combination Tax and Revenue Certificates of Obligation, Series 2007A. The 2007A were refunded by the Series 2016B bonds, and payable annually through August 1, 2038, at an interest rate of 2% to 5%. The proceeds of the bonds were deposited into the Joint Venture and were used to fund construction of the water treatment plant. Although the Joint Venture looks to revenue from sales of treated water to the Joint Ventures, the City issued the bonds and is contingently liable for payment of this issue.

In 2016, the government issued \$38,290,000 in general obligation refunding bonds with an interest rate ranging from 2.00% - 5.00%. The proceeds were used to advance refund \$43,705,000 of outstanding 2007A Combination Tax and Revenue Certificates of Obligation bonds, which had interest rates ranging from 4.00% to 5.00%. The net proceeds of \$43,413,804 (including a \$5,361,921 premium and after payment of \$233,117 in underwriting fees and other issuance costs) were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the refunded bonds. As a result, the previously noted bonds are considered partially defeased and the liability for those bonds has been removed from the statement of net position.

The net carrying amount exceeded the reacquisition price of the old debt by \$498,060. This amount is being netted against the new debt and amortized over the remaining life of the refunding debt. The government advance refunded the 2007A Combination Tax and Revenue Certificates of Obligation bonds to reduce its total debt service over 21 years by \$5,415,000 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$8,005,323.

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Debt service requirements for the bonds are as follows:

Year	Sokoll Water Treatment Plant		Total
	Principal	Interest	
2026	\$ 1,630,000	\$ 1,108,500	\$ 2,738,500
2027	1,715,000	1,027,000	2,742,000
2028	1,785,000	958,400	2,743,400
2029	1,865,000	887,000	2,752,000
2030	1,940,000	812,400	2,752,400
2031-2035	10,810,000	2,840,800	13,650,800
2036-2038	7,560,000	612,800	8,172,800
Total	<u>\$ 27,305,000</u>	<u>\$ 8,246,900</u>	<u>\$ 35,551,900</u>

**Condensed Financial Information for Discretely Presented Component Unit**

Following is selected condensed financial statement information for the modified accrual basis financial statements of the Waxahachie Community Development Corporation:

Balance Sheet	General	Debt Service	Combined
<b>Assets</b>			
Current assets	<u>\$ 6,479,719</u>	<u>\$ 473,185</u>	<u>\$ 6,952,904</u>
<b>Liabilities</b>			
Current liabilities	292,905	-	292,905
Fund balance	<u>6,186,814</u>	<u>473,185</u>	<u>6,659,999</u>
Total liabilities and fund balance	<u>\$ 6,479,719</u>	<u>\$ 473,185</u>	<u>\$ 6,952,904</u>
<b>Revenues and Expenditures</b>			
Revenues	<u>\$ 9,295,502</u>	<u>\$ 37,646</u>	<u>\$ 9,333,148</u>
Current expenditures	5,927,336	-	5,927,336
Capital outlay	1,175,423	-	1,175,423
Debt service	<u>14,064</u>	<u>1,737,764</u>	<u>1,751,828</u>
Total expenditures	<u>7,116,823</u>	<u>1,737,764</u>	<u>8,854,587</u>
Revenues over (under) expenditures	2,178,679	(1,700,118)	478,561
Other financing sources (uses)	<u>(1,705,000)</u>	<u>1,705,000</u>	<u>-</u>
Net change in fund balances	473,679	4,882	478,561
Fund balances, October 1	<u>5,713,135</u>	<u>468,303</u>	<u>6,181,438</u>
Fund balances, September 30	<u>\$ 6,186,814</u>	<u>\$ 473,185</u>	<u>\$ 6,659,999</u>

Following are reconciliations between the government-wide financial statements and the fund basis financial statements for Waxahachie Community Development Corporation:

Reconciliation of Balance Sheet	WCDC
Total fund balance	\$ 6,659,999
Capital assets not reported in the funds	19,062,062
Accrued interest payable	(89,713)
Payable for bond principal not due currently	(15,908,165)
Payable for bond premium not due currently	(504,438)
Deferred charge on refunding	339,320
Payable for leases	(18,626)
Payable for pension liabilities	(491,834)
Payable for OPEB liabilities	(41,124)
Payables for compensated absences	<u>(258,605)</u>
Net position - statement of net position	<u>\$ 8,748,876</u>

(1)

<u>Reconciliation of Statement of Revenues, Expenditures and Fund Balances</u>	<u>WDCDC</u>
Net change in fund balances	\$ 478,561
Repayment of long-term debt	1,227,894
Capital outlay and disposals	1,701,540
Depreciation	(1,168,684)
Change in accrued interest expense	6,555
Pension	(28,112)
OPEB	(363)
Change in compensated absences	82
Change in net assets	<u>\$ 2,217,473</u>

**Subsequent Events**

In October 2025, the City used available debt service fund cash to defease \$2,050,000 of outstanding Series 2014 Certificates of Obligation Bonds, which had an interest rate ranging from 3.00% to 4.00% and were to mature in fiscal year 2034. The City deposited \$2,069,927 in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the defeased bonds. As a result, a portion of the Series 2014 Certificates of Obligation Bonds will be considered defeased and the liability for those bonds will be removed from the statement of net position in fiscal year 2026. The \$2,050,000 in defeased bonds were callable for redemption on November 18, 2025, and remained in escrow until they were redeemed by the escrow agent at that time.

In October 2025, the City used available debt service fund cash to partially defease \$3,830,000 of outstanding Series 2016 Certificates of Obligation Bonds, which had an interest rate ranging from 2.00% to 5.00% and were to mature in fiscal year 2036. The City deposited \$3,916,615 in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the defeased bonds. As a result, a portion of the Series 2016 Certificates of Obligation Bonds will be considered defeased and the liability for those bonds will be removed from the statement of net position in fiscal year 2026. The \$3,830,000 in defeased bonds are callable for redemption on August 1, 2026, and will remain in escrow until they were redeemed by the escrow agent at that time.

**Adjustments - Change Within the Financial Reporting Entity**

During the year the City established the Roadway Impact Fee Fund to account for fees levied to help recover growth-related infrastructure. This activity, and restricted fund balance was previously reported in the General Fund. This change resulted in a decrease in the beginning fund balance for the General Fund and increase of beginning fund balance for the Impact Fee Fund in the amount of \$17,837,450 as presented on the statement of revenues, expenditures and changes in fund balance for governmental funds.

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**Restatement - Change in Accounting Principle**

Effective for the year ending September 30, 2025, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences* (GASB 101). GASB 101 establishes a unified model for recognizing and measuring liabilities for compensated absences and clarifications when such benefits are attributable to past service and more likely than not to be used or paid.

The change in accounting principle described above resulted in a restatement of beginning net position for the specified reporting units, as follows:

	<u>9/30/2024</u> <u>As Previously</u> <u>Reported</u>	<u>Change in</u> <u>Accounting</u>	<u>9/30/2024</u> <u>As Restated</u>
Governmental activities	\$ 178,629,266	\$ (401,401)	\$ 178,227,865
Business-type activities	106,202,704	(244,233)	105,958,471
Component unit	<u>6,587,651</u>	<u>(56,248)</u>	<u>6,531,403</u>
Total primary government	<u>\$ 291,419,621</u>	<u>\$ (701,882)</u>	<u>\$ 290,717,739</u>

**Significant Upcoming Accounting Guidance**

Significant new accounting guidance issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the City include the following:

GASB Statement No. 103, *Financial Reporting Model Improvements* – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government’s accountability. This Statement also addresses certain application issues. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required for capital assets held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No 105, *Subsequent Events* – The objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. This Statement will become effective for fiscal years beginning after June 15, 2026, and the impact has not yet been determined.

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**REQUIRED SUPPLEMENTARY  
INFORMATION**

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CITY OF WAXAHACHIE, TEXAS

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET TO ACTUAL

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts	
	Original	Final
<b>REVENUES</b>		
Taxes:		
Ad valorem	\$ 26,557,000	\$ 26,472,100
Franchise	3,994,000	3,825,800
Sales	23,572,000	23,131,000
Other	214,700	197,900
Charges for services	1,870,100	2,353,700
Licenses and permits	1,821,600	2,178,500
Fines and forfeitures	915,200	837,600
Intergovernmental	16,200	117,200
Miscellaneous	735,300	2,374,700
Interest	1,081,300	1,679,000
Total revenues	<u>60,777,400</u>	<u>63,167,500</u>
<b>EXPENDITURES</b>		
Current:		
General government		
General administration	2,042,525	2,655,775
Finance department	2,209,280	1,962,947
City attorney	300,000	300,000
General items	898,896	603,962
Facility maintenance	569,932	446,339
Human resources	1,235,262	982,252
Information technology	1,664,705	1,367,490
Economic development	1,727,297	933,746
Downtown development	430,089	430,628
Planning	1,068,792	1,059,469
Total general government	<u>12,146,778</u>	<u>10,742,608</u>
Public safety		
Police department	18,597,042	18,733,894
Emergency Management	706,234	706,371
Fire department	16,734,416	16,494,079
Building services	1,660,299	1,486,446
Municipal court	532,137	580,604
Marshal	255,919	272,182
Total public safety	<u>38,486,047</u>	<u>38,273,576</u>
Public works		
Street department	6,930,104	6,716,846
Central garage	550,317	463,977
Engineering department	2,404,375	2,293,916
Community services	590,881	484,319
Animal control	602,347	554,214
Total public works	<u>11,078,024</u>	<u>10,513,272</u>

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Actual Amounts GAAP Basis	Adjustments Budget Basis	Actual Amounts Budget Basis	Variance - Positive (Negative)
\$ 26,516,700	\$ -	\$ 26,516,700	\$ 44,600
3,966,811	-	3,966,811	141,011
23,440,536	-	23,440,536	309,536
193,351	-	193,351	(4,549)
2,575,363	-	2,575,363	221,663
2,706,172	-	2,706,172	527,672
741,733	-	741,733	(95,867)
271,366	-	271,366	154,166
2,456,805	-	2,456,805	82,105
2,024,335	-	2,024,335	345,335
<u>64,893,172</u>	<u>-</u>	<u>64,893,172</u>	<u>1,725,672</u>
2,468,023	80,000	2,548,023	107,752
1,909,509	40,160	1,949,669	13,278
223,194	-	223,194	76,806
531,075	(86,223)	444,852	159,110
411,366	-	411,366	34,973
924,661	(4,890)	919,771	62,481
879,975	281,995	1,161,970	205,520
533,842	3,757	537,599	396,147
362,280	-	362,280	68,348
1,062,111	-	1,062,111	(2,642)
<u>9,306,036</u>	<u>314,799</u>	<u>9,620,835</u>	<u>1,121,773</u>
18,933,029	(446,199)	18,486,830	247,064
692,024	(14,500)	677,524	28,847
15,778,180	331,598	16,109,778	384,301
1,335,512	-	1,335,512	150,934
564,923	-	564,923	15,681
270,384	(11,876)	258,508	13,674
<u>37,574,052</u>	<u>(140,977)</u>	<u>37,433,075</u>	<u>840,501</u>
4,595,956	214,869	4,810,825	1,906,021
453,800	-	453,800	10,177
2,128,998	(46,727)	2,082,271	211,645
426,529	31,250	457,779	26,540
458,490	59,950	518,440	35,774
<u>8,063,773</u>	<u>259,342</u>	<u>8,323,115</u>	<u>2,190,157</u>

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**CITY OF WAXAHACHIE, TEXAS**

**GENERAL FUND**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET TO ACTUAL**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts	
	Original	Final
<b>EXPENDITURES</b>		
Culture and recreation		
Parks and recreation	\$ 5,532,008	\$ 3,895,982
Chautauqua Auditorium	24,525	32,601
Rodeo	9,605	11,014
Penn Park Pool	165,487	181,319
Optimist Pool	61,812	60,790
Amphitheater	121,612	128,696
Sims Library	1,389,870	1,388,119
Senior Citizens Center	944,140	952,342
Total culture and recreation	<u>8,249,059</u>	<u>6,650,863</u>
Debt Service:		
Principal	116,597	116,597
Interest	6,131	6,131
Total debt service	<u>122,728</u>	<u>122,728</u>
Total expenditures	<u>70,082,636</u>	<u>66,303,047</u>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>(9,305,236)</u>	<u>(3,135,547)</u>
<b>OTHER FINANCING RESOURCES (USES)</b>		
Transfers in	5,453,980	5,362,100
Transfers out	-	(2,000,000)
Leases issued	-	-
Total other financing sources (uses)	<u>5,453,980</u>	<u>3,362,100</u>
<b>NET CHANGE IN FUND BALANCES</b>	(3,851,256)	226,553
<b>FUND BALANCES, BEGINNING</b>	<u>38,986,635</u>	<u>38,986,635</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 35,135,379</u>	<u>\$ 39,213,188</u>

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Actual Amounts GAAP Basis	Adjustments Budget Basis	Actual Amounts Budget Basis	Variance - Positive (Negative)
\$ 3,842,000	\$ (82,093)	\$ 3,759,907	\$ 136,075
29,037	-	29,037	3,564
9,353	-	9,353	1,661
190,132	-	190,132	(8,813)
58,109	-	58,109	2,681
111,524	-	111,524	17,172
1,391,718	-	1,391,718	(3,599)
933,458	-	933,458	18,884
<u>6,565,331</u>	<u>(82,093)</u>	<u>6,483,238</u>	<u>167,625</u>
116,597	-	116,597	-
6,131	-	6,131	-
<u>122,728</u>	<u>-</u>	<u>122,728</u>	<u>-</u>
<u>61,631,920</u>	<u>351,071</u>	<u>61,982,991</u>	<u>4,320,056</u>
<u>3,261,252</u>	<u>(351,071)</u>	<u>2,910,181</u>	<u>6,045,728</u>
6,084,706	-	6,084,706	722,606
(4,325,333)	-	(4,325,333)	(2,325,333)
40,701	-	40,701	40,701
<u>1,800,074</u>	<u>-</u>	<u>1,800,074</u>	<u>(1,562,026)</u>
5,061,326	(351,071)	4,710,255	4,483,702
<u>38,986,635</u>	<u>-</u>	<u>38,986,635</u>	<u>-</u>
<u>\$ 44,047,961</u>	<u>\$ (351,071)</u>	<u>\$ 43,696,890</u>	<u>\$ 4,483,702</u>

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**CITY OF WAXAHACHIE, TEXAS**

**NOTES TO REQUIRED BUDGETARY INFORMATION**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**A. BUDGETARY INFORMATION**

On or before the first day of June of each year, department and division leaders of the City submit requests for appropriations to the Waxahachie City Manager so that a budget may be prepared. The budget is prepared by fund, department and activity, and includes information on the past year, current year budget and requested appropriations for the next fiscal year. The City Council approves the budget at the department level. Before August 31, the proposed budget is presented to the City Council for review. The City Council holds public hearings and may add to, subtract from or change appropriations, but may not change the form of the budget. Any changes in the budget must be within the revenues and reserves estimated as available by the City Manager or the revenue estimates must be changed by an affirmative vote of a majority of the City Council. Expenditures may not legally exceed budgeted appropriations at the departmental level, unless approved by City Council. During the year, the City Manager authorized several budget transfers within departments. Individual amendments were not material in relation to the original appropriations.

The official budget was prepared using generally accepted accounting principles as modified by the use of encumbrances. The City encumbers amounts committed at year-end and carries the budget over for a lapse period of 90 days into the following year. Annual appropriated budgets are adopted for General Fund, Hotel/Motel Fund and Debt Service Fund.

All annual appropriations lapse at fiscal year-end, except for encumbered amounts.

**B. EXCESS OF EXPENDITURES OVER APPROPRIATIONS**

The following funds had expenditures in excess of appropriations:

General Fund:		
General government:		
Planning	\$	2,642
General Fund:		
Culture and recreation:		
Penn park pool	\$	8,813
Sims Library	\$	3,599
Hotel/Motel Tax Fund:		
Current:		
General government	\$	43,917
Debt Service Fund:		
Debt Service:		
Interest	\$	483

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## CITY OF WAXAHACHIE, TEXAS

## TEXAS MUNICIPAL RETIREMENT SYSTEM

SCHEDULE OF CHANGES IN NET PENSION LIABILITY  
AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Measurement Date December 31,	<u>2015</u>	<u>2016</u>	<u>2017</u>
<b>A. Total pension liability</b>			
Service Cost	\$ 1,938,267	\$ 2,194,170	\$ 2,375,274
Interest (on the Total Pension Liability)	3,818,609	3,925,646	4,179,536
Difference between expected and actual experience	39,187	(4,763)	399,582
Change of assumptions	(173,270)	-	-
Benefit payments, including refunds of employee contributions	<u>(1,949,502)</u>	<u>(2,339,665)</u>	<u>(2,548,887)</u>
Net change in total pension liability	3,673,291	3,775,388	4,405,505
Total pension liability - beginning	<u>54,557,181</u>	<u>58,230,472</u>	<u>62,005,860</u>
Total pension liability - ending (a)	<u>\$ 58,230,472</u>	<u>\$ 62,005,860</u>	<u>\$ 66,411,365</u>
<b>B. Plan fiduciary net position</b>			
Contributions - employer	\$ 1,933,441	\$ 1,933,365	\$ 2,161,257
Contributions - employee	845,350	912,608	985,591
Net investment income	67,217	3,137,851	6,936,491
Benefit payments, including refunds of employee contributions	(1,949,502)	(2,339,665)	(2,548,887)
Administrative expenses	(40,936)	(35,416)	(35,919)
Other	<u>(2,022)</u>	<u>(1,908)</u>	<u>(1,820)</u>
Net change in plan fiduciary net position	853,548	3,606,835	7,496,713
Plan fiduciary net position - beginning	<u>45,547,298</u>	<u>46,400,846</u>	<u>50,007,681</u>
Plan fiduciary net position - ending (b)	<u>\$ 46,400,846</u>	<u>\$ 50,007,681</u>	<u>\$ 57,504,394</u>
<b>C. Net pension liability - ending (a) - (b)</b>	<u>\$ 11,829,626</u>	<u>\$ 11,998,179</u>	<u>\$ 8,906,971</u>
<b>D. Plan fiduciary net position as a percentage of total pension liability</b>	79.68%	80.65%	86.59%
<b>E. Covered payroll</b>	\$ 12,076,431	\$ 13,037,252	\$ 13,037,252
<b>F. Net position liability as a percentage of covered payroll</b>	97.96%	92.03%	68.32%

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	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
\$	2,649,449	\$ 2,967,413	\$ 3,352,117	\$ 3,414,698	\$ 3,749,134	\$ 4,286,820	\$ 5,284,065
	4,485,604	4,894,463	5,304,982	5,712,845	4,183,974	6,622,169	7,194,736
	1,384,548	1,083,017	1,147,531	1,074,460	1,758,820	1,086,651	-
	-	165,949	-	-	-	(665,969)	2,062,099
	<u>(2,565,395)</u>	<u>(2,677,442)</u>	<u>(3,765,408)</u>	<u>(3,821,601)</u>	<u>(3,646,666)</u>	<u>(3,858,471)</u>	<u>(3,942,814)</u>
	5,954,206	6,433,400	6,039,222	6,380,402	6,045,262	7,471,200	10,598,086
	<u>66,411,365</u>	<u>72,365,571</u>	<u>78,798,971</u>	<u>84,838,193</u>	<u>91,218,595</u>	<u>97,263,857</u>	<u>104,735,057</u>
\$	<u>72,365,571</u>	<u>\$ 78,798,971</u>	<u>\$ 84,838,193</u>	<u>\$ 91,218,595</u>	<u>\$ 97,263,857</u>	<u>\$ 104,735,057</u>	<u>\$ 115,333,143</u>
\$	2,436,683	\$ 2,631,446	\$ 3,028,730	\$ 3,109,526	\$ 3,395,302	\$ 3,966,930	\$ 4,811,805
	1,113,365	1,231,292	1,379,472	1,396,197	1,523,535	1,747,547	2,015,720
	(1,724,349)	8,783,049	5,066,695	9,444,349	(7,576,804)	8,831,473	9,095,276
	(2,565,395)	(2,677,442)	(3,765,408)	(3,821,601)	(3,646,668)	(3,936,814)	(3,942,814)
	(33,291)	(49,556)	(32,735)	(43,624)	(50,997)	(57,203)	(57,793)
	<u>(1,740)</u>	<u>(1,489)</u>	<u>(1,277)</u>	<u>298</u>	<u>60,854</u>	<u>(401)</u>	<u>(1,352)</u>
	(774,727)	9,917,300	5,675,477	10,085,145	(6,294,778)	10,551,532	11,920,842
	<u>57,504,394</u>	<u>56,729,667</u>	<u>66,646,967</u>	<u>72,322,444</u>	<u>82,407,589</u>	<u>76,112,811</u>	<u>86,664,343</u>
\$	<u>56,729,667</u>	<u>\$ 66,646,967</u>	<u>\$ 72,322,444</u>	<u>\$ 82,407,589</u>	<u>\$ 76,112,811</u>	<u>\$ 86,664,343</u>	<u>\$ 98,585,185</u>
\$	<u>15,635,904</u>	<u>\$ 12,152,004</u>	<u>\$ 12,515,749</u>	<u>\$ 8,811,006</u>	<u>\$ 21,151,046</u>	<u>\$ 18,070,714</u>	<u>\$ 16,747,958</u>
	78.39%	84.58%	85.25%	90.34%	78.25%	82.75%	85.48%
\$	15,903,053	\$ 17,589,884	\$ 19,706,746	\$ 19,945,666	\$ 21,744,614	\$ 24,470,210	\$ 24,470,210
	98.32%	69.09%	63.51%	44.18%	97.27%	73.85%	68.44%

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**CITY OF WAXAHACHIE, TEXAS**

TEXAS MUNICIPAL RETIREMENT SYSTEM

SCHEDULE OF PENSION CONTRIBUTIONS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

<b>Fiscal Year Ended September 30,</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Actuarial determined contribution	\$ 2,013,447	\$ 2,130,549	\$ 2,328,843
Contributions in relation to the actuarially determined contribution	<u>2,013,447</u>	<u>2,130,549</u>	<u>2,328,843</u>
Contribution deficiency (excess)	-	-	-
Covered payroll	\$ 13,299,691	\$ 13,988,817	\$ 15,194,842
Contributions as a percentage of covered payroll	15.14%	15.23%	15.33%

**NOTES TO SCHEDULE OF PENSION CONTRIBUTIONS**

**Valuation Date** Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

**Methods and Assumptions Used to Determine Contribution Rates:**

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	21 years (longest amortization ladder)
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

**Other Information** There were no benefit changes during the year.

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<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
\$ 2,593,219	\$ 2,856,853	\$ 3,070,189	\$ 3,305,698	\$ 3,790,818	\$ 4,712,138	\$ 5,419,951
<u>2,593,219</u>	<u>2,856,853</u>	<u>3,070,189</u>	<u>3,305,698</u>	<u>3,790,818</u>	<u>4,712,138</u>	<u>5,419,951</u>
-	-	-	-	-	-	-
\$ 17,237,623	\$ 18,713,152	\$ 19,772,650	\$ 21,193,935	\$ 23,902,011	\$ 28,573,510	\$ 31,364,949
15.04%	15.27%	15.53%	15.60%	15.86%	16.49%	17.28%

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## CITY OF WAXAHACHIE, TEXAS

## FIREMEN'S RELIEF AND RETIREMENT FUND

SCHEDULE OF CHANGES IN NET PENSION LIABILITY  
AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Measurement Date September 30,	2015	2016	2017
<b>A. Total pension liability</b>			
Service Cost	\$ 655,142	\$ 701,002	\$ 742,626
Interest (on the Total Pension Liability)	1,392,693	1,465,623	1,476,426
Change of benefit terms	-	-	-
Difference between expected and actual experience	-	19,944	-
Change of assumptions	-	(831,167)	-
Benefit payments, including refunds of employee contributions	<u>(678,363)</u>	<u>(1,391,513)</u>	<u>(1,040,184)</u>
Net change in total pension liability	1,369,472	(36,111)	1,178,868
Total pension liability - beginning	<u>19,907,219</u>	<u>21,276,691</u>	<u>21,240,580</u>
Total pension liability - ending (a)	<u>\$ 21,276,691</u>	<u>\$ 21,240,580</u>	<u>\$ 22,419,448</u>
<b>B. Plan fiduciary net position</b>			
Contributions - employer	\$ 615,039	\$ 620,782	\$ 633,627
Contributions - employee	452,414	485,928	493,454
Net investment income	(498,706)	927,521	1,556,723
Benefit payments, including refunds of employee contributions	(678,363)	(1,391,513)	(1,040,184)
Administrative expenses	<u>(27,428)</u>	<u>(21,760)</u>	<u>(27,691)</u>
Net change in plan fiduciary net position	(137,044)	620,958	1,615,929
Plan fiduciary net position - beginning	<u>13,717,245</u>	<u>13,580,201</u>	<u>14,201,159</u>
Plan fiduciary net position - ending (b)	<u>\$ 13,580,201</u>	<u>\$ 14,201,159</u>	<u>\$ 15,817,088</u>
<b>C. Net pension liability - ending (a) - (b)</b>	<u>\$ 7,696,490</u>	<u>\$ 7,039,421</u>	<u>\$ 6,602,360</u>
<b>D. Plan fiduciary net position as a percentage of total pension liability</b>	63.83%	66.86%	70.55%
<b>E. Covered payroll</b>	\$ 3,770,117	\$ 4,049,400	\$ 4,112,117
<b>F. Net position liability as a percentage of covered payroll</b>	204.14%	173.84%	160.56%

Note 2: Actual covered-employee payroll is estimated using firefighter contributions divided by the contribution percentage.

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<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
\$ 794,610	\$ 833,689	\$ 892,047	\$ 944,056	\$ 1,010,140	\$ 1,134,397	\$ 1,213,805
1,564,450	1,656,614	1,752,767	1,874,024	1,987,159	2,143,991	2,270,719
-	-	238,938	-	463,173	-	-
6,224	-	(574,211)	-	(41,525)	-	3,218,452
-	-	162,109	-	(43,081)	-	-
<u>(937,342)</u>	<u>(1,202,880)</u>	<u>(1,085,892)</u>	<u>(1,409,559)</u>	<u>(1,121,450)</u>	<u>(1,402,657)</u>	<u>(1,697,114)</u>
1,427,942	1,287,423	1,385,758	1,408,521	2,254,416	1,875,731	5,005,862
<u>22,419,448</u>	<u>23,847,390</u>	<u>25,134,813</u>	<u>26,520,571</u>	<u>27,929,092</u>	<u>30,183,508</u>	<u>32,059,239</u>
<u>\$ 23,847,390</u>	<u>\$ 25,134,813</u>	<u>\$ 26,520,571</u>	<u>\$ 27,929,092</u>	<u>\$ 30,183,508</u>	<u>\$ 32,059,239</u>	<u>\$ 37,065,101</u>
\$ 688,260	\$ 731,486	\$ 791,086	\$ 874,711	\$ 978,930	\$ 1,073,399	\$ 1,449,849
532,528	575,821	614,027	667,230	744,314	800,183	1,033,523
1,347,475	597,764	1,443,125	4,207,585	(5,725,655)	2,309,310	5,362,341
<u>(937,342)</u>	<u>(1,202,880)</u>	<u>(1,085,892)</u>	<u>(1,409,559)</u>	<u>(1,121,450)</u>	<u>(1,402,657)</u>	<u>(1,697,114)</u>
<u>(19,970)</u>	<u>(23,187)</u>	<u>(14,991)</u>	<u>(31,717)</u>	<u>(15,085)</u>	<u>(35,277)</u>	<u>(36,421)</u>
1,610,951	679,004	1,747,355	4,308,250	(5,138,946)	2,744,958	6,112,178
<u>15,817,088</u>	<u>17,428,039</u>	<u>18,107,043</u>	<u>19,854,398</u>	<u>24,162,648</u>	<u>19,023,702</u>	<u>21,768,660</u>
<u>\$ 17,428,039</u>	<u>\$ 18,107,043</u>	<u>\$ 19,854,398</u>	<u>\$ 24,162,648</u>	<u>\$ 19,023,702</u>	<u>\$ 21,768,660</u>	<u>\$ 27,880,838</u>
<u>\$ 6,419,351</u>	<u>\$ 7,027,770</u>	<u>\$ 6,666,173</u>	<u>\$ 3,766,444</u>	<u>\$ 11,159,806</u>	<u>\$ 10,290,579</u>	<u>\$ 9,184,263</u>
73.08%	72.04%	74.86%	86.51%	63.03%	67.90%	75.22%
\$ 4,437,733	\$ 4,798,508	\$ 5,116,892	\$ 5,560,250	\$ 6,202,617	\$ 6,668,192	\$ 8,612,692
144.65%	146.46%	130.28%	67.74%	179.92%	154.32%	106.64%

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**CITY OF WAXAHACHIE, TEXAS**

FIREMEN'S RELIEF AND RETIREMENT FUND  
 SCHEDULE OF PENSION CONTRIBUTIONS  
 FOR THE YEAR ENDED SEPTEMBER 30, 2025

<b>Fiscal Year Ended September 30,</b>	<u><b>2016</b></u>	<u><b>2017</b></u>	<u><b>2018</b></u>
Actuarial determined contribution	\$ 620,782	\$ 633,627	\$ 688,260
Contributions in relation to the actuarially determined contribution	<u>(620,782)</u>	<u>(633,627)</u>	<u>(688,260)</u>
Contribution deficiency (excess)	-	-	-
Covered payroll	\$ 4,049,400	\$ 4,112,117	\$ 4,437,733
Contributions as a percentage of covered payroll	15.33%	15.41%	15.51%

**NOTES TO SCHEDULE OF PENSION CONTRIBUTIONS**

**Valuation Date** September 30, 2024

Contributions to the fund are based on negotiations between the members and the City rather than an actuarially determined rate. The funding policy of the Waxahachie Firemen's Relief and Retirement Fund requires contributions from both the City and the firefighters. The City's contribution rate is currently 16.19% of member payroll firefighters. Each active member contributes 12.00% of member payroll.

The mortality assumption was updated to use projection scale MP-2021

The plan was amended, effective October 11, 2021, to split the base formula for service earned on or after January 1, 2020 for service to 27 years. For service earned from the first through tenth years, the formula equals 2.0% of the highest 60-month average salary times service. For service from the eleventh through twenty seventh year, the formula equals 2.2% of the highest 60-month average salary times service. There have been no other changes since the prior valuation except for the increase in the City's contribution from 15.79% to 16.19% effective January 1, 2023.

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<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
\$ 731,486	\$ 791,086	\$ 874,558	\$ 978,930	\$ 1,068,438	\$ 1,430,364	\$ 1,698,498
<u>(731,486)</u>	<u>(791,086)</u>	<u>(874,558)</u>	<u>(978,930)</u>	<u>(1,068,438)</u>	<u>(1,430,364)</u>	<u>(1,698,498)</u>
-	-	-	-	-	-	-
\$ 4,270,422	\$ 5,116,894	\$ 5,561,521	\$ 6,202,617	\$ 6,599,370	\$ 8,511,011	\$ 9,785,117
17.13%	15.46%	15.73%	15.78%	16.19%	16.81%	17.36%

(7)  
CITY OF WAXAHACHIE, TEXAS

TEXAS MUNICIPAL RETIREMENT SYSTEM - SUPPLEMENTAL DEATH BENEFITS FUND

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY  
AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Measurement Date December 31,	2017	2018	2019
<b>A. Total OPEB liability</b>			
Service Cost	\$ 27,704	\$ 37,560	\$ 34,508
Interest (on the Total OPEB Liability)	19,802	20,663	21,262
Difference between expected and actual experience	-	2,556	(48,879)
Changes of assumptions	46,516	(42,122)	117,821
Benefit payments, including refunds of employee contributions	(5,545)	(4,695)	(6,902)
Net change in Total OPEB liability	88,477	13,962	117,810
Total OPEB liability - beginning	512,757	601,234	615,196
Total OPEB liability - ending	601,234	615,196	733,006
<b>B. Covered-employee payroll</b>	\$ 14,079,869	\$ 15,650,194	\$ 17,253,916
<b>C. Total OPEB liability as a percentage of covered-employee payroll</b>	4.27%	3.93%	4.25%

**Notes to Schedule:**

No assets are accumulated in a trust for the SDB plan to pay related benefits that meets the criteria in paragraph 4 of GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

The changes of assumptions generally includes the annual change in the municipal bond index rate, and updates to the health care trend assumptions.

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<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
\$ 50,275	\$ 62,645	\$ 76,114	\$ 41,595	\$ 48,953
21,000	18,231	17,832	27,466	28,030
(33,999)	(31,717)	(14,527)	(17,326)	(22,610)
115,068	28,500	(333,727)	33,354	(38,790)
<u>(5,801)</u>	<u>(15,662)</u>	<u>(18,851)</u>	<u>(21,498)</u>	<u>(25,917)</u>
146,543	61,997	(273,159)	63,591	(10,334)
<u>733,006</u>	<u>879,549</u>	<u>941,546</u>	<u>668,387</u>	<u>731,978</u>
<u>879,549</u>	<u>941,546</u>	<u>668,387</u>	<u>731,978</u>	<u>721,644</u>
\$ 19,394,993	\$ 20,801,847	\$ 21,744,616	\$ 24,470,210	\$ 28,821,061
4.53%	4.53%	3.07%	2.99%	2.50%

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**COMBINING STATEMENTS  
AND SCHEDULES**

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**NONMAJOR GOVERNMENTAL FUNDS**

**Special Revenue Funds** are used to account for specific revenues that are legally restricted to expenditures for specific purposes.

**Hotel/Motel Tax Fund** – This fund is used to account for the seven percent occupancy tax collected by hotels and motels located in the City. These funds are legally restricted for 14 cultural activities.

**Fire Department Donations Fund** – This fund is used to account for donations to the Fire Department and for fees collected from other fire departments for use of our training facility. These funds are intended to be used for maintenance and improvements to the training facility and to run the Toys-for-Tots program.

**Veterans Memorial Donations** – This fund is used to account for donations to the “Veterans Memorial Donations” program. These funds are intended to be used to build a memorial to veterans.

**LEOSE** – This fund is used to account for amounts collected to fund law enforcement continuing education classes.

**Waxahachie Police Explorers** – This fund is used to account for donations to the police explorer program, a subsidiary of the Boy Scouts of America.

**Tax Increment Fund** – This fund is the General Fund of a component unit of the City. It is used to account for funds related to project costs for the Tax Increment Financing Reinvestment Zone No. 1 established by the City to improve the downtown area.

**Police Seizure Fund** – This fund is used to account for seizures by the police department.

**Police Forfeiture Fund** – This fund is used to account for forfeiture funds provided to the police department.

**Cemetery Perpetual Care** – This fund is used to account for principal trust amounts received and related interest income. Interest earnings are used to expenditures of cemetery maintenance.

**Police Department Federal Forfeiture** – This fund is used to account for certain forfeiture funds provided to the Police Department.

**Park Dedication Impact Fee Fund** – This fund is used to account for impact fees dedicated to park improvements.

**Municipal Court** – This fund accounts for monies collected under State Statutes designated for specific Municipal Court related programs.

**Main Street Program Grant** - This fund is used to account for the receipt and expenditures for grants related to the Main Street Program.

**COVID-19** - This fund accounts for the receipt and expenditures of grants related to the COVID-19 pandemic.

**Special Response Team** - This fund accounts for the receipt and expenditures restricted for the special response team.

**Miscellaneous Special Revenue** – This fund is used to account for various sources of small amounts of funds dedicated to special projects.

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**Debt Service Funds** are used to account for the accumulation of resources and payment of general, certificate, and contractual obligation bond principal and interest from governmental resources. They are also used for the accumulation of resources and payment of special assessment bond principal and interest from special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.

**Tax Increment Debt Service Fund** – This fund is used to account for the accumulation of resources and payment of principal and interest for the Tax Increment Reinvestment Zone Number 1's certificate of obligation bonds.

**Capital Project Funds** are used to account for the acquisition or construction of governmental capital assets.

**Capital Projects - Streets** – This fund accounts for the resources and expenditures made in the acquisition, construction, or renovation of governmental streets and roads.

**Streets – Capital Projects Fund** – This fund is used to account for the costs of various street projects throughout the City.

**Capital Projects - Facilities** – This fund accounts for the resources and expenditures made in the acquisition, construction, or renovation of governmental facilities.

**2020 Streets Bonds** – This fund is used to account for the costs of various street projects throughout the City.

**2021 Street Bond** - This fund is used to account for various street projects throughout the City funded by the 2021 bonds issued.

**2021 Park Bond** - This fund is used to account for various park projects throughout the City funded by the 2021 bonds issued.

**2022 General Bond** - This fund is used to account for the costs of various projects throughout the City funded by the 2022 general bonds issued.

**2023 General Bond** - This fund is used to account for the costs of various projects throughout the City funded by the 2023 general bonds issued.

**2023 Fire Truck Bond** - This fund is used to account for the costs of the 2023 Fire Truck.

**2023 Park Bond** - This fund is used to account for the costs of various parks projects throughout the City funded by the 2023 general bonds issued.

**2024 Street Bond** - This fund is used to account for various street projects throughout the City funded by the 2024 bonds issued.

**2024 Park Bond** - This fund is used to account for various park projects throughout the City funded by the 2024 bonds issued.

**2024 City Hall Remodel Bond** - This fund is used to account for the City Hall Remodel project at the City funded by the 2024 bonds issued.

**2024 PD Range Bond** - This fund is used to account for various police department projects throughout the City funded by the 2024 bonds issued.

**2024 Fire Truck Bond** - This fund is used to account for the costs of the 2024 Fire Truck.

**2025 General Bond** - This fund is used to account for the costs of various projects throughout the City funded by the 2025 general bonds issued.

**Capital Projects – Parks** - This fund is used to account for the costs of various park projects throughout the City funded by the various bonds issued and transfers from the City's General Fund.

(7)

## CITY OF WAXAHACHIE, TEXAS

## COMBINING BALANCE SHEET

## NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	Special Revenue	Debt Service - Tax Increment	Capital Projects	Total Nonmajor Governmental Funds
<b>ASSETS</b>				
Cash and cash equivalents	\$ 8,932,195	\$ 1,040,518	\$ 83,599,994	\$ 93,572,707
Receivables, net	413,319	-	-	413,319
Lease receivable	94,043	-	-	94,043
Total assets	<u>\$ 9,439,557</u>	<u>\$ 1,040,518</u>	<u>\$ 83,599,994</u>	<u>\$ 94,080,069</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 314,711	\$ -	\$ 1,442,989	\$ 1,757,700
Retainage payable	109,681	-	110,334	220,015
Accrued liabilities	31,344	-	-	31,344
Unearned revenue	762,762	-	-	762,762
Deposits payable	3,500	-	-	3,500
Total liabilities	<u>1,221,998</u>	<u>-</u>	<u>1,553,323</u>	<u>2,775,321</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflows - leases	85,494	-	-	85,494
Total deferred inflows of resources	<u>85,494</u>	<u>-</u>	<u>-</u>	<u>85,494</u>
<b>FUND BALANCES</b>				
Restricted:				
Tourism	1,068,114	-	-	1,068,114
Capital projects	-	-	62,448,881	62,448,881
Debt service	-	1,040,518	-	1,040,518
Perpetual care	562,317	-	-	562,317
Public safety	825,256	-	-	825,256
Public works	-	-	4,593,911	4,593,911
Municipal court judicial efficiency	21,620	-	-	21,620
Municipal court technology	53,039	-	-	53,039
Municipal court security	226,474	-	-	226,474
Municipal court jury	2,587	-	-	2,587
Municipal court tech & security	682	-	-	682
Municipal court judicial	30,012	-	-	30,012
Municipal court LYDAF	144,512	-	-	144,512
Culture and recreation	422,104	-	-	422,104
Downtown improvements	3,718,437	-	-	3,718,437
Committed:				
Culture and recreation	1,056,911	-	-	1,056,911
Assigned - capital projects	-	-	15,003,879	15,003,879
Total fund balances	<u>8,132,065</u>	<u>1,040,518</u>	<u>82,046,671</u>	<u>91,219,254</u>
Total liabilities and fund balances	<u>\$ 9,439,557</u>	<u>\$ 1,040,518</u>	<u>\$ 83,599,994</u>	<u>\$ 94,080,069</u>

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## CITY OF WAXAHACHIE, TEXAS

COMBINING STATEMENT OF REVENUE, EXPENDITURES  
AND CHANGES IN FUND BALANCES

## NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue	Debt Service - Tax Increment	Capital Projects	Total Nonmajor Governmental Funds
<b>REVENUES</b>				
Taxes	\$ 2,153,443	\$ 510,518	\$ -	\$ 2,663,961
Charges for services	606,844	-	-	606,844
Intergovernmental	2,472,297	-	-	2,472,297
Miscellaneous	329,608	-	500,000	829,608
Interest	414,493	43,513	3,175,096	3,633,102
Total revenues	<u>5,976,685</u>	<u>554,031</u>	<u>3,675,096</u>	<u>10,205,812</u>
<b>EXPENDITURES</b>				
Current:				
General government	1,215,442	-	-	1,215,442
Public safety	313,201	-	-	313,201
Judicial	6,652	-	-	6,652
Culture and recreation	982,354	-	-	982,354
Debt service:				
Principal	-	99,331	-	99,331
Interest	-	51,108	-	51,108
Bond issuance costs	-	-	303,925	303,925
Capital outlay	<u>2,173,305</u>	<u>-</u>	<u>13,570,230</u>	<u>15,743,535</u>
Total expenditures	<u>4,690,954</u>	<u>150,439</u>	<u>13,874,155</u>	<u>18,715,548</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>1,285,731</u>	<u>403,592</u>	<u>(10,199,059)</u>	<u>(8,509,736)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	218,218	-	5,314,912	5,533,130
Transfers out	(57,174)	-	(2,003,186)	(2,060,360)
Bonds issued	-	-	16,350,000	16,350,000
Premium on bonds issued	-	-	954,499	954,499
Total other financing sources (uses)	<u>161,044</u>	<u>-</u>	<u>20,616,225</u>	<u>20,777,269</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>1,446,775</u>	<u>403,592</u>	<u>10,417,166</u>	<u>12,267,533</u>
<b>FUND BALANCES, BEGINNING</b>	<u>6,685,290</u>	<u>636,926</u>	<u>71,629,505</u>	<u>78,951,721</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 8,132,065</u>	<u>\$ 1,040,518</u>	<u>\$ 82,046,671</u>	<u>\$ 91,219,254</u>

(7)

CITY OF WAXAHACHIE, TEXAS

COMBINING BALANCE SHEET

NONMAJOR SPECIAL REVENUE FUNDS

SEPTEMBER 30, 2025

	Hotel/Motel Tax	Fire Department Donations	Veteran's Memorial Donations	LEOSE	Tax Increment
<b>ASSETS</b>					
Cash and investments	\$ 1,191,633	\$ 4,280	\$ 34,725	\$ 69,112	\$ 2,765,397
Receivables, net	378,839	-	-	-	-
Lease receivable	-	-	-	-	94,043
Total assets	<u>\$ 1,570,472</u>	<u>\$ 4,280</u>	<u>\$ 34,725</u>	<u>\$ 69,112</u>	<u>\$ 2,859,440</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 183,731	\$ -	\$ -	\$ -	\$ 19,147
Accrued liabilities	18,115	-	-	-	-
Retainage payable	-	-	-	-	-
Unearned revenues	-	-	-	-	-
Deposits payable	-	-	-	-	3,500
Total liabilities	<u>201,846</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,647</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred inflows - leases	-	-	-	-	85,494
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>85,494</u>
<b>FUND BALANCES</b>					
Restricted:					
Tourism	1,026,470	-	-	-	-
Perpetual care	-	-	-	-	-
Public safety	-	4,280	-	69,112	-
Municipal court judicial efficiency	-	-	-	-	-
Municipal court technology	-	-	-	-	-
Municipal court security	-	-	-	-	-
Municipal court jury	-	-	-	-	-
Municipal court tech & security	-	-	-	-	-
Municipal court judicial	-	-	-	-	-
Municipal court LYDAF	-	-	-	-	-
Culture and recreation	342,156	-	34,725	-	-
Downtown improvements	-	-	-	-	2,751,299
Committed:					
Culture and recreation	-	-	-	-	-
Total fund balances	<u>1,368,626</u>	<u>4,280</u>	<u>34,725</u>	<u>69,112</u>	<u>2,751,299</u>
Total liabilities and fund balances	<u>\$ 1,570,472</u>	<u>\$ 4,280</u>	<u>\$ 34,725</u>	<u>\$ 69,112</u>	<u>\$ 2,859,440</u>

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Police Seizure	Police Forfeiture	Cemetery Perpetual Care	Police Department Federal Forfeiture	Park Dedication Impact Fee	Municipal Court	Main Street Program Grant
\$ 14,328	\$ 61,314	\$ 563,238	\$ 447,682	\$ 1,066,955	\$ 478,926	\$ 21,231
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 14,328</u>	<u>\$ 61,314</u>	<u>\$ 563,238</u>	<u>\$ 447,682</u>	<u>\$ 1,066,955</u>	<u>\$ 478,926</u>	<u>\$ 21,231</u>
\$ -	\$ -	\$ 1,183	\$ -	\$ 10,044	\$ -	\$ -
-	-	13,229	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	14,412	-	10,044	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	548,826	-	-	-	-
14,328	61,314	-	447,682	-	-	-
-	-	-	-	-	21,620	-
-	-	-	-	-	53,039	-
-	-	-	-	-	226,474	-
-	-	-	-	-	2,587	-
-	-	-	-	-	682	-
-	-	-	-	-	30,012	-
-	-	-	-	-	144,512	-
-	-	-	-	-	-	-
-	-	-	-	-	-	21,231
-	-	-	-	1,056,911	-	-
<u>14,328</u>	<u>61,314</u>	<u>548,826</u>	<u>447,682</u>	<u>1,056,911</u>	<u>478,926</u>	<u>21,231</u>
<u>\$ 14,328</u>	<u>\$ 61,314</u>	<u>\$ 563,238</u>	<u>\$ 447,682</u>	<u>\$ 1,066,955</u>	<u>\$ 478,926</u>	<u>\$ 21,231</u>

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CITY OF WAXAHACHIE, TEXAS

COMBINING BALANCE SHEET

NONMAJOR SPECIAL REVENUE FUNDS

SEPTEMBER 30, 2025

	COVID-19 Funding	Special Response Team	Crape Myrtle Festival	Miscellaneous Special Revenue	Total Nonmajor Special Revenue Funds
<b>ASSETS</b>					
Cash and investments	\$ 1,813,798	\$ 88,815	\$ 1,343	\$ 309,418	\$ 8,932,195
Receivables, net	-	-	-	34,480	413,319
Lease receivable	-	-	-	-	94,043
Total assets	<u>\$ 1,813,798</u>	<u>\$ 88,815</u>	<u>\$ 1,343</u>	<u>\$ 343,898</u>	<u>\$ 9,439,557</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 85,606	\$ -	\$ -	\$ 15,000.00	\$ 314,711
Accrued liabilities	-	-	-	-	31,344
Retainage payable	109,681	-	-	-	109,681
Unearned revenues	762,762	-	-	-	762,762
Deposits payable	-	-	-	-	3,500
Total liabilities	<u>958,049</u>	<u>-</u>	<u>-</u>	<u>15,000</u>	<u>1,221,998</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred inflows - leases	-	-	-	-	85,494
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>85,494</u>
<b>FUND BALANCES</b>					
Restricted:					
Tourism	-	-	-	41,644	1,068,114
Perpetual care	-	-	-	13,491	562,317
Public safety	-	-	-	228,540	825,256
Municipal court judicial efficiency	-	-	-	-	21,620
Municipal court technology	-	-	-	-	53,039
Municipal court security	-	-	-	-	226,474
Municipal court jury	-	-	-	-	2,587
Municipal court tech & security	-	-	-	-	682
Municipal court judicial	-	-	-	-	30,012
Municipal court LYDAF	-	-	-	-	144,512
Culture and recreation	-	-	-	45,223	422,104
Downtown improvements	855,749	88,815	1,343	-	3,718,437
Committed:					
Culture and recreation	-	-	-	-	1,056,911
Total fund balances	<u>855,749</u>	<u>88,815</u>	<u>1,343</u>	<u>328,898</u>	<u>8,132,065</u>
Total liabilities and fund balances	<u>\$ 1,813,798</u>	<u>\$ 88,815</u>	<u>\$ 1,343</u>	<u>\$ 343,898</u>	<u>\$ 9,439,557</u>

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**CITY OF WAXAHACHIE, TEXAS**

**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES**

**NONMAJOR SPECIAL REVENUE FUNDS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Hotel/Motel Tax</u>	<u>Fire Department Donations</u>	<u>Veteran's Memorial Donations</u>	<u>LEOSE</u>	<u>Tax Increment</u>
<b>REVENUES</b>					
Taxes	\$ 1,327,667	\$ -	\$ -	\$ -	\$ 825,776
Charges for services	-	800	-	-	-
Intergovernmental	-	-	-	15,003	-
Miscellaneous	21,714	-	-	-	33,929
Interest	<u>52,201</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>122,974</u>
Total revenues	<u>1,401,582</u>	<u>800</u>	<u>-</u>	<u>15,003</u>	<u>982,679</u>
<b>EXPENDITURES</b>					
Current:					
General government	331,917	-	-	-	213,265
Public safety	-	3,116	-	-	-
Judicial	-	-	-	-	-
Culture and recreation	814,074	-	-	-	-
Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>1,145,991</u>	<u>3,116</u>	<u>-</u>	<u>-</u>	<u>213,265</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>255,591</u>	<u>(2,316)</u>	<u>-</u>	<u>15,003</u>	<u>769,414</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	-	-	-	-	-
Transfers out	<u>(20,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(37,174)</u>
Total other financing sources (uses)	<u>(20,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(37,174)</u>
<b>NET CHANGE IN FUND BALANCES</b>	235,591	(2,316)	-	15,003	732,240
<b>FUND BALANCES, BEGINNING</b>	<u>1,133,035</u>	<u>6,596</u>	<u>34,725</u>	<u>54,109</u>	<u>2,019,059</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 1,368,626</u>	<u>\$ 4,280</u>	<u>\$ 34,725</u>	<u>\$ 69,112</u>	<u>\$ 2,751,299</u>

(7)

Police Seizure	Police Forfeitures	Cemetery Perpetual Care	Police Department Federal Forfeiture	Park Dedication Impact Fees	Municipal Court	Main Street Program Grant
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5,527	-	278,025	53,682	204,419	64,391	-
-	-	-	-	-	-	-
-	406	-	-	-	-	-
-	<u>2,718</u>	<u>28,148</u>	<u>18,643</u>	<u>47,582</u>	-	-
<u>5,527</u>	<u>3,124</u>	<u>306,173</u>	<u>72,325</u>	<u>252,001</u>	<u>64,391</u>	-
-	-	451,299	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	6,652	-
-	-	-	-	168,280	-	-
-	-	-	-	-	-	-
-	-	<u>451,299</u>	-	<u>168,280</u>	<u>6,652</u>	-
<u>5,527</u>	<u>3,124</u>	<u>(145,126)</u>	<u>72,325</u>	<u>83,721</u>	<u>57,739</u>	-
-	-	-	-	-	122,059	-
-	-	-	-	-	-	-
-	-	-	-	-	<u>122,059</u>	-
5,527	3,124	(145,126)	72,325	83,721	179,798	-
<u>8,801</u>	<u>58,190</u>	<u>693,952</u>	<u>375,357</u>	<u>973,190</u>	<u>299,128</u>	<u>21,231</u>
<u>\$ 14,328</u>	<u>\$ 61,314</u>	<u>\$ 548,826</u>	<u>\$ 447,682</u>	<u>\$ 1,056,911</u>	<u>\$ 478,926</u>	<u>\$ 21,231</u>

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**CITY OF WAXAHACHIE, TEXAS**

**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES**

**NONMAJOR SPECIAL REVENUE FUNDS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>COVID-19 Funding</u>	<u>Special Reponse Team</u>	<u>Crape Myrtle Festival</u>	<u>Miscellaneous Special Revenue</u>	<u>Total Nonmajor Special Revenue Funds</u>
<b>REVENUES</b>					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ 2,153,443
Charges for services	-	-	-	-	606,844
Intergovernmental	2,173,305	-	-	283,989	2,472,297
Miscellaneous	-	82,350	39,900	151,309	329,608
Interest	<u>137,722</u>	<u>4,505</u>	<u>-</u>	<u>-</u>	<u>414,493</u>
Total revenues	<u>2,311,027</u>	<u>86,855</u>	<u>39,900</u>	<u>435,298</u>	<u>5,976,685</u>
<b>EXPENDITURES</b>					
Current:					
General government	-	38,048	38,774	142,139	1,215,442
Public safety	-	-	-	310,085	313,201
Judicial	-	-	-	-	6,652
Culture and recreation	-	-	-	-	982,354
Capital Outlay	<u>2,173,305</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,173,305</u>
Total expenditures	<u>2,173,305</u>	<u>38,048</u>	<u>38,774</u>	<u>452,224</u>	<u>4,690,954</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>137,722</u>	<u>48,807</u>	<u>1,126</u>	<u>(16,926)</u>	<u>1,285,731</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	-	-	-	96,159	218,218
Transfers out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(57,174)</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>96,159</u>	<u>161,044</u>
<b>NET CHANGE IN FUND BALANCES</b>	137,722	48,807	1,126	79,233	1,446,775
<b>FUND BALANCES, BEGINNING</b>	<u>718,027</u>	<u>40,008</u>	<u>217</u>	<u>249,665</u>	<u>6,685,290</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 855,749</u>	<u>\$ 88,815</u>	<u>\$ 1,343</u>	<u>\$ 328,898</u>	<u>\$ 8,132,065</u>

(7)

**CITY OF WAXAHACHIE, TEXAS**

COMBINING BALANCE SHEET

NONMAJOR CAPITAL PROJECTS FUNDS

SEPTEMBER 30, 2025

	<u>Capital Projects - Streets</u>	<u>Streets - Capital Projects Fund</u>	<u>Capital Projects - Facilities</u>
<b>ASSETS</b>			
Cash and investments	\$ 5,343,851	\$ 4,869,192	\$ 7,022,443
Total assets	<u>5,343,851</u>	<u>4,869,192</u>	<u>7,022,443</u>
<b>LIABILITIES</b>			
Accounts payable	65,588	222,612	29,498
Retainage payable	<u>-</u>	<u>52,669</u>	<u>-</u>
Total liabilities	<u>65,588</u>	<u>275,281</u>	<u>29,498</u>
<b>FUND BALANCES</b>			
Restricted:			
Capital projects	-	-	-
Public works	-	4,593,911	-
Assigned - capital projects	<u>5,278,263</u>	<u>-</u>	<u>6,992,945</u>
Total fund balances	<u>5,278,263</u>	<u>4,593,911</u>	<u>6,992,945</u>
Total liabilities and fund balances	<u>\$ 5,343,851</u>	<u>\$ 4,869,192</u>	<u>\$ 7,022,443</u>

(7)

<u>2020 Streets Bond</u>	<u>2021 Street Bond</u>	<u>2021 Park Bond</u>	<u>2022 General Bond</u>	<u>2023 General Bond</u>	<u>2023 Fire Truck Bond</u>
<u>\$ 241,385</u>	<u>\$ 37,655</u>	<u>\$ 86,639</u>	<u>\$ 1,230,425</u>	<u>\$ 7,049,963</u>	<u>\$ 146,835</u>
<u>241,385</u>	<u>37,655</u>	<u>86,639</u>	<u>1,230,425</u>	<u>7,049,963</u>	<u>146,835</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>61,043</u>	<u>-</u>
<u>6,709</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>29,733</u>	<u>-</u>
<u>6,709</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>90,776</u>	<u>-</u>
<u>234,676</u>	<u>37,655</u>	<u>86,639</u>	<u>1,230,425</u>	<u>6,959,187</u>	<u>146,835</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>234,676</u>	<u>37,655</u>	<u>86,639</u>	<u>1,230,425</u>	<u>6,959,187</u>	<u>146,835</u>
<u>\$ 241,385</u>	<u>\$ 37,655</u>	<u>\$ 86,639</u>	<u>\$ 1,230,425</u>	<u>\$ 7,049,963</u>	<u>\$ 146,835</u>

(7)

**CITY OF WAXAHACHIE, TEXAS**

COMBINING BALANCE SHEET  
NONMAJOR CAPITAL PROJECTS FUNDS  
SEPTEMBER 30, 2025

	2023 Parks Bond	2024 Street Bond	2024 Park Bond
<b>ASSETS</b>			
Cash and investments	\$ 7,744,725	\$ 14,316,459	\$ 6,302,164
Total assets	<u>7,744,725</u>	<u>14,316,459</u>	<u>6,302,164</u>
<b>LIABILITIES</b>			
Accounts payable	38,603	38,187	-
Retainage payable	<u>21,223</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>59,826</u>	<u>38,187</u>	<u>-</u>
<b>FUND BALANCES</b>			
Restricted:			
Capital projects	7,684,899	14,278,272	6,302,164
Public works	-	-	-
Assigned - capital projects	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>7,684,899</u>	<u>14,278,272</u>	<u>6,302,164</u>
Total liabilities and fund balances	<u>\$ 7,744,725</u>	<u>\$ 14,316,459</u>	<u>\$ 6,302,164</u>

(1)

<u>2024 City Hall Remodel Bond</u>	<u>2024 PD Range Bond</u>	<u>2024 Fire Truck Bond</u>	<u>2025 General Bond</u>	<u>Capital Projects - Parks</u>	<u>Total Nonmajor Capital Projects Funds</u>
<u>\$ 7,281,787</u>	<u>\$ 1,828,632</u>	<u>\$ 205,454</u>	<u>\$ 17,042,109</u>	<u>\$ 2,850,276</u>	<u>\$ 83,599,994</u>
<u>7,281,787</u>	<u>1,828,632</u>	<u>205,454</u>	<u>17,042,109</u>	<u>2,850,276</u>	<u>83,599,994</u>
869,853	-	-	-	117,605	1,442,989
-	-	-	-	-	110,334
<u>869,853</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>117,605</u>	<u>1,553,323</u>
6,411,934	1,828,632	205,454	17,042,109	-	62,448,881
-	-	-	-	-	4,593,911
-	-	-	-	2,732,671	15,003,879
<u>6,411,934</u>	<u>1,828,632</u>	<u>205,454</u>	<u>17,042,109</u>	<u>2,732,671</u>	<u>82,046,671</u>
<u>\$ 7,281,787</u>	<u>\$ 1,828,632</u>	<u>\$ 205,454</u>	<u>\$ 17,042,109</u>	<u>\$ 2,850,276</u>	<u>\$ 83,599,994</u>

(1)

**CITY OF WAXAHACHIE, TEXAS**

**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGE IN FUND BALANCES**

**NONMAJOR CAPITAL PROJECTS FUNDS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Capital Projects - Streets</u>	<u>Streets - Capital Projects Fund</u>	<u>Capital Projects - Facilities</u>
<b>REVENUES</b>			
Interest	\$ 140,397	\$ 264,766	\$ 329,226
Miscellaneous	-	-	-
Total revenues	<u>140,397</u>	<u>264,766</u>	<u>329,226</u>
<b>EXPENDITURES</b>			
Debt service:			
Bond issuance costs	-	-	-
Capital outlay	<u>319,818</u>	<u>3,885,067</u>	<u>627,866</u>
Total expenditures	<u>319,818</u>	<u>3,885,067</u>	<u>627,866</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(179,421)</u>	<u>(3,620,301)</u>	<u>(298,640)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	2,352,649	-	-
Transfers out	-	(1,304,048)	(698,564)
Bonds issued	-	-	-
Premium on bonds issued	-	-	-
Total other financing sources (uses)	<u>2,352,649</u>	<u>(1,304,048)</u>	<u>(698,564)</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>2,173,228</u>	<u>(4,924,349)</u>	<u>(997,204)</u>
<b>FUND BALANCES, BEGINNING</b>	<u>3,105,035</u>	<u>9,518,260</u>	<u>7,990,149</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 5,278,263</u>	<u>\$ 4,593,911</u>	<u>\$ 6,992,945</u>

(7)

2020 Streets Bond	2021 Street Bond	2021 Park Bond	2022 General Bond	2023 General Bond	2023 Fire Truck Bond
\$ 10,770	\$ 1,667	\$ 3,836	\$ 83,723	\$ 441,984	\$ 7,642
-	-	-	-	-	-
<u>10,770</u>	<u>1,667</u>	<u>3,836</u>	<u>83,723</u>	<u>441,984</u>	<u>7,642</u>
-	-	-	-	-	-
<u>3,044</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,198,520</u>	<u>27,548</u>
<u>3,044</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,198,520</u>	<u>27,548</u>
<u>7,726</u>	<u>1,667</u>	<u>3,836</u>	<u>83,723</u>	<u>(3,756,536)</u>	<u>(19,906)</u>
-	-	-	962,263	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>962,263</u>	<u>-</u>	<u>-</u>
<u>7,726</u>	<u>1,667</u>	<u>3,836</u>	<u>1,045,986</u>	<u>(3,756,536)</u>	<u>(19,906)</u>
<u>226,950</u>	<u>35,988</u>	<u>82,803</u>	<u>184,439</u>	<u>10,715,723</u>	<u>166,741</u>
<u>\$ 234,676</u>	<u>\$ 37,655</u>	<u>\$ 86,639</u>	<u>\$ 1,230,425</u>	<u>\$ 6,959,187</u>	<u>\$ 146,835</u>

(7)

**CITY OF WAXAHACHIE, TEXAS**

**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGE IN FUND BALANCES**

**NONMAJOR CAPITAL PROJECTS FUNDS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	2023 Park Bond	2024 Street Bond	2024 Park Bond
<b>REVENUES</b>			
Interest	\$ 367,854	\$ 639,457	\$ 279,002
Miscellaneous	-	-	-
Total revenues	<u>367,854</u>	<u>639,457</u>	<u>279,002</u>
<b>EXPENDITURES</b>			
Debt service:			
Bond issuance costs	-	-	-
Capital outlay	<u>729,213</u>	<u>214,459</u>	<u>-</u>
Total expenditures	<u>729,213</u>	<u>214,459</u>	<u>-</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(361,359)</u>	<u>424,998</u>	<u>279,002</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	-	-	-
Transfers out	-	-	-
Bonds issued	-	-	-
Premium on bonds issued	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>(361,359)</u>	<u>424,998</u>	<u>279,002</u>
<b>FUND BALANCES, BEGINNING</b>	<u>8,046,258</u>	<u>13,853,274</u>	<u>6,023,162</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 7,684,899</u>	<u>\$ 14,278,272</u>	<u>\$ 6,302,164</u>

(7)

2024 City Hall Remodel Bond	2024 PD Range Bond	2024 Fire Truck Bond	2025 General Bond	Capital Projects - Parks	Total Nonmajor Capital Projects Funds
\$ 386,871	\$ 81,176	\$ 14,154	\$ 42,109	\$ 80,462	\$ 3,175,096
-	-	-	-	500,000	500,000
<u>386,871</u>	<u>81,176</u>	<u>14,154</u>	<u>42,109</u>	<u>580,462</u>	<u>3,675,096</u>
-	-	-	303,925	-	303,925
<u>3,044,816</u>	<u>9,300</u>	<u>65,592</u>	<u>-</u>	<u>444,987</u>	<u>13,570,230</u>
<u>3,044,816</u>	<u>9,300</u>	<u>65,592</u>	<u>303,925</u>	<u>444,987</u>	<u>13,874,155</u>
<u>(2,657,945)</u>	<u>71,876</u>	<u>(51,438)</u>	<u>(261,816)</u>	<u>135,475</u>	<u>(10,199,059)</u>
-	-	-	-	2,000,000	5,314,912
-	-	-	(574)	-	(2,003,186)
-	-	-	16,350,000	-	16,350,000
<u>-</u>	<u>-</u>	<u>-</u>	<u>954,499</u>	<u>-</u>	<u>954,499</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>17,303,925</u>	<u>2,000,000</u>	<u>20,616,225</u>
<u>(2,657,945)</u>	<u>71,876</u>	<u>(51,438)</u>	<u>17,042,109</u>	<u>2,135,475</u>	<u>10,417,166</u>
<u>9,069,879</u>	<u>1,756,756</u>	<u>256,892</u>	<u>-</u>	<u>597,196</u>	<u>71,629,505</u>
<u>\$ 6,411,934</u>	<u>\$ 1,828,632</u>	<u>\$ 205,454</u>	<u>\$ 17,042,109</u>	<u>\$ 2,732,671</u>	<u>\$ 82,046,671</u>

(7)

CITY OF WAXAHACHIE, TEXAS

HOTEL/MOTEL TAX FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET TO ACTUAL

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Other taxes	\$ 1,186,750	\$ 1,152,000	\$ 1,327,667	\$ 175,667
Miscellaneous	4,500	4,676	21,714	17,038
Interest	<u>35,000</u>	<u>51,400</u>	<u>52,201</u>	<u>801</u>
Total revenues	<u>1,226,250</u>	<u>1,208,076</u>	<u>1,401,582</u>	<u>193,506</u>
<b>EXPENDITURES</b>				
Current:				
General government	301,088	288,000	331,917	(43,917)
Culture and recreation	<u>807,229</u>	<u>821,108</u>	<u>814,074</u>	<u>7,034</u>
Total expenditures	<u>1,108,317</u>	<u>1,109,108</u>	<u>1,145,991</u>	<u>(36,883)</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>117,933</u>	<u>98,968</u>	<u>255,591</u>	<u>156,623</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	<u>(20,000)</u>	<u>(20,000)</u>	<u>(20,000)</u>	<u>-</u>
Total other financing sources (uses)	<u>(20,000)</u>	<u>(20,000)</u>	<u>(20,000)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	97,933	78,968	235,591	156,623
<b>FUND BALANCES, BEGINNING</b>	<u>1,133,035</u>	<u>1,133,035</u>	<u>1,133,035</u>	<u>-</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 1,230,968</u>	<u>\$ 1,212,003</u>	<u>\$ 1,368,626</u>	<u>\$ 156,623</u>

(7)

CITY OF WAXAHACHIE, TEXAS

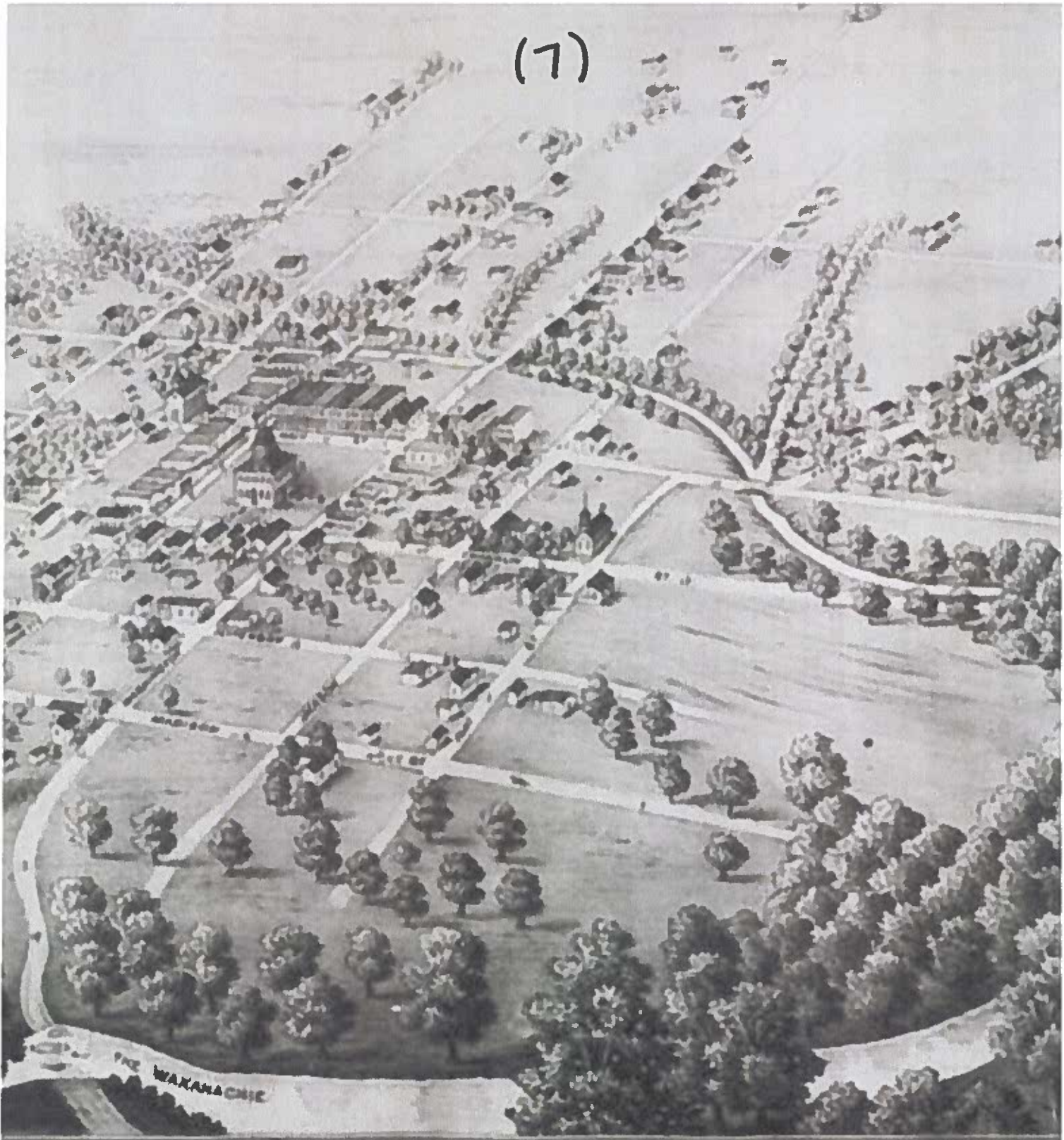
DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET TO ACTUAL

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Ad valorem taxes	\$ 16,367,950	\$ 16,321,000	\$ 16,344,686	\$ 23,686
Miscellaneous	-	400	8,253	7,853
Interest	400,000	640,000	616,702	(23,298)
Total revenues	16,767,950	16,961,400	16,969,641	8,241
<b>EXPENDITURES</b>				
Debt service:				
Principal	11,451,564	11,461,683	11,461,683	-
Interest	4,795,402	4,793,570	4,794,053	(483)
Bond issuance costs	250	250	-	250
Total expenditures	16,247,216	16,255,503	16,255,736	(233)
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES</b>	520,734	705,897	713,905	8,008
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	69,381	69,955	574
Total other financing sources (uses)	-	69,381	69,955	574
<b>NET CHANGE IN FUND BALANCES</b>	520,734	775,278	783,860	8,582
<b>FUND BALANCES, BEGINNING</b>	6,242,562	6,242,562	6,242,562	-
<b>FUND BALANCES, ENDING</b>	\$ 6,763,296	\$ 7,017,840	\$ 7,026,422	\$ 8,582

(7)



BIRDS EYE VIEW OF  
**WAXAHACHIE**

COUNTY SEAT OF TARRANT COUNTY, TEXAS  
**WAXAHACHIE**  
COUNTY SEAT OF TARRANT COUNTY, TEXAS  
WAXAHACHIE

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(7)

**CITY OF WAXAHACHIE, TEXAS**

**SINGLE AUDIT REPORT**

**SEPTEMBER 30, 2025**

(7)

(7)

**CITY OF WAXAHACHIE, TEXAS**

TABLE OF CONTENTS

SEPTEMBER 30, 2025

	<b><u>Page Number</u></b>
Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Audit Standards</i> .....	1 - 2
Independent Auditor’s Report on Compliance for Each Major Federal Program And Report on Internal Control Over Compliance in Accordance with the Uniform Guidance.....	3 - 5
Schedule of Expenditures of Federal Awards.....	6
Notes to Schedule of Expenditures of Federal Awards .....	7
Schedule of Findings and Questioned Costs .....	8
Summary Schedule of Prior Audit Findings .....	9

(7)

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Honorable Mayor  
and Members of City Council  
City of Waxahachie, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Waxahachie, Texas as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Waxahachie, Texas' basic financial statements, and have issued our report thereon dated March 2, 2026.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the City of Waxahachie, Texas' internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Waxahachie, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Waxahachie, Texas' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City of Waxahachie, Texas' financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the City of Waxahachie, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**OFFICE LOCATIONS**

**TEXAS** | Waco | Temple | Hillsboro | Houston  
**NEW MEXICO** | Albuquerque



(7)

**Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Waxahachie, Texas' internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas  
March 2, 2026



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND  
REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE  
UNIFORM GUIDANCE**

Honorable Mayor  
and Members of City Council  
City of Waxahachie, Texas

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the City of Waxahachie, Texas' compliance with the types of compliance requirements identified as subject to audit in the (OMB) *Compliance Supplement* that could have a direct and material effect on each of the City of Waxahachie, Texas' major federal programs for the year ended September 30, 2025. The City of Waxahachie, Texas' major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of Waxahachie, Texas complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of Waxahachie, Texas and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City of Waxahachie, Texas' compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City of Waxahachie, Texas' federal programs.

**OFFICE LOCATIONS**

**TEXAS** | Waco | Temple | Hillsboro | Houston  
**NEW MEXICO** | Albuquerque



(7)

## **Auditor's Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of Waxahachie, Texas' compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City of Waxahachie, Texas' compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City of Waxahachie, Texas' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City of Waxahachie, Texas' internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City of Waxahachie, Texas' internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

(7)

**Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Waxahachie, Texas as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Waxahachie, Texas' basic financial statements. We issued our report thereon, dated March 2, 2026, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements and certain additional procedures including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
March 2, 2026

(7)

CITY OF WAXAHACHIE, TEXAS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal Grantor/ Pass-Through Grantor/ Program Title	Assistance Listing Number	Pass Through Identifying Number	Federal Expenditures
<b>U.S. Department of Justice</b>			
Public Safety Partnership and Community Policing Grants	16.710	N/A	\$ <u>151,175</u>
<b>Total U.S. Department of Justice</b>			<u>151,175</u>
<b>U.S. Department of Transportation</b>			
Passed through Texas Department of Transportation:			
Federal Aviation Program	20.106	GPR-WAXC-24AWWAXCH-00071	20,358
Federal Aviation Program	20.106	GPR-WAXC-22AWWAXCH-00071	29,875
Federal Aviation Program	20.106	GPR-WAXC-21AWWAXCH-00024	13,000
Airport Improvement Program - RAMP	20.106	M2518WAXC3	82,103
Airport Improvement Program - RAMP	20.106	M2518WAXC2	10,175
Airport Improvement Program - RAMP	20.106	M2518WAXC1	<u>2,772</u>
Total ALN 20.106			158,283
Highway Planning and Construction	20.205	0918-22-166	<u>134,810</u>
Total Passed through Texas Department of Transportation			<u>293,093</u>
<b>Total U.S. Department of Transportation</b>			<u>293,093</u>
<b>U.S. Department of Treasury</b>			
Passed through Texas Division of Emergency Management:			
Coronavirus State and Local Fiscal Fiscal Recovery Funds - (COVID-19)	21.027	272021	<u>2,173,305</u>
Total Passed through Texas Division of Emergency Management			<u>2,173,305</u>
<b>Total U.S. Department of Treasury</b>			<u>2,173,305</u>
<b>Executive Office of the President</b>			
Passed through Navarro County, Texas:			
High Intensity Drug Trafficking Areas Program	95.001	N/A	<u>17,195</u>
Total Passed through Navarro County, Texas			<u>17,195</u>
<b>Total Executive Office of the President</b>			<u>17,195</u>
<b>Total Expenditure of Federal Awards</b>			<u>\$ 2,634,768</u>

The accompanying notes are an integral part of these financial statements.

(1)

**CITY OF WAXAHACHIE, TEXAS**

**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**SEPTEMBER 30, 2025**

**1. BASIS OF ACCOUNTING**

The Schedule of Expenditures of Federal Awards is presented using the modified accrual basis of accounting. The modified accrual basis of accounting is described in Note I of the basic financial statements. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some of the amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

**2. BASIS OF PRESENTATION**

The Schedule of Expenditures of Federal Awards presents the activity of all applicable federal awards programs of the City. The City's reporting entity is defined in Note I of the basic financial statements. Federal awards received directly from federal agencies, as well as awards passed through other government agencies, are included on the Schedule of Expenditures of Federal Awards.

**3. PASS-THROUGH EXPENDITURES**

None of the Federal Programs expended by the City were provided to subrecipients.

**4. INDIRECT COSTS**

The City did not elect to use the de minimis indirect cost rate as allowed in the Uniform Guidance.

(7)

**CITY OF WAXAHACHIE, TEXAS**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**Summary of Auditor's Results**

**Financial Statements:**

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified that are not considered to be material weaknesses?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	No

**Federal Awards:**

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified that are not considered to be material weaknesses?	None reported
Type of auditor's report issued on compliance with major programs.	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (a) of Uniform Guidance?	No

**Identification of major program:**

Name of federal program:	Assistance listing number:
Coronavirus State and Local Fiscal Recovery Funds - (COVID-19)	21.027
Dollar threshold used to distinguish between type A and type B programs	\$1,000,000
Auditee qualified as low risk auditee?	No

**Financial Statement Findings**

None

**Federal Award Findings**

None



**CITY OF WAXAHACHIE, TEXAS**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

None.

(7)

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# Planning & Zoning Department (8)

## Zoning Staff Report



**Case: ZDC-175-2025**

### MEETING DATE(S)

Planning & Zoning Commission: February 24, 2026  
City Council: March 16, 2026

### CAPTION

**Public Hearing** on a request by Jorge Restrepo, for a Short-Term Rental use within a Single Family-3 zoning district located at 810 S College Street (Property ID 172443) - Owner: Jorge Restrepo (ZDC-175-2025)

### RECOMMENDED MOTION

- "I move to deny ZDC-175-2025, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to approve ZDC-175-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

### ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on December 8, 2025, the Commission voted 5-0 to recommend approval of case number ZDC-175-2025, subject to the conditions of the staff report.

### APPLICANT REQUEST

The Applicants requests a Specific Use Permit for a Short-Term Rental use at 810 S College Street.

### CASE INFORMATION

**Applicant:** Jorge Restrepo  
**Property Owner(s):** Jorge Restrepo  
**Site Acreage:** .36 acres  
**Current Zoning:** SF-3  
**Requested Zoning:** SF-3 with a Specific Use Permit (SUP) for Short-Term Rental use.

### SUBJECT PROPERTY

**General Location:** 810 S College Street  
**Parcel ID Number(s):** 172443  
**Existing Use:** Residential Use  
**Development History:** Lot 1 Block 28 of the Bullard Revision

(8)

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	SF-3	Single Family Residence
East	SF-3	Single Family Residence
South	SF-3	Single Family Residence
West	SF-3	Single Family Residence

**Future Land Use Plan:**

Mixed Use Neighborhood

**Comprehensive Plan:**

A mixed-use neighborhood harkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this place type, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

**Thoroughfare Plan:**

The subject property is accessible via Dewberry Street.

**Site Image:**



(8)

### **PLANNING ANALYSIS**

The Applicant requests a SUP for short-term rental use at 810 S College Street because it is located within the SF-3 zoning district. The subject property consists of a primary structure being approximately 2,844 square feet in size with four (4) bedrooms and a detached 2-car garage. The garage will not be accessible to guests; but there is sufficient space in the driveway to accommodate 4 cars; which is the maximum number of allowed vehicles. A gate currently separates portions of the driveway. Guests will have access to open and park behind the gate. There will be a maximum of 10 guests allowed. The subject property is situated on an approximately 0.36 acres (15,681 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. At the time of this report, the owner has agreed to remove the homestead exemption prior to operating the STR, if this SUP is approved.

The existing driveway for the subject property along Dewberry Street can accommodate the required number of vehicles; but does not actually connect to Dewberry Street. The concrete driveway is separate from the street by approximately 6' of grass. In the recommendation section below, Staff has added a condition that would require the applicant extend the concrete driveway to connect to Dewberry Street in the event this SUP is approved.

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 Camillo Restrepo, 815 College Street, Waxahachie, 75165, which is located approximately 110' from the subject property.

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 24 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.

### **PUBLIC NOTIFICATION RESPONSES**

At the time of the publishing this staff report, a total of zero (0) letters of support and zero (0) letters of opposition were received by staff.

(8)

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

**Conditions:**

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of ten (10) guests per stay.
4. The short-term rental operator shall permit a maximum of four (4) vehicles to be parked on the subject property. Off-site and/or on-street parking is prohibited.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
7. The property shall be required to extend the concrete driveway to connect to Dewberry Street prior to the approval of registration for the STR.
8. The property owner shall remove the Homestead Tax Exemption on the subject property.

**ATTACHED EXHIBITS**

1. SUP Ordinance
2. Location Map (Exhibit A)
3. Zoning Map (Exhibit B)
4. Floorplan/Site Plan (Exhibit C)
5. Host Rules (Exhibit D)

**STAFF CONTACT INFORMATION**

*Prepared by:*

David Jones  
Planner

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*Reviewed by:*

Trenton Robertson, AICP  
Senior Director of Planning

[trenton.robertson@waxahachie.com](mailto:trenton.robertson@waxahachie.com)

(9)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE USE WITHIN A SINGLE-FAMILY-3 (SF-3 ZONING DISTRICT ZONING DISTRICT, LOCATED AT 810 S COLLEGE STREET, BEING PROPERTY ID 172443, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 28 OF THE BULLARD REVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

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

**WHEREAS**, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

**WHEREAS**, the described property is classified in said ordinance and any amendments thereto as SF-3; and

**WHEREAS**, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-175-2025. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

**WHEREAS**, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

**WHEREAS**, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

**NOW, THEREFORE**, this property is rezoned from SF-3 to SF-3, with a SUP in order to permit a Short-Term Rental use on the following property: Lot 1 Block 28 of the Bullard Revision, which is shown on Exhibit A, in accordance with the Zoning Map attached as Exhibit B, the Floorplan/Site Plan attached as Exhibit C, and the Host Rules attached as Exhibit D.

### **SPECIFIC USE PERMIT**

#### **Purpose and Intent**

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

(9)

Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN A SINGLE-FAMILY-3 (SF-3) ZONING DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-175-2025.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A – Location Map, Exhibit B – Zoning Map, Exhibit C – Floorplan/Site Plan, and Exhibit D – Host Rules.
3. The STR Operator for the subject property shall be responsible for obtaining registration per the City's applicable rules and regulations governing such permits.
4. The STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C and D.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. The property shall be required to extend the concrete driveway to connect to Dewberry Street prior to the approval of registration for the STR.
8. The property owner shall remove the Homestead Tax Exemption on the subject property.
9. City Council shall have the right to review the Specific Use Permit at any point, necessary

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.

(9)

4. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
5. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
6. The short-term rental operator shall allow a maximum occupancy of ten (10) guests per stay.
7. The short-term rental operator shall allow a maximum of four (4) vehicles to park on the subject property. Off-site and/or on-street parking is prohibited.
8. The short-term rental operator shall not lease simultaneously to more than one (1) group under separate contacts, bookings or appointments as stated in Section 3.27(g)(ii) of the City's Zoning Ordinance.
9. The short-term rental operator shall not advertise the subject property as a short-term rental prior to the approval of the short-term rental registration as stated in Section 3.27(d)(i).
10. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
11. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
12. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

**PASSED, APPROVED AND ADOPTED** on this 16<sup>th</sup> day of March, 2026.

---

MAYOR

ATTEST:

---

City Secretary

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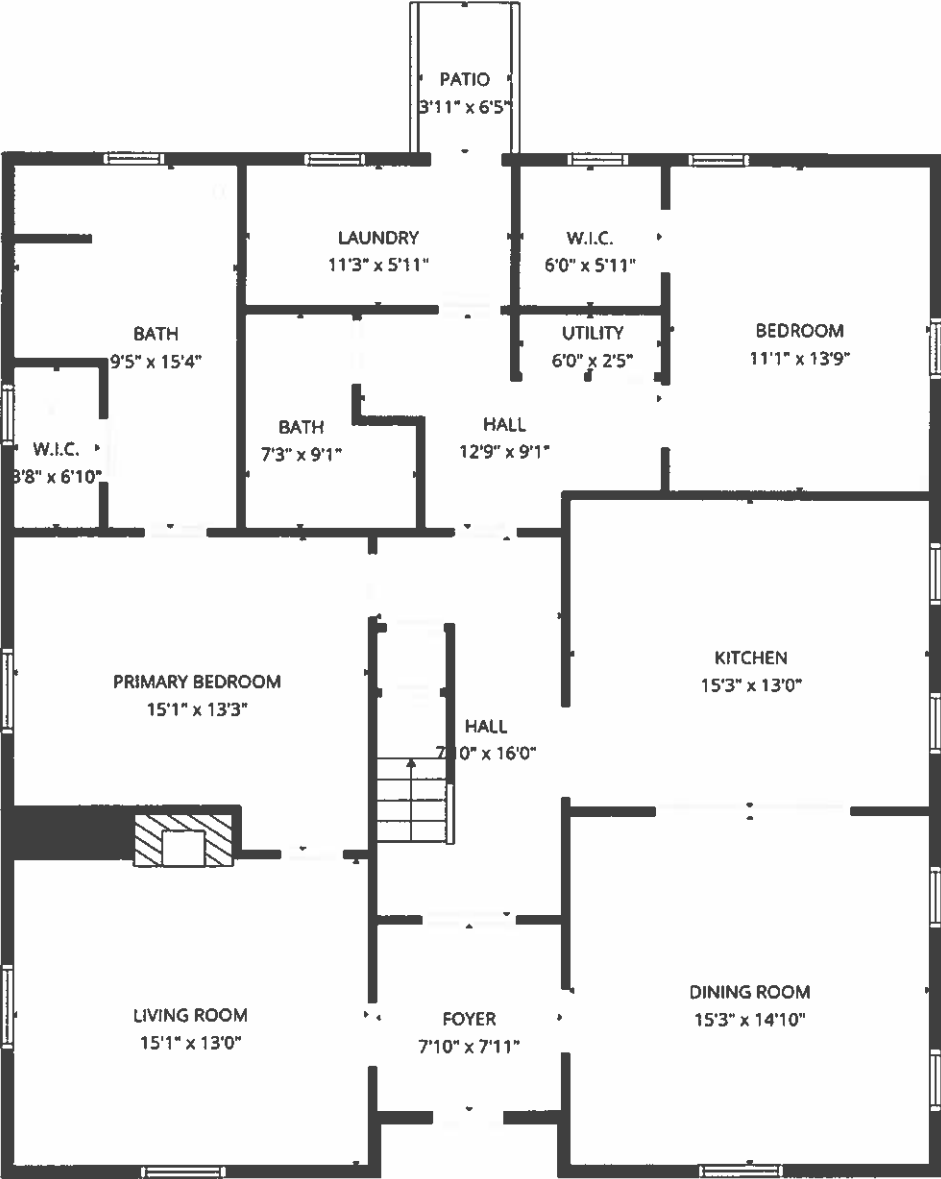


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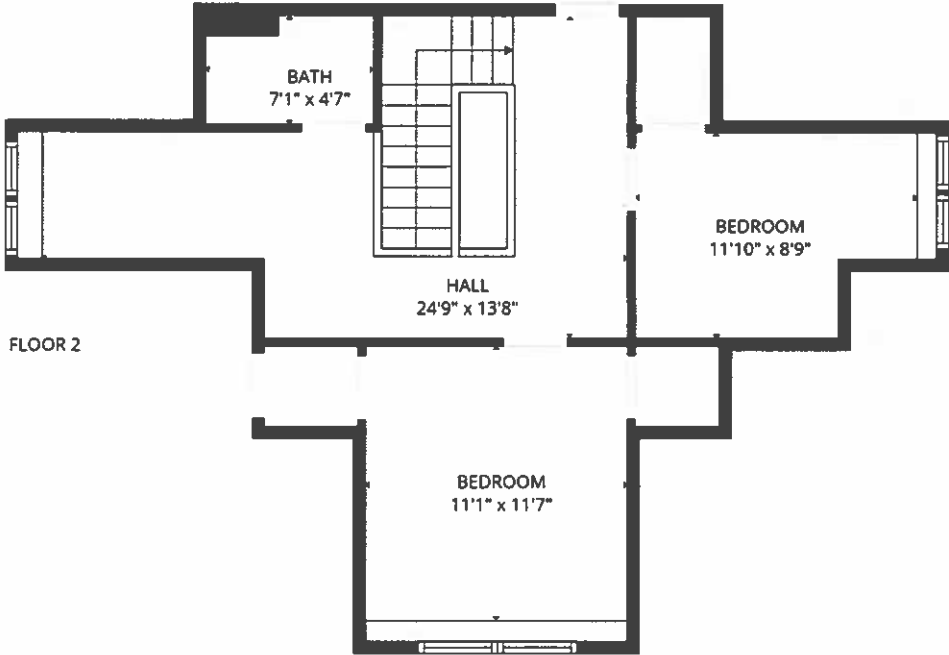


# EXHIBIT C - FLOORPLAN/SITE PLAN

(9)



FLOOR 1

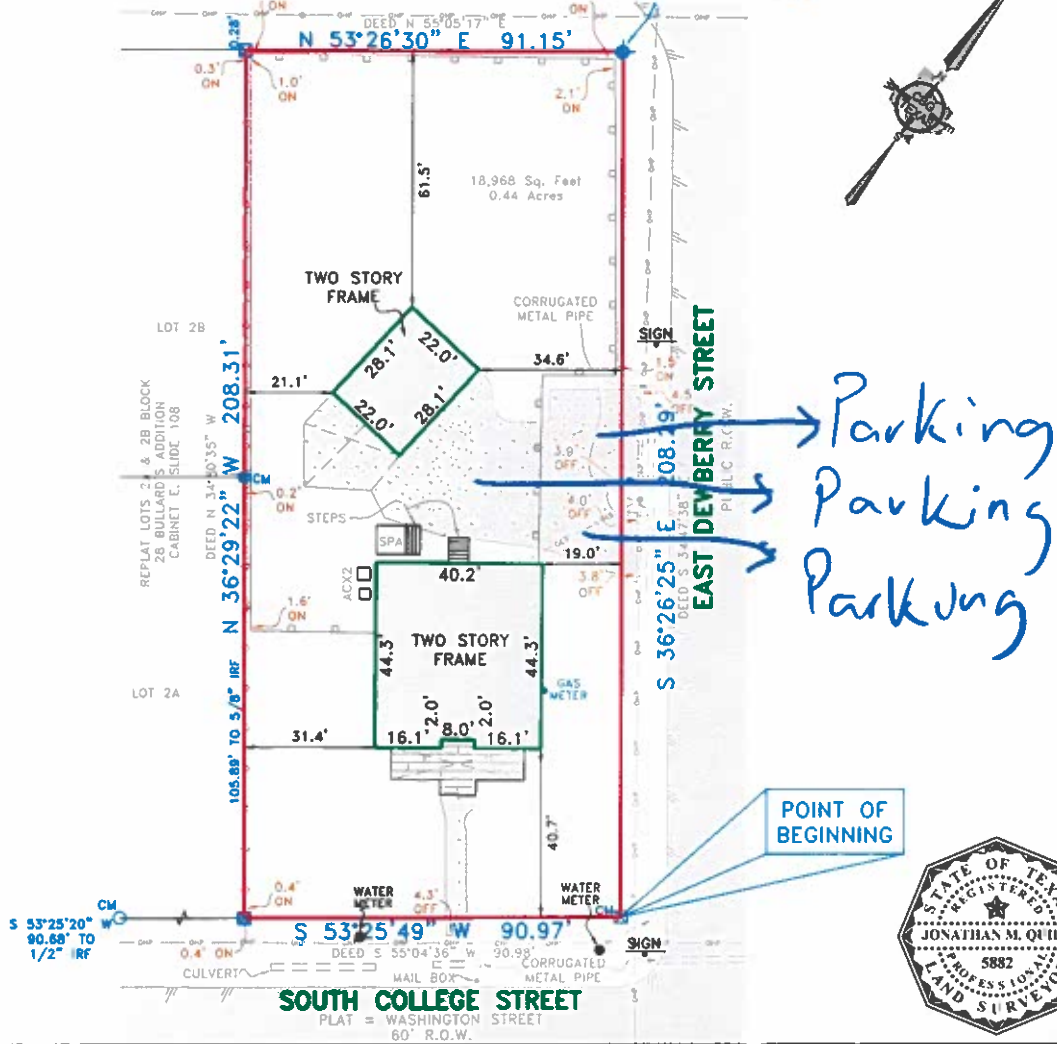


FLOOR 2

(9)

# EXHIBIT C - FLOORPLAN/SITE PLAN

- 1" ROD FOUND
- POINT FOR CORNER
- 3/8" ROD FOUND
- FENCE POST FOR CORNER
- CONTROLLING MONUMENT
- TRANSFORMER PAD
- AIR CONDITIONER
- POOL
- EQUIPMENT
- COLUMN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- POWER POLE
- OHF OVERHEAD ELECTRIC
- OES OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK



Parking  
 Parking  
 Parking

POINT OF BEGINNING



### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 92, PG. 315, VOL. 228, PG. 37 AND VOL. 318, PG. 353

BEARINGS SHOWN ARE BASED ON MAD 83 TEXAS NORTH CENTRAL ZONE

NOTES: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48139C0190G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

Date: \_\_\_\_\_ Accepted by: \_\_\_\_\_  
 Purchaser  
 Purchaser

Drawn By: SG  
 Scale: 1" = 30'  
 Date: 11/10/25  
 GF NO.: C-102523727  
 Job No. 2167



Executed this 10th day of November, 2025  
 [Signature]  
 Registered Professional Land Surveyor

### 810 South College Street

Being a portion of land situated in E.W. Rogers Survey, Abstract Number 896, Ellis County, Texas, ac tract being a portion of Block 28, of Bullard Heights Addition, an addition to the plat thereof recored in Volume 92, Page 315 of the Map Records of Ellis County, Texas, some being a tract of land conveyed to David J. Renner and Juliet A. Schumacher, husband and wife, by deed recorded in Instrument Number 1835214, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEARING of a 1 inch iron rod found for corner, said corner being the intersection of the Southwest Right-of-Way line of East Dewberry Street (public Right-of-Way) and Northwest Right-of-Way line of South College Street (60-foot Right-of-Way):

THENCE South 53 degrees 25 minutes 49 seconds West, along the Northwest line of said South Cole Street, a distance of 90.97 feet to a 1 inch iron rod found and 1/2 inch pipe found for corner, said corner being the East corner of land conveyed to Lot 2A of Replat Lots 2A and 2 Block 28 Bullard's Addition, an addition to the plat thereof recorded in Cabinet E, Slide 108 of the Map Records of Ellis County, Texas, from which a 1/2 inch iron rod found bears South 53 degrees 25 minutes 20 seconds West, a distance of 90.88 feet for witness, from which a 3/8 inch iron rod found bears on-line Northwesterly, a distance of 105.89 feet for witness and being the North corner of Lot 2A and being the East corner of Lot 28 of said Replat Lots 2A and 28 Block 28 Bullard's Addition;

THENCE North 38 degrees 29 minutes 22 seconds West, along the Northeast line of said Replat Lots 2A and 28 Block 28 Bullard's Addition, a distance of 208.31 feet to a 1 inch iron rod found for corner, said corner being along the Northeast line of Replat Lots 2A and 28 Block 28 Bullard's Addition, same said corner being the South corner of the Southeast Right-of-Way line of Rogers Street (public Right-of-Way), from which a 1/2 inch iron rod found bears on-line Northwesterly a distance of 0.28 feet for witness and being the North corner of Lot 28 of said Replat Lots 2A and 28 Block 28 Bullard's Addition;

THENCE North 53 degrees 26 minutes 30 seconds East, along the Southeast Right-of-Way line of sa Rogers Street, a distance of 91.15 feet to a point for corner, said corner being the intersection of said Southeast Right-of-Way line of Rogers Street and of said Southwest Right-of-Way line of East Dewberry Street, from which a 1/2 inch iron rod found bears South 39 degrees 04 minutes 25 seconds West, a distance of 0.43 feet for witness;

THENCE South 38 degrees 26 minutes 25 seconds East, along the Southwest Right-of-Way line of East Dewberry Street, a distance of 208.29 feet to the POINT OF BEGINNING and containing 18,968 square feet or 0.44 acres of land.

### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Jorge Hernan Restrepo, Everet Financial, Inc. and Priority Settlement Group, in connection with the transaction described in G.F. C-102523727 that, (a) this survey and the property descripti set forth hereon were prepared from an actual on-the-ground survey; (b) such survey wa conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actual existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall l at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.



(9)

# House Rules for an Airbnb

## General Rules

- Check-in: 4:00 PM or later
  - Check-out: 11:00 AM
  - No unregistered guests allowed on the property at any time.
  - Government-issued ID required through Airbnb's verification system.
  - No parties or events — Waxahachie enforces strict noise and nuisance ordinances.
- 

## Noise & Community Respect

Waxahachie is a quiet, family-oriented town. To avoid issues with neighbors or code enforcement:

- Quiet hours: 10:00 PM – 8:00 AM
  - No loud music outdoors or from vehicles.
  - No congregating in front of the property or street after 10PM.
  - Respect neighbors — any noise complaint = immediate cancellation without refund.
- 

## Smoking, Vaping, & Substances

- Absolutely NO smoking or vaping indoors.

(9)

- Outdoor smoking allowed only in designated area (if you have one), with proper disposal.
  - No illegal substances on property.
  - Evidence of smoking indoors = \$250 cleaning fee.
- 

## **Pets (35 lbs and under)**

Choose the option that applies:

If allowed:

- Must be disclosed before booking.
  - \$50 pet fee per stay.
  - No pets on furniture or beds.
  - Guest responsible for any damages or extra cleaning.
- 

## **Cleanliness & Care**

- Please wash dishes or place in dishwasher and start a cycle before checkout.
  - Dispose of trash in outdoor bins.
  - Do not move furniture—put it back if you must rearrange.
  - Report any damages immediately.
  - Lost keys, garage openers, or access cards carry a \$75 replacement fee.
-

(9)

## Security

- Lock all doors and windows when leaving.
  - Do not share the door code with anyone not on the reservation.
  - Ring cameras (if installed) are for security only — tampering disables the booking.
- 

## Utilities & Property Use

- No altering thermostat below 68°F in winter or above 75°F in summer to protect the HVAC.
  - No open flames, candles, or fireworks.
  - Use appliances responsibly (washer, dryer, grill, etc.).
  - Parking only in designated areas — no street parking overnight (vs. HOA restrictions if applicable).
  - Up to 4 Vehicles are allowed to be parked in the premises. In the survey we have noted the parking designated areas. (Find the site plan attached to the email)
  
  - There will be a maximum of 10 guests allowed
- 

## Waxahachie-Specific Rules

- The city enforces regulations for short-term rentals; violations can result in immediate cancellation:
  - No outdoor parties.
  - No excessive vehicles.
  - No commercial photography/video without host approval.

(9)

- Respect wildlife, land, and property boundaries (common in semi-rural Waxahachie neighborhoods).
- 

## Fees & Penalties

- Unauthorized guests: \$100 per person
  - Excessive cleaning: \$150
  - Smoking indoors: \$250
  - Late checkout (without approval): \$50 per 30 minutes
  - Party or event violation: Full deposit + immediate removal
- 

## By Booking, You Agree To Follow All Rules

Failure to follow rules may result in immediate cancellation without refund.

---

If you want, I can also create:

- ✓ A Waxahachie-themed Welcome Book (PDF)
- ✓ A guest checkout checklist
- ✓ A rental agreement for larger bookings
- ✓ A version in Spanish/dual-language
- ✓ A version tailored to your 4-bed/3-bath property

# Planning & Zoning Department (16)

## Zoning Staff Report

Case: ZDC-10-2026



### MEETING DATE(S)

Planning & Zoning Commission: March 10, 2026

City Council: March 16, 2026

### CAPTION

Public Hearing on a request by Roger Thornton for a **Specific Use Permit (SUP)** for an **Accessory Structure +700 Square Feet** use within a Single Family-1 (SF-1) zoning district located at 811 Broadhead Road (Property ID 207656) - Owner: Roger Thornton & Melissa Thornton (ZDC-10-2026)

### RECOMMENDED MOTION

*"I move to approve ZDC-10-2026, a Specific Use Permit (SUP) for an Accessory Structure +700 Square Feet, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit to allow for the construction of a 900 square foot accessory structure for use as a two-car garage.

### CASE INFORMATION

**Applicant:** Roger Thornton

**Property Owner(s):** Roger Thornton & Melissa Thornton

**Site Acreage:** 1.09 acres

**Current Zoning:** Single Family-1 (SF-1)

**Requested Zoning:** Single Family-1 (SF-1) with SUP for Accessory Structure +700SF

### SUBJECT PROPERTY

**General Location:** 811 Broadhead Road

**Parcel ID Number(s):** 207656

**Existing Use:** A single family residence currently exists on the subject property.

**Development History:** The subject property is platted as 3A, Block A of the Mustang Meadows Phase One subdivision.

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	Single Family-1 (SF-1)	Single Family Residence
East	N/A (ETJ)	Single Family Residence
South	Single Family-1 (SF-1)	Single Family Residence
West	Single Family-1 (SF-1)	Single Family Residence

**Future Land Use Plan:**

Residential Neighborhood

**Comprehensive Plan:**

This placetype serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes. Both residential and commercial uses need to be context sensitive. Commercial uses in this placetype may be a small pop up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods.

**Thoroughfare Plan:**

The subject property is accessible via Broadhead Road.

**Site Image:**



**PLANNING ANALYSIS**

The Applicant proposes a Specific Use Permit to allow for the construction of a 900 square foot accessory structure for use as a two-car garage and personal storage space. An approximately 500 square foot carport currently exists on the property in the location of the proposed accessory structure. The applicant plans to remove the carport and replace it with the proposed metal structure. The location of the structure meets all setback requirements and is already accessible via the existing concrete driveway. The applicant has confirmed that the structure will have electricity; but will not be separately metered. No plumbing is proposed for the structure and the Applicant has confirmed that the structure will not be used as a dwelling, Short-Term Rental, or for commercial purposes.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 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.

**PUBLIC NOTIFICATION RESPONSES**

Staff has received zero (0) letters of support and zero (0) letters of opposition for the SUP request.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP request, subject to the conditions noted below.

**Conditions:**

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

**ATTACHED EXHIBITS**

1. SUP Ordinance
2. Exhibit A – Location Map
3. Exhibit B – Site Plan
4. Exhibit C – Elevation/Façade Plan
5. Exhibit D – Floor Plan
6. Exhibit E – Operational Plan

**APPLICANT REQUIREMENTS**

1. If approved by City Council, the applicant can apply for building permits from the Building and Community Services Department.

**STAFF CONTACT INFORMATION**

*Prepared by:*

Zack King, AICP  
Planning Manager  
[zking@waxahachie.com](mailto:zking@waxahachie.com)

*Reviewed by:*

Trenton Robertson, AICP  
Senior Director of Planning  
[trenton.robertson@waxahachie.com](mailto:trenton.robertson@waxahachie.com)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE +700SF USE WITHIN A SINGLE FAMILY-1 (SF-1) ZONING DISTRICT, LOCATED AT 811 BROADHEAD ROAD, BEING PROPERTY ID 207656, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 3A, BLOCK A IN THE MUSTANG MEADOWS PHASE 1 SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

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

**WHEREAS**, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

**WHEREAS**, the described property is classified in said ordinance and any amendments thereto as SF-1; and

**WHEREAS**, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-10-2026 Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

**WHEREAS**, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

**WHEREAS**, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

**NOW, THEREFORE**, this property is rezoned from SF-1 to SF-1, with a SUP in order to permit an Accessory Structure +700SF use on the following property: Lot 3A, Block A of the Mustang Meadows Phase 1 subdivision, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, the Elevation/Façade Plan attached as Exhibit C, the Floor Plan attached as Exhibit D, and the Operational Plan attached as Exhibit E.

**SPECIFIC USE PERMIT**

**Purpose and Intent**

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City’s Comprehensive Plan and Zoning Ordinance.

Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ACCESSORY STRUCTURE +700SF USE WITHIN A SINGLE FAMILY-1 (SF-1) ZONING DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. The accessory structure shall not be used as a dwelling without a Specific Use Permit that has been approved by City Council.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The accessory structure shall obtain all necessary permits from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.
5. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Site Plan, Exhibit C – Elevation/Façade Plan, Exhibit D – Floor Plan, and Exhibit E – Operational Plan.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan, Exhibit C – Elevation/Façade Plan, Exhibit D – Floor Plan, and Exhibit E – Operational Plan. Where regulations are not specified in Exhibits B, C, D, and E or this Zoning Ordinance, the regulations of the Single Family-1 (SF-1) Zoning District and the City of Waxahachie Zoning Ordinance shall apply to this development.
8. City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.

(11)

2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

**PASSED, APPROVED AND ADOPTED** on this 16<sup>th</sup> day of March, 2026.

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MAYOR

ATTEST:

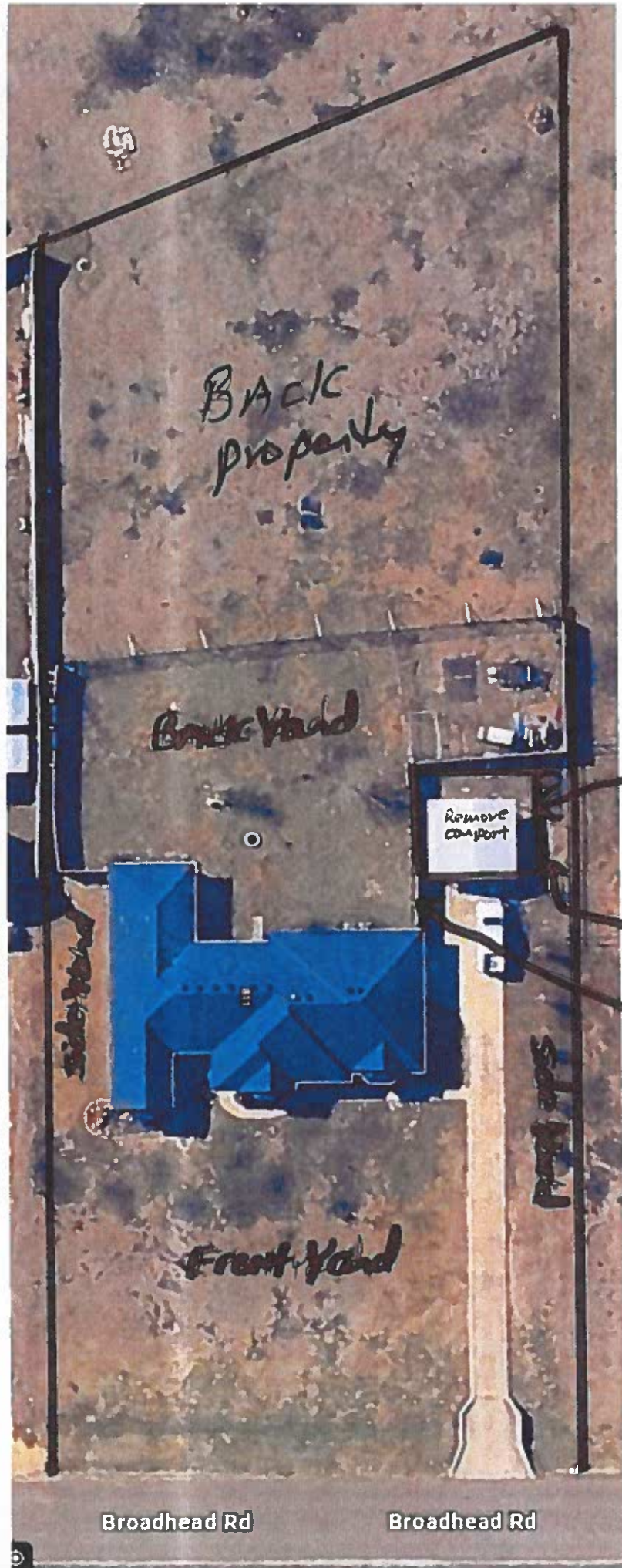
---

City Secretary

(11)



(11)



Remove existing Freestanding Carport and Replace with 30X30X9 Two car garage on a slab

10+ ft Approximate Distance from Property Line

10 ft Approximate Distance from Residence.

(\*) Distances are not to scale and are Approximate.

Broadhead Rd

Broadhead Rd



(11)

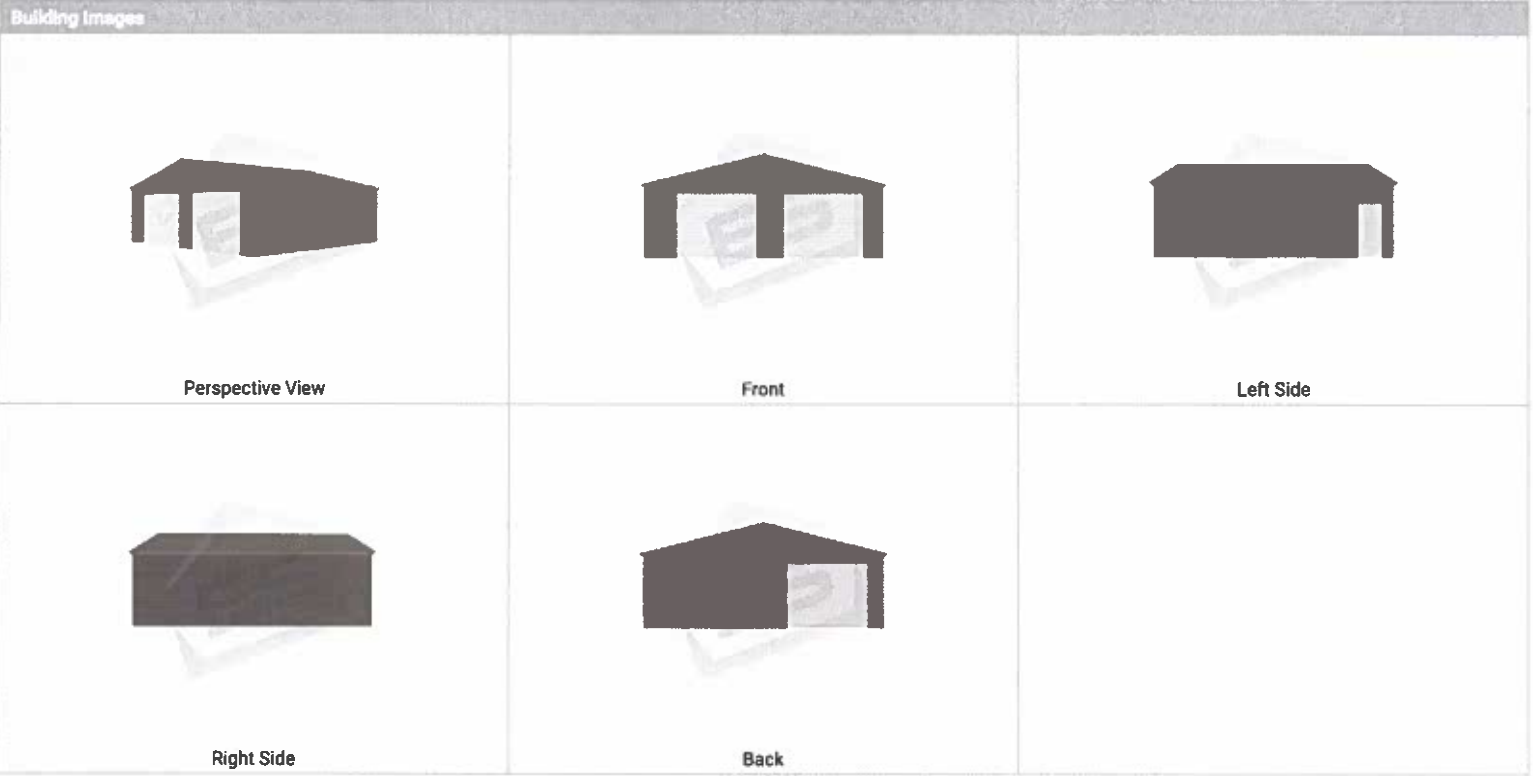
EvoSteel  
1643 South FM 2148  
Texarkana, TX 75501  
903-748-4383  
Sales@evo-steel.com

Customer Order - Jan 12, 2026

Ship To	
Name <b>Roger Thornton</b>	Order # <b>1763579358452731</b>
Install Address <b>811 Broadhead Road</b>	
City <b>Waxahachie</b>	State <b>TX</b> Zip Code <b>75165</b>
Email <b>roger2407dodger@gmail.com</b>	Phone # <b>214-949-6509</b> Mobile #

Building Info	Size	Color	Anchoring & Site Preparation
Style: <b>Garage</b>	$\frac{30'}{\text{Width}} \times \frac{30'}{\text{Frame Length}} \times \frac{9'}{\text{Leg Height}}$	Roof: <b>Quaker Gray</b> <input checked="" type="checkbox"/>	Installation Surface: <b>Concrete</b>
Roof Overhang: <b>6"</b>		Trim: <b>Pewter Gray</b> <input checked="" type="checkbox"/>	
Roof Style: <b>A-Frame Vertical</b>		Siding: <b>Quaker Gray</b> <input checked="" type="checkbox"/>	
Gauge: <b>14-Gauge Framing</b>			
Leg Style: <b>Standard</b>			
Brace: <b>Standard Brace</b>			

Design Link & Notes  
 Design Link: <https://design.evo-steel.com/?lng=en-US#7f3ba1d352d076eca56fd30082adef1b>



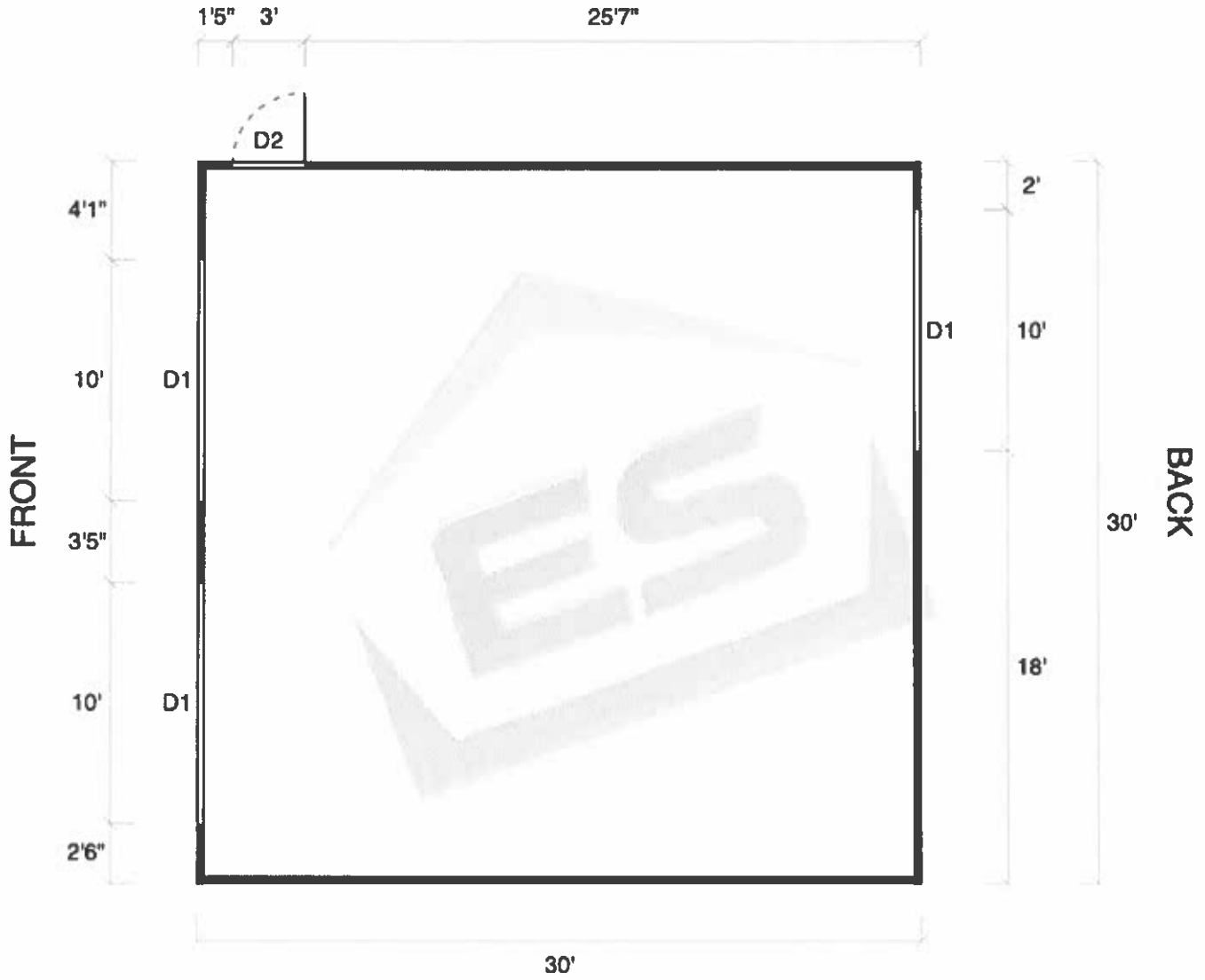
#1763579358452731

EXHIBIT B FLOOR PLAN  
**FLOOR PLAN**

(11)



LEFT SIDE



RIGHT SIDE

**SYMBOL LEGEND**

D1	10' x 8' Rollup Door	D2	Walk-In Door (36" x 80")
	Closed Wall		

#1763579358452731

#1763579358452731

(11)

Waxahachie TX Planning & Zoning Department - SUP & Site Plan Application

January 30, 2026

Roger Thornton  
811 Broadhead Road  
Waxahachie TX 75165  
214-949-6509  
[roger2407dodger@gmail.com](mailto:roger2407dodger@gmail.com)

Two car garage on concrete slab  
30x30 - 900 SQFT  
Maximum Height is approximately 12 ½ feet high at top center

**Operational Plan**

- Two Car Garage - 2 personal vehicles will be parked in the garage along with basic lawn equipment and other general items.
- Subdivision - Mustang Meadows Ph 1
- Lot 3A Block A
- Property Area in acres - 1.09 acres
- 811 Broadhead Road, Waxahachie TX 75165
- Ellis County
- Overhead photo of property provided with approximate location of two car garage
- Approximate distance between two car garage and fence for nearest property line is ~10ft.
- Approximate distance from two car garage to other property lines in excess of 50 feet
- Preparation timeline for concrete slab and structure - ASAP once permit approved
- Approximate distance to nearest street (Broadhead Road) is 175 feet
- Approximate distance to other property lines is in excess of 50ft.
- Distance between two car garage and residence is ~10ft
- No water or sewage lines will be present in two car garage
- Electricity to power two automatic garage doors, lighting of interior of garage, and power outlets.
- Electrical supply will be from the existing electrical supply of the residence and no additional meter will be required.
- No outside lighting around the two car garage
- Vehicle entrance to garage will be from existing concrete driveway
- No trees will be lost for construction of two car garage.

(12)



## Memorandum

To: Honorable Mayor and City Council

From: Trenton Robertson, Senior Director of Planning

Thru: Ricky Boyd, Interim City Manager

Date: March 16, 2026

Re: Consider Voluntary Annexation of approximately 206.72 Acres in accordance with the UPH & Walton Texas Annexation Agreements (Inst. No. 2605715 & 2605722)

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### **Recommended Motions:**

If considering approval: "I move to approve the Voluntary Annexation of approximately 206.72 acres, generally located west of Interstate 35E at Brookside Road."

If considering denial: "I move to deny the Voluntary Annexation of approximately 206.72 acres, generally located west of Interstate 35E at Brookside Road."

**Item Description:** Consider approving a voluntary annexation for approximately 206.72 acres, in accordance with the annexation agreements between the City, Presbyterian Children's Homes and Services, Walton Texas LP, and Minto Communities Texas, LLC approved in January of 2026.

**Item Summary:** Representatives Minto Communities have submitted requests for Voluntary Annexation with the City for portions of property in the Waxahachie ETJ previously owned by Presbyterian Children's Homes and Services and Walton Texas LP. The properties in question fall within the Kemp Tract PD (Ordinance 3704).

**Fiscal Impact:** If approved, the City will be impacted by the obligations of the Kemp Tract MMD along with the obligation to provide municipal services (Municipal Administration, Fire, Police, Solid Waste, Water, Wastewater) to the annexed area.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PROPERTY ID 193815, 193822, AND A PORTION OF 303652 LOCATED IN THE JONATHAN E. PRINCE SURVEY, ABSTRACT 845, THE ELIJAH BELLOW SURVEY, ABSTRACT 101, AND THE JOHN BARKER SURVEY, ABSTRACT 40, APPROXIMATELY 206.72 ACRES, GENERALLY SITUATED WEST OF INTERSTATE 35E AT BROOKSIDE ROAD, OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS.**

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

**SECTION 1.** That the following described land and territory lying adjacent to the City of Waxahachie and being within its extraterritorial jurisdiction (ETJ), be, and the same is hereby added and annexed to the City of Waxahachie, and that said territory hereinafter described shall hereafter be included within the boundary limits of the City of Waxahachie, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Waxahachie to-wit:

All that Property ID 193815, 193822, and a Portion of 303652, located in the Jonathan E. Prince Survey, Abstract 845, the Elijah Bellow Survey, Abstract 101, and the John Barker Survey, Abstract 40, situated in Ellis County, Texas, and being more particularly described in Exhibit A – Legal Description and Depiction of Property, describing portions of the annexation, made a part of hereof and attached hereto for all purposes.

**SECTION 2.** That the above described additional territory and area so annexed shall be a part of the City of Waxahachie, and the property so added therein shall bear its pro rata part of the taxes levied by the City of Waxahachie, and the inhabitants hereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Waxahachie, Texas.

**SECTION 3.** Municipal services shall be rendered as described in the attached Annexation Service Plan.

**SECTION 4.** An emergency is declared to exist, in that this annexation should be completed and made final so that the boundaries of the City shall be determined without delay, and this ordinance is effective immediately upon passage.

**PASSED, APPROVED AND ADOPTED** on this 16<sup>th</sup> day of March, 2026.

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MAYOR

ATTEST:

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City Secretary

(13)

Exhibit A  
Legal Description and Depiction of the Property

Property ID 193815 & 193822

**PROPERTY DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 645, THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101, AND THE JOHN BARKER SURVEY, ABSTRACT NO. 40, AND BEING ALL OF A CALLED 5.61 ACRE TRACT, AND ALL OF A CALLED 1040.641 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO UNITED PRESBYTERIAN HOMES OF THE SYNOD OF TEXAS, RECORDED IN VOLUME 532, PAGE 404, DEED RECORDS OF ELLIS COUNTY, TEXAS, (D R E C T.) AND ALL OF A CALLED 130 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO UNITED PRESBYTERIAN HOMES OF THE SYNOD OF TEXAS, RECORDED IN VOLUME 460, PAGE 200, D R E C T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "GOODWIN/MARSHALL" IN THE SOUTH LINE OF SAID 130 ACRE TRACT, BEING AT THE NORTHWEST CORNER OF A CALLED 202.85 ACRE TRACT OF LAND DESCRIBED AS (TRACT 1), DESCRIBED IN THE DEED TO UNITED PRESBYTERIAN HOMES OF THE SYNOD OF TEXAS, RECORDED IN VOLUME 460, PAGE 205, D R E C T., AND IN THE LINE OF A CALLED 1040.641 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WALTON TEXAS, LP, RECORDED IN DOCUMENT NO. 1532148, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (D P R E C T.),

THENCE SOUTH 58°31'31" WEST, ALONG THE SOUTH LINE OF SAID 130 ACRE TRACT AND THE 60 ACRE TRACT, WITH THE EAST LINE OF SAID 1040.641 ACRE TRACT A DISTANCE OF 2072.19 FEET TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED "GOODWIN/MARSHALL" AT THE SOUTH CORNER OF SAID 100 ACRE TRACT,

THENCE WITH THE WEST LINE OF SAID 60 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 1040.641 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- 1. NORTH 30°16'48" WEST, A DISTANCE OF 636.37 FEET TO A 1/2-INCH IRON ROD FOUND,
- 2. NORTH 58°20'45" EAST, A DISTANCE OF 16.72 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 5.61 ACRE TRACT,

THENCE NORTH 30°48'36" WEST, WITH THE WEST LINE OF SAID 5.61 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 1040.641 ACRE TRACT, A DISTANCE OF 982.88 FEET TO A 1/2 INCH IRON ROD FOUND (LEANING) FOR THE NORTHWEST CORNER OF SAID 5.61 ACRE TRACT,

THENCE NORTH 58°40'31" EAST, WITH THE NORTH LINE OF SAID 5.61 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 1040.641 ACRE TRACT, A DISTANCE OF 477.61 FEET TO 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 5.61 ACRE TRACT, IN THE WEST LINE OF SAID 60 ACRE TRACT,

THENCE WITH THE NORTH LINE OF SAID 60 ACRE TRACT AND SAID 130 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 1040.641 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- 1. NORTH 01°10'36" WEST, A DISTANCE OF 541.89 FEET TO A 1/2-INCH IRON ROD FOUND,
- 2. NORTH 89°21'45" EAST, A DISTANCE OF 1029.08 FEET TO A 1/2 INCH IRON ROD FOUND,
- 3. SOUTH 38°43'48" EAST, A DISTANCE OF 107.42 FEET TO A CALCULATED POINT,
- 4. NORTH 42°04'30" EAST, A DISTANCE OF 51.17 FEET TO A CALCULATED POINT,
- 5. NORTH 30°56'25" EAST, A DISTANCE OF 58.07 FEET TO A CALCULATED POINT,
- 6. NORTH 43°48'41" EAST, A DISTANCE OF 90.14 FEET TO A CALCULATED POINT,
- 7. NORTH 28°22'36" EAST, A DISTANCE OF 81.54 FEET TO A CALCULATED POINT,
- 8. NORTH 02°00'29" WEST, A DISTANCE OF 50.84 FEET TO A CALCULATED POINT,
- 9. NORTH 68°21'07" EAST, A DISTANCE OF 53.68 FEET TO A CALCULATED POINT,
- 10. NORTH 89°39'50" EAST, A DISTANCE OF 77.27 FEET TO A CALCULATED POINT,
- 11. NORTH 35°47'57" EAST, A DISTANCE OF 116.41 FEET TO A CALCULATED POINT,
- 12. NORTH 49°21'23" EAST, A DISTANCE OF 117.41 FEET TO A CALCULATED POINT,
- 13. NORTH 05°47'20" EAST, A DISTANCE OF 127.50 FEET TO A CALCULATED POINT,
- 14. NORTH 12°28'21" EAST, A DISTANCE OF 44.02 FEET TO A CALCULATED POINT,
- 15. NORTH 01°04'31" EAST, A DISTANCE OF 39.20 FEET TO A CALCULATED POINT,
- 16. NORTH 50°57'40" EAST, A DISTANCE OF 18.08 FEET TO A CALCULATED POINT,

D:\Projects\193815 & 193822\193815 & 193822.dwg



3501 OLYMPUS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
TBPE #: F-20R21 TBPLS #: 10194934

BEING 204.940 ACRES SITUATED IN THE E. BELLOW SURVEY, ABSTRACT NO. 101, & THE J. BARKER SURVEY, ABSTRACT NO. 40 ELLIS COUNTY, TEXAS

PROJECT NO.	DATE	DRAWN BY	REVIEW BY	SCALE	SHEET
010232001	10/14/2025	GRS	MM/SGM	1" = 100'	3 OF 3
REVISION	DATE	DESCRIPTION			
1					
2					

17. NORTH 01°57'52" EAST, A DISTANCE OF 24.29 FEET TO A CALCULATED POINT.  
 18. NORTH 27°26'20" EAST, A DISTANCE OF 100.39 FEET TO A CALCULATED POINT.  
 19. NORTH 55°28'01" EAST, A DISTANCE OF 44.05 FEET TO A CALCULATED POINT.  
 20. SOUTH 41°30'31" EAST, A DISTANCE OF 25.95 FEET TO A CALCULATED POINT.  
 21. NORTH 76°04'07" EAST, A DISTANCE OF 43.91 FEET TO A CALCULATED POINT.  
 22. SOUTH 73°07'22" EAST, A DISTANCE OF 17.27 FEET TO A CALCULATED POINT.  
 23. NORTH 86°18'38" EAST, A DISTANCE OF 59.00 FEET TO A CALCULATED POINT.  
 24. NORTH 56°03'18" EAST, A DISTANCE OF 17.43 FEET TO A CALCULATED POINT.  
 25. NORTH 12°50'02" EAST, A DISTANCE OF 800.18 FEET TO A CALCULATED POINT.  
 THENCE SOUTH 89°05'10" EAST, A DISTANCE OF 726.17 FEET TO A CALCULATED POINT.  
 THENCE SOUTH 88°23'37" EAST, A DISTANCE OF 300.07 FEET TO A CALCULATED POINT.  
 THENCE NORTH 50°04'21" EAST, A DISTANCE OF 66.14 FEET TO A CALCULATED POINT IN THE EAST LINE OF SAID 130 ACRE TRACT, SAME BEING THE WEST LINE OF A 31.153 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSE ALBERTO LOPEZ, ET AL. RECORDED IN INSTRUMENT NO. 1831569, O P R E C T.  
 THENCE WITH THE EAST LINE OF SAID 130 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 31.153 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 69°52'00" EAST, A DISTANCE OF 190.27 FEET TO A CALCULATED POINT.
2. SOUTH 02°22'23" EAST, A DISTANCE OF 249.85 FEET TO A CALCULATED POINT.
3. SOUTH 13°01'30" EAST, A DISTANCE OF 91.73 FEET TO A CALCULATED POINT.
4. SOUTH 25°27'24" EAST, A DISTANCE OF 269.18 FEET TO A CALCULATED POINT.
5. SOUTH 58°45'11" WEST, A DISTANCE OF 10.08 FEET TO A CALCULATED POINT.
6. SOUTH 58°46'32" EAST, A DISTANCE OF 382.10 FEET TO A CALCULATED POINT.
7. SOUTH 57°54'30" EAST, A DISTANCE OF 543.74 FEET TO A CALCULATED POINT.
8. SOUTH 46°05'11" EAST, A DISTANCE OF 577.34 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID 130 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SA 31.153 ACRE TRACT, AND BEING IN THE NORTH LINE OF SAID 202.85 ACRE TRACT.

THENCE WITH THE SOUTH LINE OF SAID 130 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 202.85 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 70°28'42" WEST, A DISTANCE OF 1007.69 FEET TO A CALCULATED POINT.
2. SOUTH 35°18'07" WEST, A DISTANCE OF 278.94 FEET TO A CALCULATED POINT.
3. SOUTH 60°26'17" WEST, A DISTANCE OF 1724.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 204.940 ACRES OF LAND (0.927169 SQUARE FEET) MORE OR LESS.

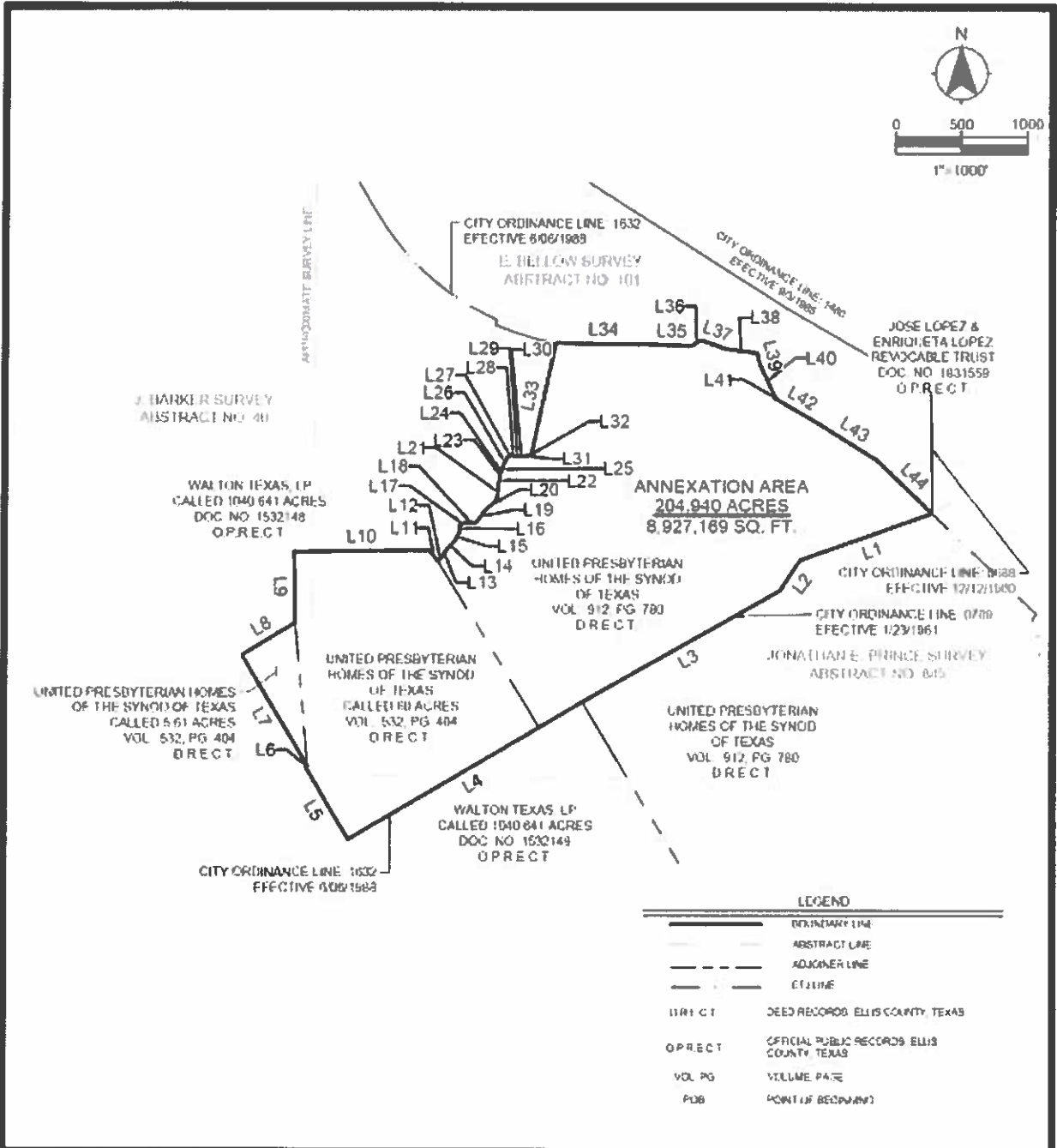
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3501 OLYMPUS BLVD., SUITE 100  
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BEING 204.940 ACRES SITUATED IN THE E. BELLOW SURVEY, ABSTRACT NO. 101, & THE J. BARKER SURVEY, ABSTRACT NO 40 ELLIS COUNTY, TEXAS

PROJECT NO.	DATE	DRAWN BY	REVIEW BY	SCALE	SHEET
010232001	10/14/2005	GBS	mmv/pgm	1" = 1000'	1 OF 4
REVISION	DATE	DESCRIPTION			
1					
2					



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**KFM**  
ENGINEERS & DESIGN  
3501 OLYMPUS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
TBP# #: F 20821 TBP(ELS #: 10194934

**BEING 204,940 ACRES SITUATED IN THE E. BELLOW SURVEY, ABSTRACT NO. 101, & THE J. BARKER SURVEY, ABSTRACT NO 40 ELLIS COUNTY, TEXAS**

<b>PROJECT NO.</b> 010232001	<b>DATE</b> 10/14/2025	<b>DRAWN BY</b> GBS	<b>REVIEW BY</b> RMY/RGM	<b>SCALE</b> 1" = 1000'	<b>SHEET</b> 1 OF 4
<b>REVISION</b>	<b>DATE</b>	<b>DESCRIPTION</b>			
1					
2					





**ANNEXATION SERVICE PLAN AGREEMENT**

This SERVICE PLAN AGREEMENT ("Agreement") is made and entered into by and between the CITY OF WAXAHACHIE, TEXAS, a home-rule municipality ("Waxahachie"), and \_\_\_\_\_ ("Landowner"). Waxahachie and Landowner are each referred to herein as a "party" or collectively as the "parties."

WHEREAS, Landowner represents and warrants that Landowner is the sole owner of approximately \_\_\_\_\_ acres, more or less, situated in the \_\_\_\_\_ Survey, Abstract No. \_\_\_\_\_, Ellis County, Texas, which is more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes (the "Property" or "Annexed Area"); and

WHEREAS, Landowner submitted to Waxahachie a voluntary request for annexation of the Property into the corporate limits of Waxahachie pursuant to Subchapter C-3 of Chapter 43 of the Texas Local Government Code; and

WHEREAS, Landowner acknowledges and agrees that in submitting the voluntary request for annexation of the Property, Landowner has fully investigated and is aware of the rights, duties and obligations that will apply to Landowner and its successors and assigns, as owner of the Property, in the event that the Waxahachie City Council adopts an ordinance annexing the Property into the corporate limits of Waxahachie (the "Annexation Ordinance"); and

WHEREAS, Landowner acknowledges and agrees that Waxahachie has complied or will comply with all requirements for the consideration of Landowner request for annexation of the Property pursuant to Chapter 43 of the Texas Local Government Code, including holding a public hearing and providing the required public notices regarding the requested annexation; and

WHEREAS, Landowner acknowledges and agrees that the Property is eligible for annexation in all respects under Texas law; and

WHEREAS, the parties desire to enter into this Agreement pursuant to Section 43.0672 of the Texas Local Government Code to memorialize their agreement regarding the services Waxahachie will provide to the Property provided that the Waxahachie City Council adopts the Annexation Ordinance; and

WHEREAS, Landowner acknowledges and agrees that this Agreement fully complies with Section 43.0672 of the Texas Local Government Code; and

WHEREAS, Waxahachie has investigated and determined that it would be advantageous and beneficial to Waxahachie and its citizens to enter into this Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, Waxahachie and Landowner agree as follows:

1. **Incorporation of Recitals.** The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct, are incorporated into the body of this Agreement and are adopted as findings of Waxahachie and Landowner.

2. **Land Subject to Agreement.** The land that is subject to this Agreement is the Property. Landowner represents that he is the sole owner of the Property.
3. **Agreement Conditioned on Annexation.** This Agreement and the rights, duties and obligations herein are subject to and conditioned on the Waxahachie City Council adopting the Annexation Ordinance within thirty (30) days after the Effective Date (hereinafter defined) of this Agreement. In the event that the Waxahachie City Council does not adopt the Annexation Ordinance within thirty (30) days after the Effective Date of this Agreement, this Agreement shall not be effective and neither party shall have any rights, duties or obligations of any kind under this Agreement.
4. **Agreed Service Plan.** The following is a plan whereby full municipal services as defined in Section 43.056 of the Texas Local Government Code will be provided by the City of Waxahachie (the "City") in territory to be annexed, being approximately \_\_\_\_\_ acres of land located adjacent to the City limits, as depicted on the map included as Exhibit A.

Municipal facilities and services will be provided to the annexed area at the following levels and in accordance with the following schedule, except as otherwise modified in the Annexation Agreement between the City and Walton Texas, LP and Walton TX Dallas Kemp Ranch LP 1 dated \_\_\_\_\_, 2026 (the "Annexation Agreement"):

**A. Police Protection:**

The City provides municipal police protection to its residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the annexation, said services will also be made available to the annexed area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the annexed area.

**B. Fire Protection and Emergency Medical Services:**

The City provides full-time fire protection. Upon the effective date of the annexation, said services will also be made available to the annexed area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed annexation area.

The City contracts with \_\_\_\_\_ for Emergency Medical Service. Upon the effective date of the annexation, said services will also be made available to the annexed area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed annexation area.

**C. Solid Waste Collection:**

The City's solid waste collection is currently provided by Waste Connections ("Waste Connections"). Upon the effective date of the annexation, the City will

provide solid waste collection to the annexed area on the same basis as it is made available to other parts of the city with land uses and population densities similar to those reasonably contemplated or projected in the annexed area.

**D. Water and Wastewater Service and Maintenance:**

The area to be annexed is an unplatted area within the City's ETJ and currently receives water from the City of Waxahachie and is within the City's Water Certificate of Convenience, Certificate No. 10915, service area. The extension of any necessary sanitary sewer facilities will be added by the developer and in a manner consistent with other development regulations and practices. The developer will serve this area with a septic system instead of a sanitary sewer system. Currently, no sewer service is available in this area.

Should City plans be changed and sanitary sewer service infrastructure is extended to this area, said services will also be made available to the annexed area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the annexed area.

**E. Maintenance of Roads, Streets and Street Lighting:**

The City shall begin to make provision for the maintenance of current public roads and streets within the annexed areas upon the effective date of the annexation\*. Such streets and roads shall be maintained in their current condition and shall be included in the City's Capital Improvements Plan for upgrading, resurfacing and/or improvement on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the annexed area. Any such resurfacing or upgrade shall be made in accordance with current City policies or the City's Subdivision Ordinance, adopted as Ordinance 3151, and as amended from time to time.

Improvements will be made in conjunction with new development in accordance with City policies contained in the City's Subdivision Ordinance, subject to the provisions of the Annexation Agreement, after installation and dedication of such improvements by the relevant property owner and acceptance by the City. Future streets within the annexed area will be upgraded in accordance with an approved Capital Improvements Program, as may be amended from time to time, on the same basis as other areas in the City with land uses and population densities to those reasonably contemplated or projected in the annexed area.

\* State-owned facilities will continue to be maintained by the State of Texas, Department of Transportation.

**F. Parks, Playgrounds and other Public Facilities and Services:**

Public parks, playgrounds, and other public recreation facilities dedicated to and accepted by the City within the annexed area, will be maintained in their present condition by the City upon the effective date of the annexation. Property owners

and residents of the annexed area may use the existing public parks, playgrounds, and other recreation facilities and services of the City on the same basis as other residents of the City.

**G. Public Library Services and Other Publicly Owned Facilities, Buildings and Services:**

Property owners and residents of the annexed area may use the existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City.

**H. City Regulations and Code Enforcement**

The annexed areas will upon the date of annexation be subject to all City regulations as specified within the City of Waxahachie Code of Ordinances, subject to the provisions of the Annexation Agreement. Further, the City's codes and regulations will be enforced in a manner like other similar parts of the corporate city limits.

**I. General Municipal Administration:**

General municipal administration services will be available to the annexed area upon the effective date of the annexation. This Service Plan provides for full municipal services to the annexed area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the annexed area. Further, said municipal services are equal to or greater than the services and level of such services in existence in the annexed area are immediately preceding the effective date of the annexation. This Service Plan does not constitute a right to a superior level of services in the annexed area. The City retains its authority to adjust programs on a city-wide basis to provide more effective services through changes in operating procedures and standards. The City also retains the authority to adjust services on a city-wide basis should economic or emergency circumstances dictate.

**Default.** If Waxahachie fails to comply with the terms and conditions of this Agreement and such failure is not cured within a reasonable period of time after Waxahachie receives written notice of such failure from Landowner, then Landowner may seek disannexation pursuant to Section 43.141 of the Texas Local Government Code as its sole and exclusive remedy. In no event shall Waxahachie be liable to Landowner or any other owner or inhabitant of the Annexed Area for any direct, indirect, incidental, special or consequential damages arising out of this Agreement or for the cost of procurement of substitute services.

5. **Limitations of Agreement.** Waxahachie ordinances covering property taxes, utility rates, permit fees, inspection fees, tree mitigation fees, impact fees, development fees, tap fees, pro-rata fees and the like are not affected by this Agreement. Further, this Agreement does not waive or limit any of the obligations of Landowner to Waxahachie under any ordinance, whether now existing or in the future arising.
6. **Notices.** Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States Mail, addressed to the

Party to be notified, postage pre-paid and registered or certified with return receipt requested; by electronic mail, with documentation evidencing the addressee's receipt thereof; or by delivering the same in person to such party a via hand-delivery service, or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Waxahachie, addressed to it at:

City of Waxahachie  
Attn: City Manager  
City of Waxahachie, Texas  
401 S. Rogers  
Waxahachie, Texas 75165  
Email: \_\_\_\_\_

With a copy to:

Terrence S. Welch  
Brown & Hofmeister, LLP  
740 East Campbell Road, Suite 800  
Richardson, Texas 75081

If to Owner, addressed to it at:

\_\_\_\_\_

With a copy to:

If to Landowner, addressed to him at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

- 7. **Warranties/Representations.** All warranties, representations and covenants made by one party to the other in this Agreement or in any certificate or other instrument delivered by one party to the other under this Agreement shall be considered to have been relied upon by the other party and will survive the satisfaction of any fees under this Agreement, regardless of any investigation made by either party.
- 8. **Entire Agreement.** This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties.

9. **Governing Law; Venue.** The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement, without regard to conflict of law principles. This Agreement is performable in Ellis County, Texas, and the exclusive venue for any action arising out of this Agreement shall be a court of appropriate jurisdiction in Ellis County, Texas.
10. **Consideration.** This Agreement is executed by the parties without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.
11. **Multiple Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.
12. **Authority to Execute.** The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the Effective Date (hereinafter defined).
13. **Savings; Severability.** In the event that a term, condition or provision of this Agreement is determined to be invalid, illegal, void, unenforceable or unlawful by a court of competent jurisdiction, then that term, condition or provision shall be deleted and the remainder of the Agreement shall remain in full force and effect as if such invalid, illegal, void, unenforceable or unlawful provision had never been contained in this Agreement.
14. **Representations.** Each party represents that it has carefully read this Agreement, knows the contents hereof, has consulted with an attorney of its choice regarding the meaning and effect hereof and is signing the same solely of its own judgment.
15. **No Third Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third-party beneficiaries by entering into this Agreement.
16. **Immunity.** It is expressly understood and agreed that, in the execution and performance of this Agreement, Waxahachie has not waived, nor shall be deemed hereby to have waived, any defense or immunity, including governmental, sovereign and official immunity, that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein.
17. **Miscellaneous Drafting Provisions.** This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is

(13)

to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

*[Signature page follows.]*

(13)

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective on that date following the execution of this Agreement by all parties ("Effective Date").

**CITY OF WAXAHACHIE, TEXAS,**  
a home-rule municipality

By: \_\_\_\_\_  
\_\_\_\_\_, City Manager

Date: \_\_\_\_\_

**Attested to by:**

\_\_\_\_\_  
Amber Villarreal, City Secretary

**LANDOWNER**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

STATE OF TEXAS §  
  §  
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he acknowledged to me that he is the City Manager and duly authorized representative of the **CITY OF WAXAHACHIE, TEXAS**, a home-rule municipality, and that he executed the same for the purposes and consideration therein stated and in the capacity therein stated as the act and deed of the City of Waxahachie, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
  §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he/she acknowledged to me that he/she executed the same for the purposes and consideration therein stated and in the capacity therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

(14)



## Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, Senior Director of Utilities

Thru: Ricky Boyd, City Manager *RB*

Date: March 16, 2026

Re: Consider Supplemental Appropriation for Roof Repairs at Robert W. Sokoll Water Treatment Plant

---

**Motion:** "I move to approve a supplemental appropriation in the amount of \$90,765 from the Water Fund unrestricted reserve fund balance to fund the roof repairs at Robert W. Sokoll Water Treatment Plant and authorize the City Manager to execute all necessary documents."

**Item Description:** Consider a supplemental appropriation in the amount of \$90,765 for the roof repairs at Robert W. Sokoll Water Treatment Plant.

**Item Summary:** The Robert W. Sokoll Water Treatment Plant is a microfiltration membrane plant located at 1900 Howard Road. From a recent high wind event, the edge trim of the Sokoll roof was damaged. Staff reached out to multiple vendors for inspection and filed a claim with TML. TML reimbursed \$6,000 to the City for the edge trim repairs, but vendors have found multiple deficiencies in the facility's roof system that require immediate attention to prevent further damage to the building and its contents. These deficiencies were not related to the high wind event.

(14)

The major scope of repair items include installing 70 linear feet of metal edge trim, installing 4 standing seam pipe boots, re-attach loose lightning rods, re-sealing 2 sides of tower wall flashing at both towers, fabricating and installing standing seam expansion flashing system, and seal flashing.

Robert W. Sokoll Water Treatment Plant is jointly owned by the City and the Rockett Special Utility District (Rockett). The expenditures associated with the plant operations and capital purchases are shared with Rockett, which is split 50/50 between the two entities.

**Fiscal Impact:** The roof repair total cost is \$90,765 and will be funded from the unreserved Water Fund balance through a supplemental appropriation to Sokoll's FY26 operating budget. Rockett will reimburse the City for half of this cost.

(15)



## Memorandum

To: Honorable Mayor and City Council

From: Kumar Gali, PE, Senior Director of Utilities

Thru: Ricky Boyd, City Manager *RB*

Date: March 16, 2026

Re: Consider Contract and Supplemental Appropriation for Disposal of Wastewater Treatment Plant Sewage Sludge

---

**Motion:** "I move to approve a contract with Waste Connections - Turkey Creek Landfill for the disposal of Wastewater Treatment Plant Sewage Sludge at a unit price of \$38.94 per ton and authorize a supplemental appropriation of \$145,000 from the Wastewater Fund unrestricted reserve to support the contract and authorize the City Manager to execute all necessary documents.

**Item Description:** Consider approval of a contract with Waste Connections - Turkey Creek Landfill for the disposal of Wastewater Treatment Plant biosolids.

**Item Summary:** On September 8, 2020, the City Council approved the award of a contract with Waste Connections for the disposal of biosolids from the Wastewater Treatment Plant. The agreement subsequently became effective on April 1, 2021. The contract provided a disposal rate of \$17.44 per ton for a five-year term at the Turkey Creek Landfill in Alvarado, Texas. The City has experienced rate increases as allowed under the contract, and the current disposal rate is \$20 per ton.

(15)

On January 29, 2026, the City opened responses to its Request for Proposals (RFP) for the disposal of biosolids. Waste Connections - Turkey Creek Landfill submitted the only responsive proposal in the amount of \$38.94 per ton. City staff reviewed the proposal, verified qualifications, and recommends awarding the contract to Waste Connections - Turkey Creek Landfill. The proposed agreement includes an initial one (1) year term with three (3) additional one (1) year renewal options available at the City's discretion.

**Fiscal Impact:** Staff allocated \$187,800 in the FY2026 adopted budget to support expenditures under the current contract. The rate established in the new agreement exceeds the amount appropriated, resulting in a funding shortfall. To meet the financial obligations of the new contract, a supplemental appropriation in the amount of \$145,000 from the Wastewater Fund unrestricted reserve is necessary to ensure funding for the new contract. The proposed agreement establishes updated unit pricing based on the City's competitive solicitation and reflects current market conditions. Expenditures under this contract will be made on an as-needed basis and will not exceed the amounts appropriated in the annual operating budget for the Wastewater Department. Future-year costs associated with this agreement will be appropriated through the City's annual budget process.



## Memorandum

To: Honorable Mayor and City Council  
From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 16, 2026  
Re: Consider an Engineering Professional Services Agreement with Huitt-Zollars, Inc. for the North Jackson Street Reconstruction Project

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**Recommended Motion:** "I move to approve the engineering design professional services agreement with Huitt-Zollars, Inc. for the North Jackson Street Reconstruction Project in an amount not to exceed \$415,120, and authorize the City Manager to execute all necessary documents."

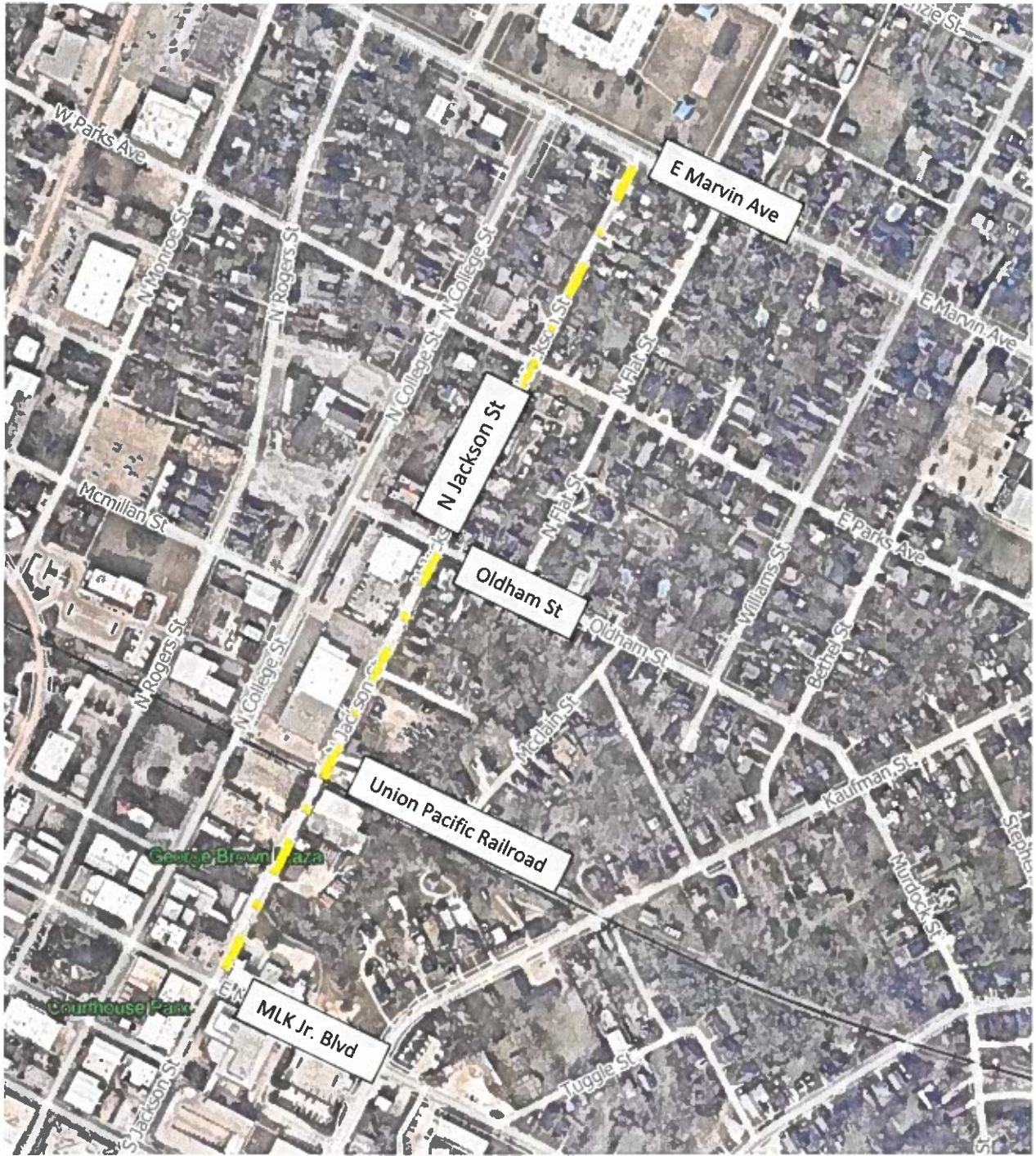
**Item Description:** Consider the professional services agreement with Huitt-Zollars, Inc. for the North Jackson Street Reconstruction Project.

**Item Summary:** The proposed North Jackson Street Reconstruction Project consists of 2,600 linear feet of pavement and drainage improvements on North Jackson Street from MLK Jr. Blvd to E. Marvin Avenue. The project includes the replacement of existing water from MLK Jr. Blvd to E Marvin Ave, sanitary sewer from MLK Jr. Blvd to Union Pacific Railroad.

**Fiscal Impact:** The professional services agreement with Huitt-Zollars is \$415,120. The roadway and drainage design portion is under budget, with \$236,442 to be funded from the General Fund as part of the approved FY26 Jackson Street Capital Improvement Plan (CIP) Project.

Funding for the design of utility improvements shall include the transfer of funds from the Water and Sewer bonds savings to the Jackson Street CIP project as follows: \$139,271 from Water bonds (\$60,000 from the FY20 Water Bond and \$79,271 from FY21 Water Bond), and \$39,407 from the FY20 Wastewater Bond.

(16)



(17)



## Memorandum

To: Honorable Mayor and City Council

From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering

Thru: Ricky Boyd, City Manager *RB*

Date: March 16, 2026

Re: Consider the Authorization of a Work Order with Ellis County for Road Work

---

**Recommended Motion:** "I move to authorize a work order under an Interlocal Agreement with Ellis County for road work in an amount not to exceed \$631,078 and authorize the City Manager to execute all necessary documents".

**Item Description:** Consider authorization of a work order with Ellis County for road work.

**Item Summary:** The City maintains an Interlocal Agreement with Ellis County to facilitate collaborative chip seal roadway improvements. Ellis County is currently planning to repave a portion of Marshall Road using a chip seal application and has expressed its willingness to partner with the City to include the segment of Marshall Road and Longbranch Road located within the City limits.

As part of this partnership, the County is prepared to re-grade the roadway, apply two coats of chip seal, and install a final sealant on the following segments:

Segment 1: Road repair on Marshall Road from FM 664 to Longbranch and Blackchamp intersection (1.6 miles city responsibility) - \$312,963.

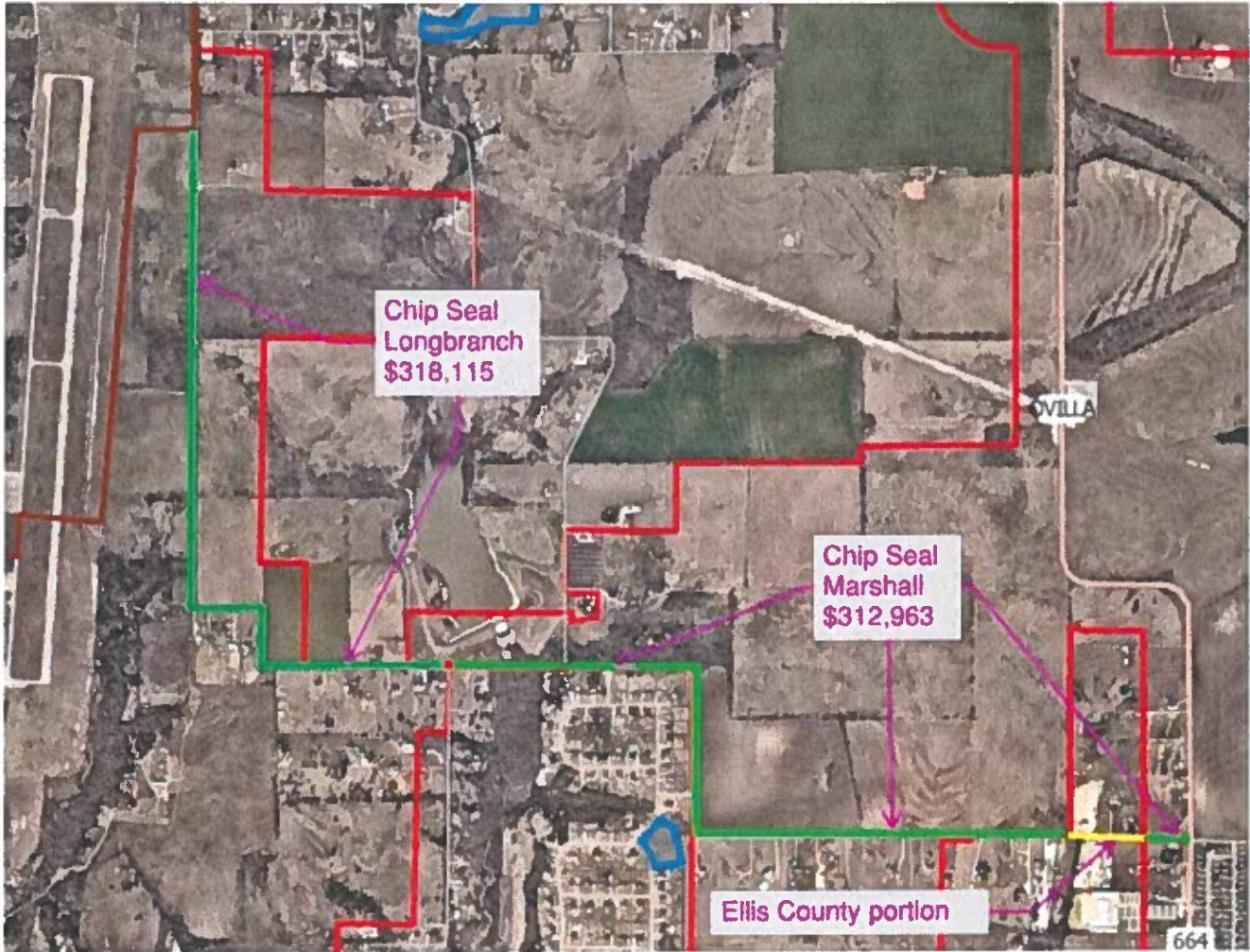
(17)

Segment 2: Road repair on Longbranch from Blackchamp intersection to the Waxahachie and Midlothian city boundary (1.7 miles city responsibility) - \$318,115.

**Fiscal Impact:** The cost for Chip Seal Paving for this project is \$631,078, and will be funded from the Streets Capital Fund. At the County's request, the cost of the sealant portion of the project would be paid directly to Innovative Roadway Solutions, a contractor of Ellis County. The City has an interlocal agreement with Ellis County and Innovative Roadway Solutions is a contractor that bid for these services through the county. The amount to be paid to Innovative Roadway Solutions is \$122,767 and the amount to be paid to Ellis County is \$508,311.

(17)

**Location Map**



(18)



## Memorandum

To: Honorable Mayor and City Council  
From: Sandy Rehkopf, Downtown Redevelopment & Historic Preservation Manager  
Thru: Ricky Boyd, City Manager *RB*  
Date: March 16, 2026  
Re: Consider Resolution Authorizing Application for Downtown Revitalization Grant – Texas Community Development Block Grant (Main Street Set-Aside)

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**Recommended Motion:** “I move to approve the Resolution authorizing application for the Downtown Revitalization Grant from the Texas Community Development Block Grant Main Street Set-Aside.”

**Item Summary:** The City of Waxahachie has the opportunity to apply for grant funding through the Texas Community Development Block Grant (TxCDBG) Downtown Revitalization Program – Main Street Set-Aside, administered by the Texas Department of Agriculture in partnership with the Texas Historical Commission.

This program provides funding for projects that address blighted conditions, improve pedestrian safety, and enhance walkability and accessibility in historic downtown areas. Eligible projects typically include improvements such as sidewalks, alleys, streetscapes, drainage, accessibility upgrades, lighting, and other infrastructure that supports a vibrant and safe downtown environment.

The attached resolution authorizes the City to submit an application for this funding opportunity and establishes the official downtown district boundaries for the purposes of the program.

(18)

As required by the program, the City must commit to providing a minimum of \$50,000 in matching funds should the project be awarded. Approval of this resolution does not obligate the City to expend funds immediately; rather, it allows the City to move forward with the application and demonstrate the required local commitment. The specific project scope and funding source for the match would be determined prior to accepting any award.

Participation in this grant program aligns with the City's ongoing efforts to strengthen Downtown Waxahachie by improving infrastructure, supporting economic vitality, and preserving the historic character of the district. If awarded, the grant could significantly leverage local investment to address priority improvements within the downtown area.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF WAXAHACHIE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.**

WHEREAS, the City Council of the City of Waxahachie desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Waxahachie to apply for funding under the Texas Community Development Block Grant Program;

WHEREAS, the City Council of the City of Waxahachie has reviewed and evaluated the city for identification of pedestrian centered economic activity and is formally designating the area identified by the following boundaries and outline on the map attached, as its official downtown district.

**Boundaries of the Downtown District**

North: McMillan Street

South: Railyard Park – S College St / S Rogers St

East: Bessie Coleman Historical Marker

West: S Elm Street

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WAXAHACHIE, TEXAS,

1. That a Texas Community Development Block Grant Program application for the Downtown Revitalization Program is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Downtown Revitalization Program.
2. That the City of Waxahachie requests to be considered for the Main Street Set-Aside and commits to selecting a project in coordination with the Texas Historical Commission, consistent with the current Main Street Program documentation and meets either the National Program Objective to Eliminate Slum and Blighted Conditions or to Benefit Low- to Moderate-Income Persons.
3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
4. That the City of Waxahachie is committing to provide \$50,000 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

Passed and approved this 16<sup>th</sup> day of March, 2026.

(18)

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Mayor Billie Wallace  
City of Waxahachie, Texas

ATTEST:

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Amber Villarreal, City Secretary  
City of Waxahachie, Texas