

City Council
April 15, 2025

A Work Session of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, Grape Myrtle Room, 2000 Civic Center Lane, Waxahachie, Texas on Tuesday, April 15, 2025 at 8:30 a.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: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Amber Villarreal, City Secretary
Jami Bonner, Assistant City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Hear presentations and discussion regarding 5-year Capital Improvement Plan and Budget Update

City Manager Michael Scott explained the goal of the meeting is to review the 5-year Capital Improvement Plan to ensure the plan aligns with City Council's priorities and receive a consensus for staff to move forward with a bond issuance.

Chad Tustison, Senior Finance Director, reviewed the following:

- Budget Development Process
- Overview of Capital Improvement Plan (CIP)
- FY 2026 CIP Summary - \$75 M

Streets Projects: \$14.9 M

- Ross and Kaufman
- Pensacola and Chiles
- Farley St.
- Indian Hills Addition Alleys Ph. II
- Jackson – Main to E Marvin
- Highland Blvd – Sycamore to Marvin
- Virginia – Sycamore to Olive
- Cardinal Road – IH35 to US 77
- Cardinal Road – Power corridor to Vista Way

Park Projects: \$14 M

- Waxahachie/Midlothian Regional Trail – TXDOT Reimbursement
- Lions Park Improvements – General Fund
- Lions Park Improvements – WCDL Fund

Facilities: \$25 M

- New Animal Shelter

Chief Joe Wiser presented two options for a potential new Animal Services and Adoption Center.

- New Construction on Coleman Street: This option allows the City to design and build a facility tailored to its specific needs. Located near the Waxahachie Police Department, it would enhance coordination and operational efficiency. The site offers high visibility and easy public access, supporting community engagement. Estimated construction costs are approximately \$25 million. However, the project timeline is currently uncertain, and dedicating this City-owned land would limit its future use to this single purpose.
- Building Purchase and Remodel: This alternative is more cost-effective, with an estimated total cost of \$18 million for purchase and kennel build-out. The 34,000 sq. ft. facility meets 95% of current shelter requirements and allows room for future expansion. It is publicly accessible, highly visible, and could be operational sooner than a new build. The site may also support additional City functions, such as Emergency Management offices, an Emergency Operations Center, and training space. Retrofitting, estimated at \$300/sq. ft., may be required to meet animal services standards, as the facility was not originally designed for this purpose. The City Council expressed interest in a tour of the facility.

{City Council recessed at 9:50 a.m. and reconvened at 10:40 a.m.}

Mr. Tustison continued his review of the following:

Public Safety: \$3.3 M

- Fire Station #1 Replacement (engineering)
- Mobile Command Unit
- Blocker 2 – New Scorpion Truck
- Training Simulator
- Mobile Drone Command Unit
- PD Building Needs Assessment

The City Council requested that the purchase of a fire engine for Fire Station #5 be moved up by one year to FY26 to ensure the engine is available upon the station's opening. Chief Ricky Boyd noted that, from the time of order, construction and delivery of a fire engine typically takes approximately four years. While payment could be deferred until delivery—since current early-payment discounts are minimal—the payment schedule may be reconsidered if the vendor offers improved incentives.

Water Projects: \$9.6 M

- Highland Avenue Elevated Storage Tank Rehab
- Grand Avenue Ground Storage Tank Rehab
- Farley St. Improvements (Ross to Service Rd.)
- 2026 Water Rehab Projects (engineering)
- Howard Water Plant Filter 5 Rehab
- Indian Elevated Storage Tanks Rehab (engineering)
- Sokoll – Cell Valves, Membranes, Expansion (engineering)
- US 77 to Old Italy Rd.
- Cardinal Road Water Transmission Line (engineering)

Waste Water Projects: \$8.2 M

- Kaufman and Ross Sewer Rehab
- Farley St. Sewer Replacement
- Gravity Sewer from Railroad to SW Interceptor
- Northeast Trunk Sewer Expansion PH IV (engineering)
- 2026 Sewer Rehab Projects (engineering)
- WW Treatment Plan Expansion Prelim (engineering)
- Gravity Sewer from High School to Railroad

{City Council recessed at 12:05 p.m. and reconvened at 12:45 p.m.}

- CIP Budget Strategy: Bonds, Operating Funds, Impact Fees, Fund Balance / Working Capital
- CIP and Debt Management
- Debt Service and Tax Rate
- Debt Service Capacity
- Timeline for Bond Issuance
- Legislative Financial Update
- City Homestead Exemption Scenarios

Mr. Tustison presented an overview of the City's current exemptions, along with several Homestead exemption scenarios for the City Council's consideration. The general consensus was to review the total revenue impact of potential exemptions ranging from 5% to 7.5% at the next City Council budget work session.

- Next steps: Homestead Exemption Update, Summer Bond Issuance, Operating Budget Development

It was the general consensus of City Council to proceed with the proposed FY 26 bond plan and amending the 5-year Capital Improvement Plan to move the Engine 5 encumbrance from FY 2031-2035 to FY 2030.

6. Adjourn

There being no further business, the meeting adjourned at 1:41 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary