

City Council  
April 7, 2025

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, April 7, 2025 at 7:00 p.m.

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

Others Present: Albert Lawrence, Deputy City Manager  
Joshua Galicia, City Attorney Representative  
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**

Reverend Richard Cody, Remedy Church, gave the invocation. Mayor Pro Tem Chris Wright led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**4. Public Comments**

Dominik Lange, 2567 Bells Chapel Road, Waxahachie TX, 75165, member of the Waxahachie Skate Park Initiative, requested City Council consider adding a skate park at Lions Park. He emphasized the benefits it would bring to Waxahachie and pointed out the strong support from the community.

Alex Lohmann, 801 W Main Street, Waxahachie, TX 75165, expressed support for the Skate Park Initiative in Waxahachie and encouraged City Council to consider adding a skate park at Lions Park which could increase tourism for our city.

**5. Consent Agenda**

- a. Minutes of the City Council meeting of March 17, 2025
- b. Event application for Meat Church Block Party to be held April 26, 2025 in Downtown Waxahachie
- c. Event application for Wheels of Fire Bike Ride to be held June 28, 2025
- d. Event application for Wreaths across America to be held December 13, 2025 at the Waxahachie City Cemetery
- e. Accept Waxahachie Community Development Corporation Financial Report for year ended September 30, 2024
- f. Appointment to fill unexpired terms on the Planning & Zoning Commission and Waxahachie Community Development Corporation
- g. Supplemental appropriation for emergency roof repairs at Mid-Way Regional Airport

**Planning & Zoning Commission (2-year term)**

Terry Connor (filling unexpired term of Jeff Reed until September 2025)

**Waxahachie Community Development Corporation (2-year term)**

Kevin Chester (filling unexpired term of Elizabeth Tull until September 2025)

**Action:**

*Chris Wright moved to approve all items on the Consent Agenda. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**6. Introduce Honorary Council Member**

Mayor Wallace announced there was not an Honorary Council Member in attendance.

**7. Recognize Mayor Billie Wallace as a 2024 Texas Municipal League Certified Municipal Official (CMO)**

City Secretary Amber Villarreal recognized Mayor Billie Wallace as a 2024 Texas Municipal League Certified Municipal Official and applauded her commitment to professional development.

**8. Consider proposed Resolution of the City of Waxahachie, Texas, consenting to the Assignment of Agreements related to the development of Myrtle Creek Municipal Management District No. 1 of Ellis County; with related provisions**

Shon Brooks, Executive Director of Development Services, presented the Item. On June 3, 2024 the City of Waxahachie approved a Development Agreement for the establishment of the Municipal Management District No. 1 with HT US 287 Owner LP, also known as Hines Investment Management Holdings Limited, for the Myrtle Creek development. The Starwood Capital Group, comprised of Spur Myrtle Creek Development L.P. and Spur Myrtle Creek Land, L.P., are currently under contract to purchase the Municipal Management District and the 1,263.272 acres of land in said district from Hines.

A request has been received by the City to exercise their right under Section 8 of the Development Agreement for the assignment of this project to another party “which shall not be unreasonably withheld, conditioned, or delayed” by the City. The City Attorney has reviewed this request and agrees with the understanding of this provision.

Key assurances being made to the City as a part of the Assumption of this project include commitments to the following:

- Starwood is a 33-year old private investment firm with \$155B under its management
- Ensuring that the existing Development Agreement is uncompromised and the development may even be expedited with the acquisition by Starwood as their capital structure allows for infrastructure and lots be completed on a speculative basis
- Maintaining the existing Hines project team for a minimum of 12 months

- Project amenity package to be completed or exceeded with the acquisition by Starwood given their more aggressive approach to development timing and high-quality amenities that they provide
- The list of builders currently active in the development have signed consents to an assignment of their purchase and sales agreement from Hines to Starwood.

There is no cost to the City in approving this consent resolution. Public improvements authorized by the MMD that benefit the property are to be constructed or caused to be constructed by developer, and for which the parties intend that the developer will be fully or partially reimbursed pursuant to the MMD and the terms of the agreement.

Council Members Patrick Souter and Travis Smith expressed their lack of support for Hines selling the property so early in the process, especially given that during all the work sessions, Hines had secured the Council's backing by repeatedly reaffirming their commitment to the project and active involvement.

Steve Robinson, legal counsel for Hines, explained that the transaction was part of a portfolio acquisition. He emphasized that Starwood is fully capable of meeting all obligations and has hired Hines to manage the land development moving forward. He assured that the project will proceed as planned with no disruptions.

#### **RESOLUTION NO. 1377**

#### **A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS, CONSENTING TO THE ASSIGNMENT OF AGREEMENTS RELATED TO THE DEVELOPMENT OF MYRTLE CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF ELLIS COUNTY; WITH RELATED PROVISIONS.**

##### **Action:**

*Tres Atkins moved to approve the Resolution consenting to assigning agreements relating to the Development of the Myrtle Creek Municipal Management District Number 1, of Ellis County from Hines to Starwood. Motion was seconded by Chris Wright and carried 3-2 with Patrick Souter and Travis Smith voting in opposition.*

#### **9. Consider proposed Ordinance amending Hangar Lease Rates at Mid-Way Regional Airport**

Dustin Deel, Senior Director of Administrative Services, presented the Item. The Cities of Waxahachie and Midlothian engaged Airport & Aviation Appraisals, Inc., a firm that conducts rate analysis studies for airports across Texas, to perform a comprehensive hangar rate analysis at Mid-Way Regional Airport. The consultant reviewed the size, type, and amenities of each hangar unit and compared them to similar offerings at comparable airports in the region, including Arlington, Dallas Executive, Fort Worth Meacham, Denton, Lancaster, Grand Prairie, Addison, Mesquite, and Cleburne.

Based on the findings of the rate analysis, the consultant proposed updated lease rates for all T-Hangar and Box Hangar units. The new rates reflect a balanced approach that emphasizes cost recovery, market competitiveness, and fairness to existing and future tenants. At its March 13, 2025 regular meeting, the Mid-Way Regional Airport Joint Airport Board reviewed the consultant's recommendation and, by a vote of 4–1, recommended the proposed rates for Council approval. Staff concurs with the recommendation and supports adoption of the proposed rates.

The ordinance formally adopts the updated rates, with an effective date of October 1, 2025, aligning with the FY 2025–2026 budget process. This timing allows for sufficient notice for tenants and provides staff with adequate opportunity to respond to questions and assist with implementation.

The rate table below shows the proposed new rates by hangar and building, along with a column displaying the percentage increase from current rates.

### T-Hangars

| Bldg         | Hangar #'s | # of Hangers | Existing Monthly Rate | New Monthly Rate | % Change | Increase Revenue   |
|--------------|------------|--------------|-----------------------|------------------|----------|--------------------|
| 690          | 41-52      | 12           | \$308.00              | \$325.00         | 5.52%    | \$2,448.00         |
| 680          | 21-34      | 14           | \$308.00              | \$325.00         | 5.52%    | \$2,856.00         |
| 680          | 35-38      | 4            | \$363.00              | \$375.00         | 3.31%    | \$576.00           |
| 670          | 1-18       | 18           | \$308.00              | \$325.00         | 5.52%    | \$3,672.00         |
| 630          | 1A-11A     | 11           | \$470.00              | \$480.00         | 2.13%    | \$1,320.00         |
| <b>TOTAL</b> |            |              | -                     | -                | -        | <b>\$10,872.00</b> |

### Box Hangars

| Bldg         | Hangar #'s      | # of Hangers | Existing Monthly Rate | New Monthly Rate | % Change | Increase Revenue   |
|--------------|-----------------|--------------|-----------------------|------------------|----------|--------------------|
| 690          | 53-55           | 3            | \$1,089.00            | \$1,300.00       | 19.38%   | \$7,596.00         |
| 680          | 40              | 1            | \$935.00              | \$1,250.00       | 33.69%   | \$3,780.00         |
| 670          | 20              | 1            | \$935.00              | \$1,250.00       | 33.69%   | \$3,780.00         |
| 650          | B4, B6, B8, B10 | 4            | \$1,700.00            | \$2,000.00       | 17.65%   | \$14,400.00        |
| <b>TOTAL</b> |                 |              | -                     | -                | -        | <b>\$29,556.00</b> |

The revised hangar lease rates are projected to increase annual revenue from hangar rentals by approximately \$40,428, supporting the long-term financial sustainability of Mid-Way Regional Airport and contributing to ongoing maintenance, infrastructure improvements, and daily operations.

Council Members reiterated the importance of reviewing lease rates annually and highlighted the need for additional hangars. Council Member Tres Atkins explained that the lease rates were set based on surveys from other airports and inflation-related expenses. He also noted that both cities are working together on the expansion of hangars.

Council Member Smith acknowledged the hard work and dedication of both the Waxahachie City Council and staff, as well as the Midlothian City Council and staff.

### **ORDINANCE NO. 3611**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING HANGAR LEASE RATES AT THE MIDLOTHIAN/WAXAHACHIE MUNICIPAL AIRPORT; MAKING FINDINGS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**Action:**

*Tres Atkins moved to approve the Ordinance amending hangar lease rates at Mid-Way Regional Airport and authorize the City Manager and/or Mayor to execute all documents as necessary. Motion was seconded by Travis Smith and carried unanimously (5-0).*

**10. Consider approval of change order requests for City Hall Remodel and Construction Project**

Mr. Deel presented the Item. To keep the City Hall remodel and construction project on schedule and aligned with its critical path milestones, staff is requesting Council approval of three change order requests.

Change Order Request #1, totaling \$325,776, addresses two scopes of work. First, it includes \$199,947 to manage unforeseen conditions discovered during demolition—specifically, existing concrete grade beams and pier caps outside the 1950 addition that did not match original as-built drawings. This unexpected condition required modifications including additional demolition, structural concrete and steel, elevator revisions, and underground utility work. Second, it includes \$125,829 for Early Release Package (ERP) #5, which covers the procurement of long lead-time mechanical equipment, such as HVAC components, needed to avoid future delays.

Change Order Request #2, totaling \$293,479, includes environmental testing and abatement work for all three floors of the historic 1911 building. This estimate represents a maximum projected amount.

Change Order Request #3, totaling \$174,256, covers additional electrical, plumbing, concrete, and underground utility work. This package includes scope additions and clarifications related to civil design updates, including underground mechanical, electrical, and plumbing (MEP) systems. Specifically, it addresses the required tie-ins for the storm drain and subsurface drainage system.

These three requests are part of the necessary steps to stay on track and proactively address items that would otherwise delay the overall construction timeline. Staff will continue bringing forward additional amendments as the project advances and remaining bid packages are issued.

The total funding of \$793,511 for Change Order Requests #1, #2, and #3 aligns with the scope, budget expectations and contingency allocation established by Architexas and the Vidaurri Management Group for the City Hall Remodel and Construction Project. No additional funds increasing the cost of the project are being requested. The anticipated total cost of the project remains at \$15,845,992, a figure that has been clearly communicated to both the architect and the proposing CMAR firms. Sufficient funds are available within the project budget to fund this contract amendment.

Council Members expressed concerns regarding Change Order Request #2 and requested that the contractor be available to address questions. They also discussed their concerns about the recurring need to return to City Council for additional funding for the project.

**Action:**

*Chris Wright moved to approve Change Order Requests #1 and #3 in a combined total amount of \$500,032 for the City Hall Remodel and Construction Project, and authorize the City Manager to execute all necessary documents and that the contractor meet with City staff.*

City Attorney Joshua Galicia advised the City Council to modify the language of the agenda item before making a motion to approve or table.

**Action:**

*Travis Smith moved to amend Agenda Item 10 to only consider Change Order Requests #1 and #3. Motion was seconded by Chris Wright and carried unanimously (5-0).*

**Action:**

*Travis Smith moved to approve Change Order Requests #1 and #3 in a combined total amount of \$500,032 for the City Hall Remodel and Construction Project, and authorize the City Manager to execute all necessary documents. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**Action:**

*Travis Smith moved to table Change Order Request #2 from Agenda Item 10. Motion was seconded by Patrick Souter and carried unanimously (5-0).*

**11. Hear presentation on an update of the City Nature Trail project**

Kyle Cooper, Senior Director of Parks and Recreation, provided an update on the City Nature Trail project. He outlined the project timeline, which began in June 2022, and noted that the entryway sign is currently in the design phase. The nature trail has been incorporated into the Lions Park Master Plan, and the WCDC has reached a consensus to support the Lions Park project. Additionally, City Council has approved an agreement with Kimley-Horn for engineering and design services for Lions Park.

Mayor Wallace inquired about the possibility of adding benches in the future. Mr. Cooper explained that he is collaborating with a high school student who is interested in creating a memorial garden. Staff is considering locating the memorial near the hike and bike trail to ensure compliance with potential ADA requirements.

## **12. Comments by Mayor, City Council, City Attorney and City Manager**

Council Member Patrick Souter acknowledged David Smith for presenting an iris bouquet in recognition of the iris as the official city flower. He also recognized David and Pat Smith for their efforts in organizing the 4th Annual Cowboy Poet event. Council Member Souter expressed his support for Dominik Lange and Alex Lohmann's Skate Park Initiative. Additionally, he congratulated Mayor Wallace on receiving her CMO recertification.

Mayor Pro Tem Chris Wright thanked Mr. Lange and Mr. Lohmann for their comments. He also announced that the Friends of the Library fundraiser is currently underway and encouraged everyone to participate. Mayor Pro Tem Wright extended his condolences to the family of Greg Compton.

Council Member Tres Atkins echoed the comments made by Mayor Pro Tem Wright and Council Member Souter. He expressed gratitude that the Mayor is feeling better.

Council Member Travis Smith thanked the City Council for their collaborative efforts on the Airport items, acknowledging it as a team effort. He also recognized Mayor Wallace for her unwavering dedication to the City.

Mayor Billie Wallace acknowledged the additional work required to achieve her CMO certification. She emphasized that the City Council deeply cares for Waxahachie and is always willing to go above and beyond for the community. Mayor Wallace extended her condolences to the family of Greg Compton and expressed gratitude for the well-wishes and support she received during her recent hospital stay.

## **13. Adjourn**

There being no further business, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary